



**City of Dallas**

# **Rental Assistance Program Updates**

**Ad Hoc Committee on COVID-19  
Recovery and Assistance  
September 16, 2021**

Jessica Galleshaw, Director  
Office of Community Care

# Agenda



- Background
- Programs To Date
- Emergency Rental Assistance Program (ERAP) and Texas Emergency Assistance Program (TERAP) Overview and Updates
- Initiatives & Current Projects
- Next Steps



# Background



Assistance	Source	Time Period	Amount
Mortgage and Rental Assistance Program (HOU and OCC)	HUD Consolidated Plan and CARES Act – multiple program funds	05/2020 – 09/2022 (through 05/2021 for CDBG)	\$4.5M CDBG; \$1.8M ESG; 600K HOPWA; \$500K HOME TBRA
CRF Rental Assistance Programs (HOU and OCC)	Coronavirus Relief Funds	06/2020 – 12/2021	\$9.5M
Texas Emergency Rental Assistance Program	Texas Department of Housing and Community Affairs	02/2021 – 01/2022	\$3.3M
Emergency Rental Assistance Program – 1	US Treasury (Consolidated Appropriations Act)	03/2021 – 09/2022*	\$40.7M
CV-COVID-3 Rental and Mortgage Assistance	CARES CDBG	07/2021 – 09/2022	\$3.4M
Emergency Rental Assistance Program – 2	US Treasury (American Recovery Plan Act)	06/2021 – 09/2025	\$52.2M



# Emergency Rental Assistance Program



- Emergency Rental Assistance Program – Round 1 (\$40.7M)

- Eligible Clients

- Individuals with rental obligations
    - At risk of homelessness and/or housing instability
    - 80% AMI or below
    - Unemployed and/or direct or indirect financial impact due to COVID-19 pandemic

- Priorities

- Households that have been served with notice of eviction
    - Households in which one or more members are unemployed and have been for 90 or more days

- Provides up to 12 months of rental and/or utility assistance, plus an additional 3 months to ensure housing stability

- Can pay 3 months prospective assistance

- Program Period: 1/27/2021 – 9/30/2022 (or until funds fully expended)

- Collectively, clients cannot receive more than 18 months assistance combined between ERA 1 and ERA 2

- Emergency Rental Assistance Program – Round 2 (\$52.2M)

- Eligible Clients

- Individuals with rental obligations
    - At risk of homelessness and/or housing instability
    - 80% AMI or below
    - Unemployed and/or direct or indirect financial impact due to **OR DURING** COVID-19 pandemic

- Priorities

- Households that have been served with notice of eviction
    - Households in which one or more members are unemployed and have been for 90 or more days

- Provides up to 12 months of rental and/or utility assistance, plus an additional 3 months to ensure housing stability

- Can pay 3 months prospective assistance

- Program Period: 6/23/2021 – 9/30/2025 (or until funds fully expended)



# Texas Emergency Rental Assistance Program



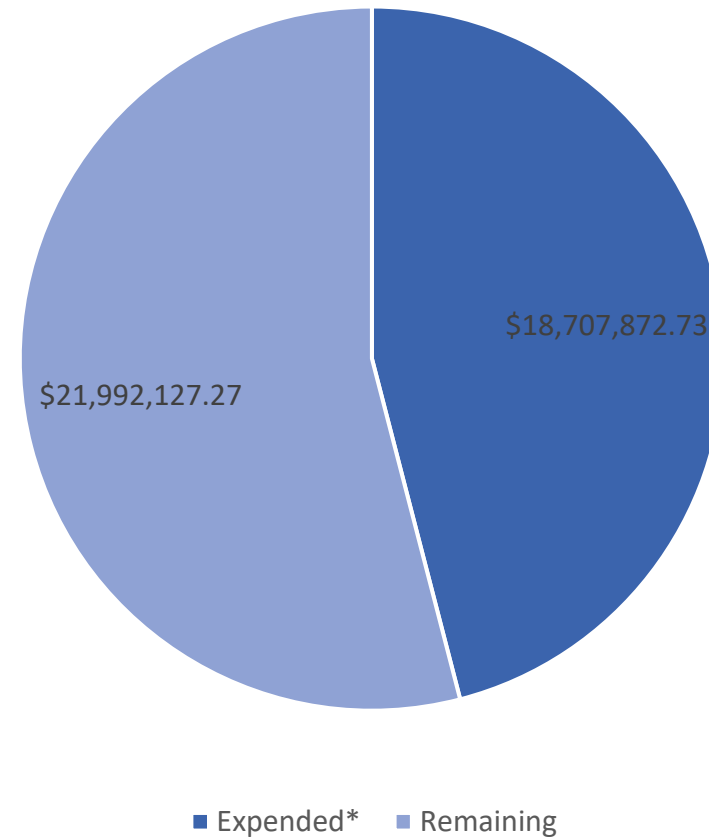
- Funding (CDBG) via Texas Department of Housing and Community Affairs (\$3.3M)
- Eligibility
  - 80% AMI or below
  - Impacted financially by COVID-19
  - Housing standards apply (lead paint inspection)
- Provides up to 6 consecutive months of rental assistance only (utilities are not included) – must be inclusive of 1 month arrears and 1 month prospective
- Program Period: 1/15/2021 – 1/15/2022
- Deadline to obligate funds recently extended to 11/30/2022





- Clients Served: 3,362
- Subrecipients
  - Abounding Prosperity, Inc.
  - Dallas Housing Authority
  - Dallas Leadership Foundation
  - International Rescue Committee
  - The Stewpot
  - United Way – Dallas Rental Assistance Collaborative

Total Funding = \$40,600,000.00

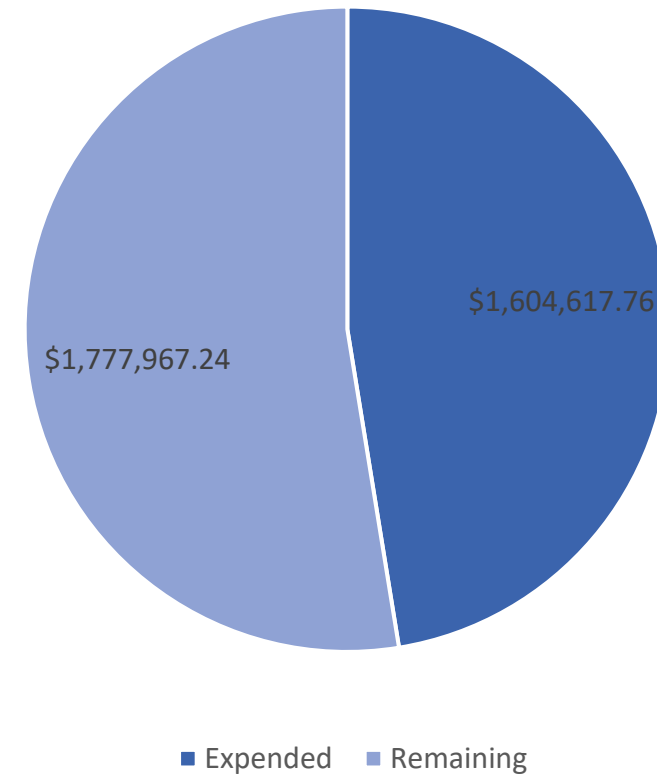


\* Through July 31, 2021



- Clients Served: 298
- Subrecipients
  - OCC Social Services
  - The Bridge
  - Bryan's House
  - Jubilee Park Community Center
  - Services of Hope
  - The Stewpot

Total Funding = \$3,382,585.24



\* Through July 31, 2021



# Client Demographics



Race/Ethnicity	ERA 1	TERAP
Asian	3%	0%
Black / African American	71%	81%
White / Caucasian	12%	17%
Other / Two or More Races	1%	1%
Hispanic / Latino	12%	14%

Income	ERA 1	TERAP
0-30% AMI	71%	72%
31-50% AMI	19%	22%
51-80% AMI	14%	1%

District	ERA 1	TERAP
1	4%	0%
2	9%	2%
3	10%	2%
4	7%	10%
5	3%	2%
6	4%	4%
7	8%	5%
8	11%	22%
9	7%	4%
10	12%	22%
11	7%	1%
12	8%	15%
13	6%	9%
14	5%	2%

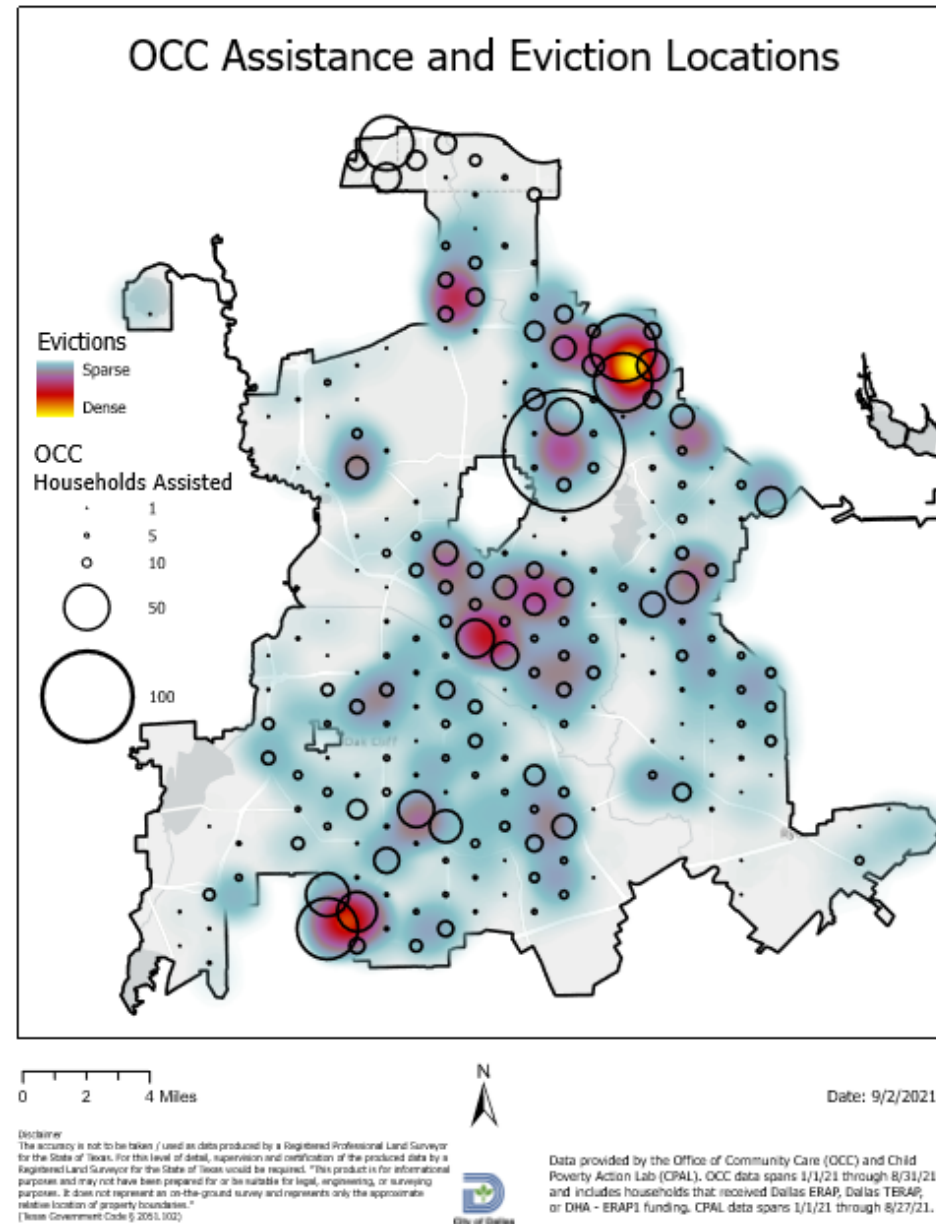




# Evictions and Assistance

\*Comparison of evictions density to rental assistance using 2021 data through approximately July

Note: Assistance data missing entries due to data entry formatting (clean up is in progress)



# Programming & Events



- To expend TERAP funds quickly, the City provided direct to apartment assistance events where caseworkers met one-on-one with residents in need to process applications
- The City has worked directly with landlords approximately 20 apartment complexes to deliver assistance
- This month we launched large-scale rent assistance events in high eviction zip codes using CPAL data:
  - Sept. 9<sup>th</sup>, Lancaster-Kiest Library for residents in 75216
  - Sept. 25<sup>th</sup>, Harmony & Concord Church for residents in 75237
  - Oct. 7<sup>th</sup> (tentative), Dallas College for residents in 75205
  - Oct. 16<sup>th</sup>, Lake Highlands Rec Center for residents in 75243



# Outreach & Marketing



- In May 2021 the City of Dallas launched an updated online rental assistance website – Kinetech
  - Multiple subrecipients currently utilize and serve client through this platform
  - Long-term goal is to move most subrecipients to this shared platform to have a more centralized application and intake process
- Improved City of Dallas Rent Assistance website for ease of use
- Currently working with Dallas County to create a common website for rent assistance information in the City and County
- Worked closely with AAGD to advertise rent assistance directly to landlords
- Held informational sessions with the library regarding rent assistance
- Working with United Way to place housing navigators in JP courts (supplemental to current County navigators) to ensure residents facing eviction have the opportunity to apply for rental assistance



# Where to Apply – City of Dallas



- Rent Assistance Only
  - Dallas Housing Authority : [www.dallasrentrelief.com](http://www.dallasrentrelief.com)
    - Multiple Languages – English, Spanish, Vietnamese
- Rent and Utilities
  - Kinetech (City of Dallas and partners): <https://bit.ly/codrentrelief>
  - United Way – Dallas Rental Assistance Collaborative:  
<https://unitedwaydallas.org/rental-assistance/>
    - Multiple partners across Dallas



# Next Steps



- Wrap up ERA 1 by end of 2021
  - All subrecipients have reported they are on target to fully expend funding on or before 12/31/2021 (the original program end date prior to its extension)
- Wrap up TERAP by end of 2021
- Subrecipient agreements in place to administer ERA 2 funds – beginning in November 2021 to avoid gaps in service
  - RFP to select subrecipients will include selection of starting date options so that current subrecipients can apply for and enter new agreements that align with their projected date of fully expending ERA 1 funding
  - Future agreements will focus on aligning outreach and application messaging across partners to reduce confusion for potential applicants
- Continue to coordinate with Dallas County, United Way and CPAL Eviction Assistance Task Force, and subrecipients to align messaging and communications







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