



EMERGENCY RENTAL ASSISTANCE PROGRAM / AB 832 EVICTION PROTECTIONS UPDATE

September 21, 2021



Agenda

▶ **Emergency Rental Assistance Program Update**

- Contra Costa County Performance
- Statewide Performance and Projected Needs
- Recap of Services Available and Outreach

▶ **Statewide Eviction Protections**

- AB 832 Eviction Protections effective October 1, 2021
- Modified Tenant Protections Remain in Place

Get 100% of your rent and utilities paid.

The CA COVID-19 Rent Relief program is an official State of California sponsored program.

Apply Now: HousingIsKey.com or call 833-430-2122

Previous applicants will be further compensated to reach 100%. No need to reapply!

CA COVID-19 RENT RELIEF

The advertisement features a blue background with white and yellow text. A yellow circle with a dollar sign is positioned in the top right corner. The text is arranged in a clear, hierarchical manner, with the main offer in large, bold letters and supporting information in smaller text below.



Rental Assistance Update

➤ \$147,427,324 for Contra Costa

- ERAP 1: \$75,822,311
- ERAP 2: \$71,605,012

➤ as of September 14, 2021

- 11,176 active cases
- \$140,241,698 in relief requested
- \$81,172,112 in relief approved
- \$48,179,117 in relief paid
- 4,131 cases paid

➤ Broader Use Categories (ERAP 2)

- Security Deposits
- Tenant Relocation Costs
- Potential to braid revenue with other federal and state housing dollars

	Contra Costa	Los Angeles	Ventura	San Mateo	Santa Cruz
Population	1,142,251	10,081,570	847,263	767,423	273,962
ERAP 1 & 2 Allocations	\$ 147,427,324	\$ 718,144,921	\$ 80,660,362	\$ 98,853,722	\$ 36,410,930
Active Cases	11,176	91,438	7,257	4,798	1,583
Relief Requested	\$ 140,241,698	\$ 1,212,615,785	\$ 73,215,780	\$ 66,814,645	\$ 18,322,173
Relief Approved	\$ 81,172,112	\$ 418,798,763	\$ 43,975,923	\$ 43,576,805	\$ 10,551,954
Relief Paid	\$ 48,179,117	\$ 232,722,745	\$ 24,777,268	\$ 26,598,244	\$ 4,873,501
Cases Paid	4,131	19,030	2,195	1,843	423
% Cases/Population	1.0%	0.9%	0.9%	0.6%	0.6%
% Requested/Allocation	95.1%	168.9%	90.8%	67.6%	50.3%
% Approved/Allocation	55.1%	58.3%	54.5%	44.1%	29.0%
% Paid/Allocation	32.7%	32.4%	30.7%	26.9%	13.4%
% Cases Paid/Active Cases	37.0%	20.8%	30.2%	38.4%	26.7%

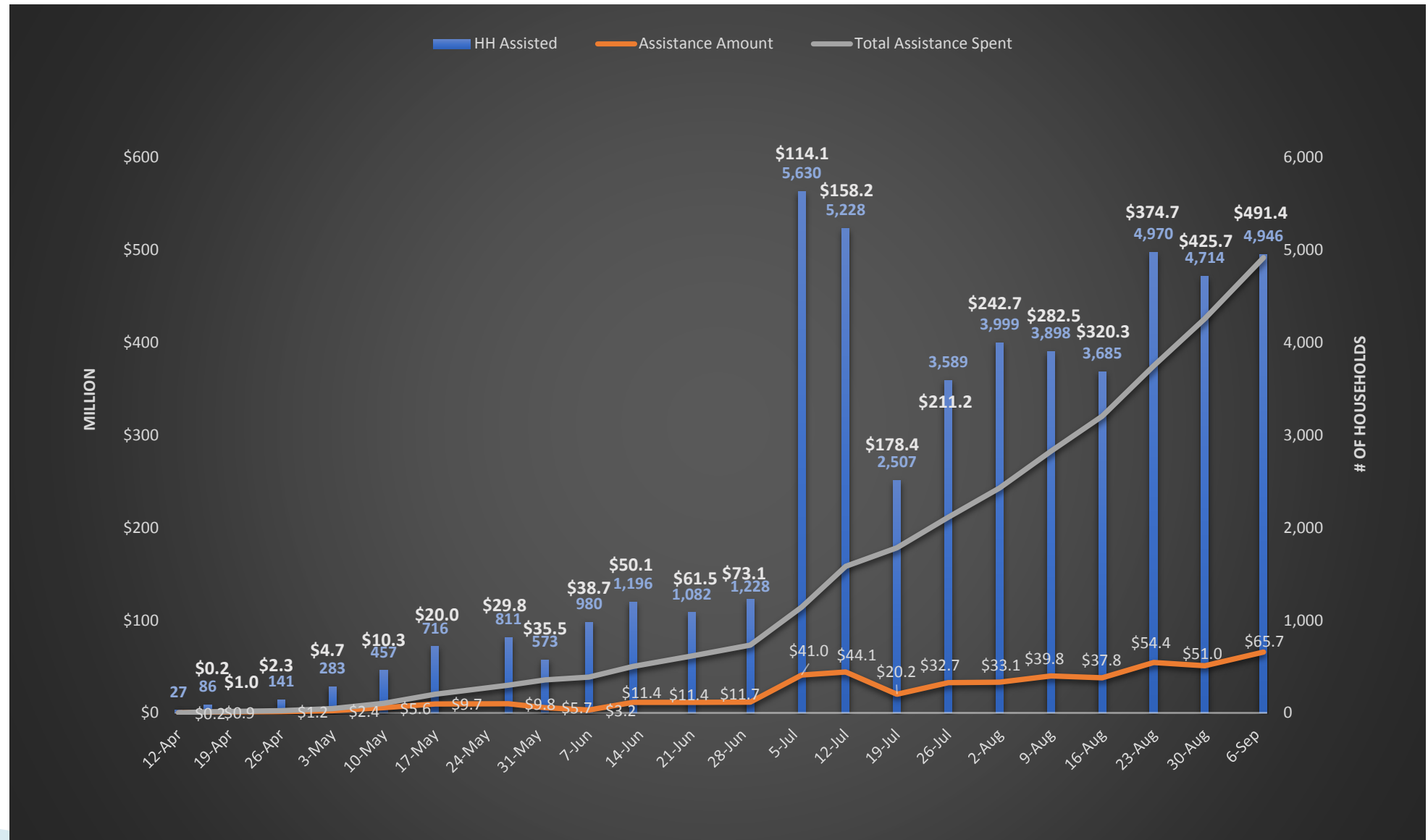
as of 9/14/21



Statewide ERAP Performance

Key Takeaways:

1. Cumulative program payments have grown exponentially
2. Program has matured significantly over last 6 months
3. AB 832 increased reimbursement from 80% to 100% of unpaid rent and utilities

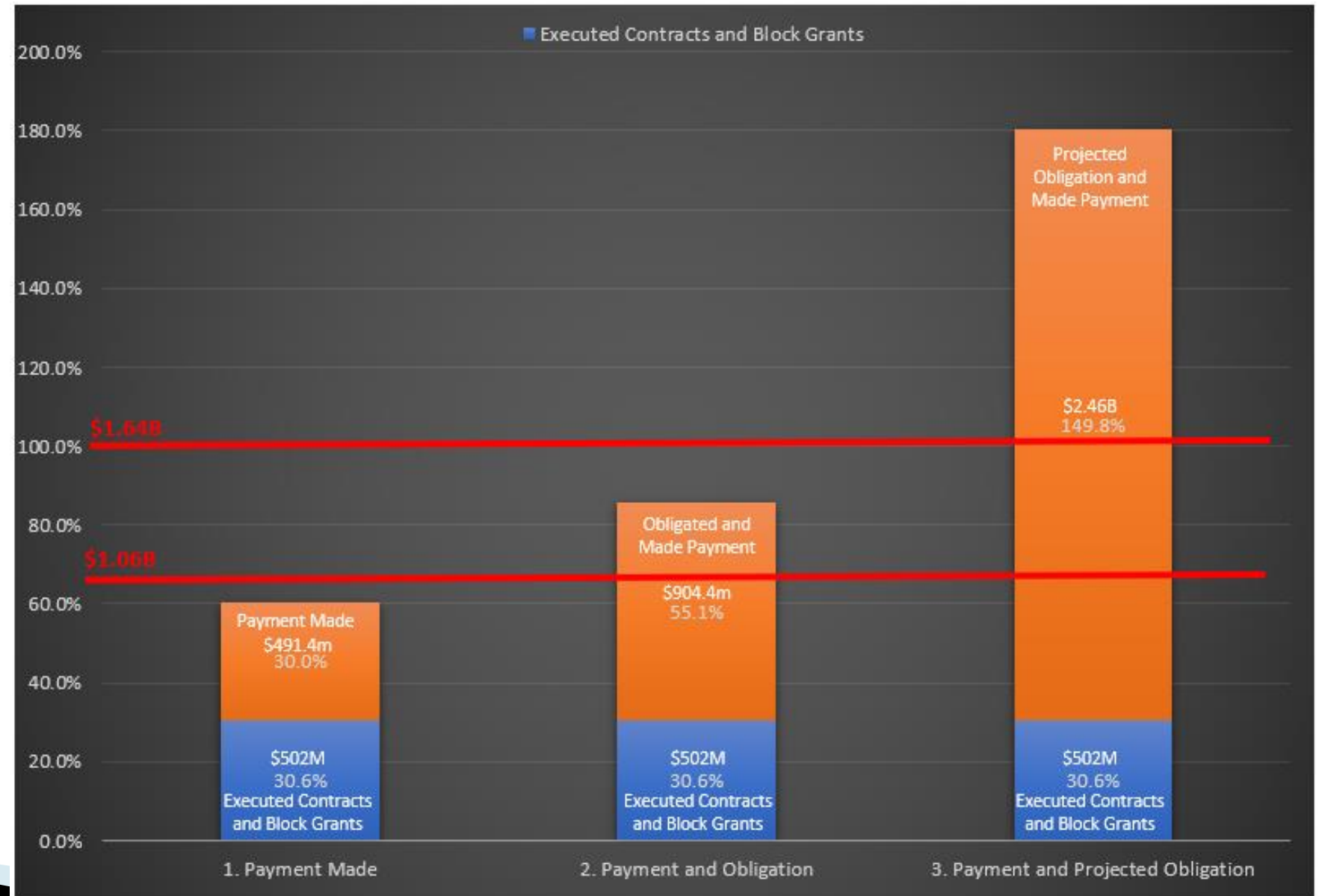




Statewide Projected Needs

Key Takeaways:

1. Jurisdictions that have not obligated 65% of ERAP 1 funds by September 30, 2021 risk having funds reallocated to other jurisdictions
2. The State has met Federal requirements to pay or obligate 65% of ERAP 1 funds by September 30, 2021
3. The State (and the County) are well positioned to receive a reallocation of ERAP 1 funds from the Treasury





ERAP Local Providers

State Funded Providers

Alliance of Californians for Community Empowerment Institute
Community Housing Development Corporation of North Richmond
East Bay Asian Local Development Corporation
International Rescue Committee, Inc.
Jakara Movement
Monument Impact
Northern California Land Trust
Richmond Neighborhood Housing Services
San Francisco Housing Development Corp
Shelter Inc.
YMCA of the East Bay

County Funded Providers

Able Community Development Foundation
Aspiranet – Antioch/Delta First Five
Aspiranet – East County First Five
Beat the Streets
Choice In Aging
City of Richmond Rent Program
Contra Costa Family Justice Alliance
Contra Costa Crisis Center
Collaborising
Healthy & Active Before 5
Lions Center for the Visually Impaired
Monument Impact
New Life Movement
Northern California LAND Trust
One Accord
SparkPoint Contra Costa
The Latina Center
Vision Y Compromisos
West Coast Center for Victorious Youth

**A local organization
can help you
apply for rent
and utility relief!**

- Don't have a computer or internet access?
- Need help filling out an application?
- Need assistance in another language?

Call 833-687-0967 to schedule an appointment
or visit [HousingIsKey.com](https://www.housingiskey.com).

CA COVID-19 RENT RELIEF | Local Partner Network



County Outreach

- ▶ County website – 8,078 referrals to State Rent Relief websites (click throughs) through September 15, 2021
 - Website banners at top of contracosta.ca.gov urls
 - ERAP News Flash listing
 - Eviction and Rent Freeze Ordinance FAQ page
- ▶ 140,000+ ERAP postcards mailed to County social service program clients
- ▶ 35,000+ Rent Relief messages played on County EHSD wait lines to unique callers monthly in English and Spanish



Contra Costa Crisis Center / 211

03/30/2021 - 06/30/2020

Total Calls	671
Issues	
Housing: Eviction Assistance	103
Housing: Rental Assistance	1488
Legal Services: Landlord/Tenant Services	394
Grand Total	1985

➤ Top 5 Referrals:

1. Season of Sharing Contra Costa County - CCC EHSD (344)
2. Eviction Prevention - Shelter, Inc. (221)
3. California COVID-19 Rent Relief (219)
4. Concord Family Service Center - Catholic Charities of the East Bay (134)
5. COVID-19 Assistance - Catholic Charities (117)





AB 832 Eviction Protections

- Statewide and County eviction moratoria end on September 30, 2021
- Significant Statewide eviction protections take effect beginning October 1, 2021 through March 31, 2022 for those impacted by COVID-19.
- **Landlord Responsibilities:**
 - Prior to a Landlord filing an eviction complaint with the Court, the Landlord must have:
 - Provided a “3 Day Notice to Pay or Quit”, including information about how to apply to the statewide rental assistance program;
 - Submitted a completed application for rental assistance on behalf of the Tenant (if Tenant has not already applied); AND
 - The application must have been denied.



AB 832 Eviction Protections

➤ **Tenant Responsibilities:**

- A household with unpaid rent must show proof it has applied for rent relief and are waiting to find out if assistance will be approved.
- If a Landlord completed a rent relief application on behalf of the Tenant, the Tenant must complete their portion of the application within 15 business days of receipt from the State

➤ **Court Responsibilities:**

- The Court is not allowed to issue judgement until it finds:
 1. A Landlord completed their application for rental assistance prior to filing the complaint; AND
 2. The Landlord's application was denied because:
 - 1. The Tenant was ineligible for the program;
 - 2. No more rental assistance funds were available; OR
 - 3. The Tenant failed to complete their portion of the application within 15 business days of the Landlord completing their portion.



Recommendations

1. ADOPT Resolution No. 2021/293 approving and authorizing the County Administrator, or designee, to enter into an agreement with the California Business, Consumer Services and Housing Agency for administration of the County's allocation of federal Emergency Rental Assistance Program 2 funds.
2. AUTHORIZE the Chair of the Board of Supervisors to sign a letter in support of a reallocation of unused federal Emergency Rental Assistance Program 1 funds by the U.S. Treasury from jurisdictions outside of California to the State of California, including for the benefit of Contra Costa County as an Option A partner in the State Emergency Rental Assistance Program.



Questions

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