

Memorandum



CITY OF DALLAS

DATE January 13, 2021

TO Honorable Members of the Ad Hoc Committee on COVID-19 Recovery and Assistance

SUBJECT **Update on Rental Assistance Programs**

This memo is to provide an update on the newly authorized Emergency Rental Assistance funds, including an overview of services and initial plans for expenditures. Additional information about the broader Consolidated Appropriations Act, 2021 is provided in a separate memo.

On January 27, 2021, City Council will consider an item that will authorize acceptance of approximately \$40,000,00.00 as part of the newly established Emergency Rental Assistance (ERA) program. The item will also authorize implementation of the Emergency Rental Assistance (ERA) and Utility Assistance Program (Attachment A), and authorize multiple contracts with the Office of Community Care's Coronavirus Relief Funds Rental Assistance subrecipients to ensure continuation of service delivery in this critical time.

ADDITIONAL CORONAVIRUS RESPONSE AND RELIEF

On December 27, 2020, the Consolidated Appropriations Act, 2021 was signed into law, which included an additional \$900 billion in stimulus funds for Coronavirus relief. Included in this stimulus, is an \$25 billion in rental assistance funding to be distributed to cities and counties via formula for rental and utility assistance, known as Emergency Rental Assistance (ERA).

In addition to funding for ERA, the bill also extended the Centers for Disease Control evictions moratorium through January 31, 2021. The City and its partners have seen a sustained need for rental and utility assistance support since the early days of the COVID-19 pandemic in 2020. While demand for rental assistance has remained consistently high, several protections have been in place at various points in this pandemic to prevent evictions and loss of housing. As highlighted previously, the combined impact of County-level evictions moratoriums in the Spring and Summer, the City's eviction ordinance, and most recently a Centers for Disease Control-issued moratorium on evictions, have likely stemmed the tide of evictions; however, the upcoming expiration of this order creates concern that there will be high numbers of eviction filings in the coming months.

EMERGENCY RENTAL ASSISTANCE (ERA) PROGRAM

The ERA program will provide up to 12 months of rental and utility assistance to low-income clients, defined at 80% Area Median Income (AMI) and below, who have been directly and indirectly impacted by COVID-19, and will prioritize clients who are at 50% AMI or below, as outlined in Attachment A, for a term of December 31, 2020 through December 30, 2021. In order to minimize interruption in service delivery at this critical time and with the expiration of the evictions moratorium looming, the Office of Community Care is working to execute subrecipient agreements with the following providers, each of

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which were prior partners through the Coronavirus Relief Fund Rental Assistance Program established in 2020. Funding levels for these agreements is based on the partner's CRF allocation proportionally extended to a 12-month program period and in conversation with the providers (CRF contracts were approximately 4 months). These subrecipient agreements will allow these providers, each of whom have existing clients and waitlists ready to be served, to continue service delivery with limited interruption from the expiration of their prior contracts and continue the delivery of rental and utility assistance services in the community.

The below list shows the subrecipients, the proposed initial ERA allocation for the December 31, 2020 to December 31, 2021 program period, and the organization's 2020 Coronavirus Relief Fund allocation for an approximately 4 month program period (September – December 2020).

1. Abounding Prosperity, Inc. - \$1,080,000.00 (\$360,000.00 CRF allocation)
2. Dallas Leadership Foundation - \$537,000.00 (\$179,000.00 CRF allocation)
3. First Presbyterian Church dba the Stewpot - \$324,000.00 (\$108,000.00 CRF allocation)
4. International Rescue Committee - \$268,500.00 (\$89,500.00 CRF allocation)
5. United Way of Metropolitan Dallas - \$10,000,000.00 (\$2,763,500.00 (OCC) and \$1,150,000.00 (HOU) CRF allocation)

The execution of these contracts will enable service delivery to continue while staff continues work to develop a plan for utilization for the remaining ERA funding, which will be presented at a future meeting of the Ad Hoc Committee on COVID-19 Recovery and Assistance.

Thank you for your support in ensuring service delivery continues at this time of great need. If you have any questions regarding any of the above programs, please contact me or Office of Community Care Director, Jessica Galleshaw.



Kimberly Bizer Tolbert
Chief of Staff to the City Manager

c:	T.C. Broadnax, City Manager	Jon Fortune, Assistant City Manager
	Chris Caso, City Attorney	Joey Zapata, Assistant City Manager
	Mark Swann, City Auditor	Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
	Biliera Johnson, City Secretary	M. Elizabeth Reich, Chief Financial Officer
	Preston Robinson, Administrative Judge	M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
	Majed A. Al-Ghafry, Assistant City Manager	Directors and Assistant Directors

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Emergency Rental Assistance (ERA) and Utility Assistance Program
Program Statement

Description – Emergency Rental Assistance (ERA) and Utility Assistance Program

The program targets residents of the City of Dallas who are low income to maintain their housing by providing rental and utility assistance.

This program may also utilize non-profit agencies to serve as subrecipients for program administration throughout the Dallas community to reach and serve more eligible participants.

Eligible Participants

Residents of the City of Dallas with incomes at or below 80% of the area median income (AMI), as defined by the United States Department of Housing and Urban Development (HUD), who have been impacted by COVID-19.

Clients must:

- Earn at or below 80% of Area Median Income (program should target clients who are 50% AMI or below)
- Demonstrate COVID-19 impact
- Reside in the City of Dallas at the time of application
- Be housed and at risk of homelessness

COVID-19 impact may include:

- proof of job/income loss, temporary or permanent
- reduction in work hours/income
- increased healthcare or household expenses that attributed to insufficiency of rent payments (i.e. increased child-care expenses due to school closures)
- unable to find, or maintain gainful employment due to COVID-19
- inability to find employment due to COVID-19 health restrictions or economic impacts
- other evidence of adverse impact from COVID-19

Eligible Uses

Rental assistance must be used for rent payments and/or utilities. Funding can be used to pay for all or part of the rent and/or utilities. Funding may be used to pay a client's rental and utility arrears amount or future delinquency, reconnection fees, and late fees that may be required to ensure a client is able to receive utility services. Funding can be used to pay for all or part of eligible expenses. Qualifying arrears must not have occurred prior to March 1, 2020.

Eligible Properties

Residential properties, publicly or privately-owned, located within Dallas City limits.

Assistance

Provides up to \$1,500/per unit per month for rental and/or utility assistance for up to twelve (12) total months.

Funding

Various funding types may be used under this program and must follow the requirements of the funding types.

This program statement may be amended by the City Manager or designee to include amendments as appropriate to meet funding requirements. When necessary, the City Manager or designee is authorized to execute change orders in any amount to commit and expend funds timely to meet federal and/or state requirements.