



Sacramento Emergency Rental Assistance (SERA) Phase 2 Program

LISTENING SESSIONS

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

www.shra.org/sera



Rental Assistance: Federal and State Legislations

Federal

December 27, 2020

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

County: **\$30.8 million**

City: **\$15.2 million**

State

January 29, 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

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

TOTAL \$95.6 million



Rental Assistance: Federal Guidelines

1. 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

2. Renter households must have at least one member that:

- qualified for unemployed benefits, OR
- has experienced a reduction in household income, incurred significant costs, OR
- experienced a financial hardship due to COVID-19.

3. Household must demonstrate a risk of being un-housed 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

- And/Or unemployed for 90 days prior to the application date
- Prioritize rental arrears

Rental Assistance: Federal Guidelines

Can pay rental and utility arrears

Can pay 3 months prospective rent

Landlords can apply on behalf of their tenants. Tenants can apply for themselves



Rental Assistance: Federal Guidelines

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



Federal and State Guidelines

Condition of receiving state funds through SB 91

- Must meet state guidelines as an overlay to federal guidelines
- Extends state eviction moratorium to June 30, 2021

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 and/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

Ongoing outreach to organizations, landlords, tenants

Ongoing engagement with community partners

- Complete applications, submit documentation

Outreach to communities most impacted by COVID -19

- Which communities do you recommend?
- Organizations serving these communities?

Anticipated Timeline

City Council meeting	February 16, 2021
Board of Supervisors Meeting	February 24, 2021
Community Meetings	February 2021
Application Period Open	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

Application Period

Open February 25 to March 19, 2021

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Questions?

