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

<table>
<thead>
<tr>
<th></th>
<th>Federal Funds</th>
<th>State Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>County</td>
<td>$30.8 million</td>
<td>$33.2 million</td>
</tr>
<tr>
<td>City</td>
<td>$15.2 million</td>
<td>$16.4 million</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>$46 million</td>
<td>$49.6 million</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$95.8 million</strong></td>
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</table>
Rental Assistance: Federal Guidelines

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

<table>
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<tr>
<th>Family of:</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>80% of AMI</td>
<td>$48,350</td>
<td>$55,250</td>
<td>$62,150</td>
<td>$69,050</td>
<td>$74,600</td>
</tr>
</tbody>
</table>
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

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</tr>
</thead>
<tbody>
<tr>
<td>50% of AMI</td>
<td>$30,250</td>
<td>$34,550</td>
<td>$38,850</td>
<td>$43,150</td>
<td>$46,650</td>
</tr>
</tbody>
</table>

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 30th.

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 accepts 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
Questions?