

Emergency Rental Assistance Recap



Government Finance Officers Association

Grantees

- Total funding: **\$25 billion**
 - State and locals: **\$23.785 billion**
 - Puerto Rico, U.S. Virgin Islands, Guam, the Northern Mariana Islands and American Samoa: **\$400 million**
 - Indian tribes and Native Hawaiians: **\$800 million**
 - Treasury Administration: **\$15 million**

Distribution Formula

- Based on States proportional rate of the total US population according to the **2019 Census data**
- States will receive **no less than \$200 million**
 - Local governments with a **population of over 200,000** may access **45%** of their state's allocation
- Treasury must **disburse funds within 30 days** of Act's enactment
 - States will receive **no less than 55%** of the funds for their state at that time

Disbursement of Funds

- Localities seeking direct payment must provide the Treasury Secretary with:
 - A certification signed by the chief executive of the locality within 30 days after the Act's enactment.
- If qualified localities **do not seek** direct grant from Treasury or decline the allocation available to them, Treasury will make those funds available to the states within **15 days** following the closing of the initial 30 day period.

Administration of Program

- Administered by the Treasury.
- Treasury OIG is responsible for monitoring and oversight of the receipt, disbursement and use of funds.
 - OIG may recoup funds if it determines that a grantee failed to comply.

Eligible Recipients

- Renter households with incomes no more than 80% of area median income (AMI) meeting the following conditions:
 - One or more individual in the household has
 - qualified for unemployment benefits or
 - has experienced a reduction in household income,
 - incurred significant costs,
 - experienced other financial hardship due directly or indirectly to the COVID-19 pandemic and...
 - One or more individual in the household can demonstrate a risk of experiencing homelessness or housing instability which may include:
 - A past due utility/rent notice or an eviction notice
 - Unsafe or unhealthy living conditions
 - Any other evidence of such risk as determined by the grantee

Eligible Recipients

- Priority will be given to households with incomes of no more than 50% of AMI and to households in which one or more member is unemployed and has been unemployed for 90 days.
- Landlords and owners may apply on behalf of tenants meeting the eligibility requirements
- **Grantees must ensure that households receiving rental assistance provided under this program do not receive funding under any other federally funded rental assistance program**

Income Determination

- Grantees must only consider household income for 2020 or confirmation of the monthly income that the household is receiving at the time of application.
- Household income must be **recertified every 3 months** if household is receiving ongoing rental assistance.
- Eligibility for funds after each 3 month period is subject to the availability of remaining funds.

Eligible Activities

- At least 90% of funds must be used for the following:
 - Rent
 - Rental arrears
 - Utilities and home energy costs
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 - Other expenses related to housing incurred directly or indirectly due to the pandemic
- The remaining 10% of funds may be used for housing stability services, including case management or other services related to the COVID-19 pandemic

Time Limitations

- Payments may not exceed 12 months.
 - Grantee may provide assistance for an additional 3 months (for a total of 15 months) only if necessary to ensure household remains stable and if funding is available.

Payments

- Payments must be made directly to a lessor or utility/home energy provider on behalf of the eligible household unless the lessor or utility/home energy provider does not agree to accept the payment, in which case the grantee may make payments directly to the eligible household

Administration Fees

- Up to 10% of each grantee's funds may be used for administrative expenses for providing assistance under this program.
 - Including for data collection and reporting requirements.

Time Frame

- Treasury will recapture any funds **not obligated by September 30, 2021.**
- Treasury will reallocate the recaptured amount to grantees who, at that time will have **obligated at least 65%** of their original grant.
- The amount of reallocation will be based on demonstrated need:
 - Available until **December 31, 2021**, after which grantees **must request an extension of up to 90 days after 2021.**

Reporting Requirements

- Following information required from each grantee's programs:
 - Number of eligible households that receive assistance
 - Acceptance rate of applicants for assistance
 - Type of assistance provided to each household
 - Average amount of funding provided per household
 - Incomes of eligible households by income tier (**less than or equal to 30% of AMI, between 30-50% of AMI, between 50-80% of AMI**)
 - Average number of monthly rental/utility payments that each household received

Reporting Requirements

- Data of applicant must be disaggregated by:
 - gender
 - race
 - ethnicity
- Grantees must establish privacy and security requirements.
- Alternative settings might be set for Native American tribal entities and Native Hawaiians.