



# Sacramento Emergency Rental Assistance (SERA) Program

FEBRUARY 17, 2021

# SERA Phase 1 Update

**\$6.5 million available**

County: 300 families and 218 landlords

City: 930 families and 562 landlords

**TOTAL: 1,230 families and 780 landlords**

# Rental Assistance: Federal and State Legislations

## Federal

December 20, 2020

\$900 billion Stimulus Bill. \$25 billion for rental assistance from Dept of Treasury

County: **\$30.8 million**

City: **\$15.2 million**

## State

January 28, 2021

SB 91. \$2.6 billion for rental assistance from State HCD

# Rental Assistance: Regulatory Requirements

State provided 3 Options:

## 1. State Program

- State administers federal allocation and state allocation

## 2. Self-Administered Program

- Local jurisdiction receives a state block allocation
- Administer program consistent with **state and federal** program requirements

## 3. Self Administered and State Administered Program

- Local jurisdiction administers their own federal allocation.
- Not eligible for block grant
- State runs own program

# Rental Assistance: Chosen Option

## Option 2: CHOSEN

### Self-Administered Program

Local jurisdiction receives a state block allocation

County: **\$33.2 million**

City: **\$16.4 million**

Administer program consistent with **state and federal** program requirements

# Rental Assistance: Federal and State Funds

	<b>Federal Funds</b>	<b>State Funds</b>
County	\$30.8 million	\$33.2 million
City	\$15.2 million	\$16.4 million
Sub-Total	<b>\$46 million</b>	<b>\$49.6 million</b>

**TOTAL \$95.8 million**

# Rental Assistance: Federal Guidelines

Assist families with current gross household income at or below 80% Area Median Income (AMI)

Family of:	1	2	3	4	5
80% of AMI	\$48,350	\$55,250	\$62,150	\$69,050	\$74,600



# Rental Assistance: Federal Guidelines

Renter households must have at least one member that:

- is unemployed, or
- has experienced a reduction in household income, incurred significant costs, or
- experienced a financial hardship due to COVID-19.

Household must demonstrate a risk of being unhoused or housing instability.



# Rental Assistance: Federal Guidelines Prioritization

Household earns up to 50 percent AMI

Family of:	1	2	3	4	5
50% of AMI	\$30,250	\$34,550	\$38,850	\$43,150	\$46,650

Been unemployed for 90 days prior to the application date

Prioritize rental arrears

# Rental Assistance: Federal Guidelines

Can pay rental and utility payments

Landlords can apply on behalf of their tenants

Tenants can apply for themselves

Expend 65% of the federal funds by September 30<sup>th</sup>.

100% funds expended by the end of this year.

Subsidized households can be assisted but no duplication of assistance

# Rental Assistance: State and Federal Funds

Federal funds: \$46,145,379

+

State funds: \$49,663,608

**TOTAL** **\$95,808,987**

# Rental Assistance: State Guidelines

**April 1, 2020 through March 31, 2021**

Landlords paid **80 percent** of the tenant's rental arrears

Landlords accept this payment as **payment in full** of any unpaid rent for that period.

If the landlord does not participate in the program

- Tenant can apply for **25 percent** of their rental arrears

# Rental Assistance: State Guidelines

Allows prospective payments of 25% of monthly rents for April, May and June, 2021

No cap on rental arrear payments

Rental arrears must be paid first

Immigration status does not impact household eligibility

# Sacramento Emergency Rental Assistance Program (SERA Phase 2)

Funds must be administered to families in 3 rounds:

- Round 1: Below 50 percent AMI or unemployed for 90 days
- Round 2: Below 80 percent AMI and in a community disproportionately impacted by COVID-19
- Round 3: Below 80 percent AMI and not addressed in Rounds 1 & 2

# SERA Phase 2: Community Engagement

Listening sessions: Over 210 partners

- Community partners
- Landlord community

Ongoing engagement with community partners

Outreach to non-English speaking community



# Anticipated Timeline

City Council meeting	February 16, 2021
Board of Supervisors Meeting	February 24, 2021
Community Meetings	February 2021
Application Period Opens	February 25 - March 19, 2021
Expend all state funds	August 1, 2021
Expend at least 65% of Federal funds	September 30, 2021
Expend 100% of Federal and State Funds	December 30, 2021

# SERA Phase 2: Wait List opening

First Round of Opening

February 25, 2021 – March 19, 2021

[www.shra.org/sera](http://www.shra.org/sera)

# Questions?

