

# Emergency Rental Assistance Program (ERAP) Update

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County Administrator's Office

August 16, 2022





# Agenda

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- Major Updates
- ERAP Performance
- Landlord/Tenant Operating Indicators
- Recommendations



# Major Updates

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- Additional \$15 million of ERAP funds distributed for the benefit of Contra Costa households since last update
- Unlawful detainer filings disproportionately impacting East County
  - 800 cases outstanding (compared to 33 in Central)
  - 66 set for trial (compared to 16 in Central & 23 in Richmond)
- \$237,303 in one-time ERAP 2 Administrative funds remaining for allocation

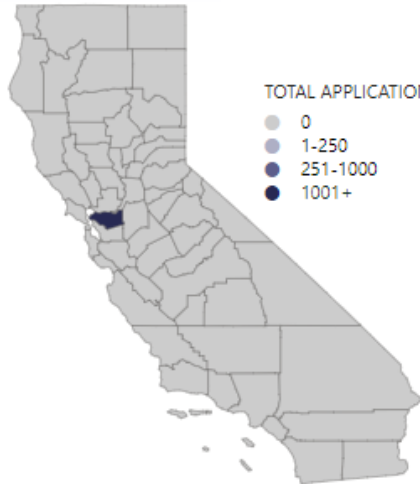
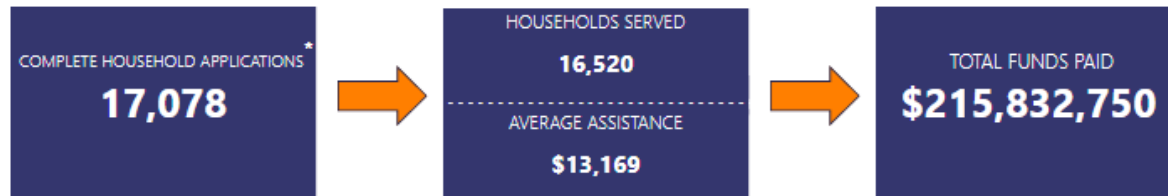


# Contra Costa ERAP Performance

This dashboard does NOT include data for jurisdictions that are not participating in the State program.

**COUNTY**  
Contra Costa

**CITY**  
All



**RACE**

American Indian or Alaska Native	1.26%
Asian	5.73%
Black or African American	33.51%
Native Hawaiian or Other Pacific Islander	1.61%
Other Multi-Racial	14.52%
Refuse to Answer	12.11%
White	31.25%

**ETHNICITY**

Hispanic or Latino	21.92%
Non-Hispanic or Latino	66.40%
Refuse to Answer	11.68%

**AGE GROUP**

21-30	17.50%
31-40	30.47%
41-50	21.77%
51-60	16.41%
61-70	8.41%
71-80	2.42%
Not Reported	3.02%

**GENDER**

Female	57.87%
Male	42.13%

**INCOME\*\***

<= 30% AMI	63.12%
>30%-50% AMI	23.03%
>50%-60% AMI	6.52%
>60%-80% AMI	7.33%



# Contra Costa Landlord/Tenant Services Available

Contra Costa County				
Rental/Eviction Protection Activities, thru December 31, 2022		Phone	Website	End Date
<b>Legal Assistance/Referral Clinics</b>	Centro Legal De La Raza	(510) 738-3906	<a href="https://www.centrolegal.org/">https://www.centrolegal.org/</a>	12/31/2022
	Shelter Inc. - Courthouse Clinics	(925) 335-0698	<a href="https://shelterinc.org/what-we-do/contra-costa/">https://shelterinc.org/what-we-do/contra-costa/</a>	12/31/2022
	Congress of Neutrals - Attorney of the Day	(925) 937-3008	<a href="https://www.congressofneutrals.org/">https://www.congressofneutrals.org/</a>	12/31/2022
<b>Housing Stability/Counseling</b>	ECHO Housing	(855) ASK-ECHO	<a href="https://www.echofairhousing.org/tenantlandlord-services.html">https://www.echofairhousing.org/tenantlandlord-services.html</a>	12/31/2022
<b>Service Navigation/Referrals</b>	Contra Costa Crisis Center (211)	2-1-1	<a href="https://www.crisis-center.org/">https://www.crisis-center.org/</a>	11/30/2022
<b>Landlord/Tenant Mediation</b>	Congress of Neutrals	(925) 937-3008	<a href="https://www.congressofneutrals.org/">https://www.congressofneutrals.org/</a>	9/30/2022
<b>Rental Assistance</b>	Shelter Inc.	(925) 335-0698	<a href="https://shelterinc.org/get-help/covid-19/">https://shelterinc.org/get-help/covid-19/</a>	Until Spent



# Contra Costa Crisis Center (211)

**Contract:** \$50,000

**Term:** December 31, 2022

**Services:** Provide intake and referral services to individuals seeking landlord/tenant services, including eviction, rental and legal assistance

Contra Costa Crisis Center (211)					
Operating Indicators, April-June 2022					
	April	May	June	Total	as %
<b>Total Calls</b>	<b>404</b>	<b>403</b>	<b>403</b>	<b>1,210</b>	
<b>Referrals:</b>					
Eviction Assistance	208	183	263	<b>654</b>	<b>14.8%</b>
Rental Assistance	1,013	951	902	<b>2,866</b>	<b>64.8%</b>
Legal Services	267	278	359	<b>904</b>	<b>20.4%</b>
<b>Total Referrals</b>	<b>1,488</b>	<b>1,412</b>	<b>1,524</b>	<b>4,424</b>	<b>100.0%</b>
<b>Avg. Referrals / Call</b>	<b>3.7</b>	<b>3.5</b>	<b>3.8</b>	<b>3.7</b>	

# Shelter Inc. – Courthouse Clinics



**Contract: \$70,000**

**Term: December 31, 2022**

**Services:** Courthouse Clinics at the Pittsburg, Martinez and Richmond courthouses during unlawful detainer calendar hours to provide information and referrals to clients on day of court

Shelter Inc. - Courthouse Clinics					
Operating Indicators, April-June 2022					
	April	May	June	Total	as %
<b>Courthouse Location:</b>					
Martinez	8	1	4	13	16.9%
Pittsburg	7	13	6	26	33.8%
Richmond	21	11	6	38	49.4%
<b>Total Clients</b>	<b>36</b>	<b>25</b>	<b>16</b>	<b>77</b>	<b>100.0%</b>
<b>Client Type</b>					
Tenant	33	22	15	70	90.9%
Landlord	3	3	1	7	9.1%
<b>Total Clients</b>	<b>36</b>	<b>25</b>	<b>16</b>	<b>77</b>	<b>100.0%</b>
<b>Resources/Referrals</b>					
Tenant Legal	16	3	2	21	27.3%
Landlord Legal	3	1	-	4	5.2%
ERAP Info	1	-	-	1	1.3%
Financial Assistance	1	4	3	8	10.4%
General Information	11	18	14	43	55.8%
<b>Total Referrals</b>	<b>32</b>	<b>26</b>	<b>19</b>	<b>77</b>	<b>100.0%</b>



# Congress of Neutrals – Unlawful Detainer Mediation

**Contract:** \$50,000

**Term:** September 30, 2022

**Services:** Trained mediators available during each unlawful detainer court calendar to accept judicial referrals and encourage parties to mediate landlord/tenant matters

Congress of Neutrals - Landlord/Tenant Mediations				
Operating Indicators, April-June 2022				
	April	May	June	Total
Cases Mediated*	20	27	26	<b>73</b>
Cases Resolved	15	20	20	<b>55</b>
Cases Not Resolved	5	7	6	<b>18</b>
Settlement (%)	75%	74%	77%	
Individuals Served	73	89	75	<b>237</b>
* All cases referred were mediated this quarter				





# Congress of Neutrals – Attorney of the Day Program

**Contract:** \$30,000

**Term:** December 31, 2022

**Services:** Attorneys of the Day recruited by the Contra Costa Bar Association to provide limited scope advice related to unlawful detainer actions

Congress of Neutrals - Attorney of the Day				
Operating Indicators, April-June 2022				
	April	May	June	Total
<b>Referrals Made</b>	<b>9</b>	<b>14</b>	<b>9</b>	<b>32</b>
Tenant	7	10	6	<b>23</b>
Landlord	2	4	3	<b>9</b>



# ECHO Housing/Centro Legal – Housing Counseling/Legal Assistance

**Contract:** \$600,000

**Term:** December 31, 2022

**Services:** To fund tenant/landlord counseling and related legal services, including marketing/outreach, for eligible tenant households

ECHO Housing/Centro Legal Operating Indicators, April-June 2022	
	Total
<b>Individuals Served</b>	251
<b>Issue:</b>	
Impacted by COVID	36
Harassment	30
Notice of Termination	42
Rent Increase	12
Illegal Behavior	13
Unlawful Detainer	47
Unable to Pay Rent	3
Repairs	11
* Services provided by CDBG-CV funds only; Does not include breakout of "issues" data from Antioch	



# Recommendations

- Continue funding existing, ERAP program infrastructure through June 30, 2023 - \$167,500:

Contra Costa Crisis Center (211)	Outreach/Navigation	\$	50,000
Congress of Neutrals	Mediation	\$	67,500
Congress of Neutrals	Attorney of the Day	\$	15,000
Shelter Inc.	Courthouse Clinics	\$	35,000
<b>Total</b>			<b>\$ 167,500</b>

- Allocate one-time funding of \$70,000 for additional legal services to address disproportionate impact of unlawful detainer filings in East County
- Continue referral of establishing an ongoing, unlawful detainer tenant defense program to future Finance Committee meeting



# Questions

## WE ARE HERE FOR YOU

FOOD & ESSENTIALS  
HEALTH CARE & SELF CARE  
EDUCATION & CHILD CARE  
HOUSING & FINANCIAL  
IMMIGRANT RESOURCES  
INTERNET & PHONE  
SENIOR RESOURCES  
CENSUS INFORMATION  
PREGNANT, BABY,  
& CHILD RESOURCES

# CALL 2-1-1

- ALL CALLS ARE FREE & CONFIDENTIAL
- 24 HOURS A DAY, 7 DAYS A WEEK
- MULTIPLE LANGUAGES AVAILABLE



## ESTAMOS AQUÍ PARA USTED

ALIMENTOS Y NECESIDADES  
ESENCIALES  
CUIDADO DE LA SALUD  
Y CUIDADO PERSONAL  
EDUCACIÓN Y CUIDADO DE NIÑOS  
VIVIENDA Y AYUDA FINANCIERA  
RECURSOS PARA INMIGRANTES  
INTERNET Y TELÉFONO  
RECURSOS PARA MAYORES DE EDAD  
INFORMACIÓN DEL CENSO  
RECURSOS PARA EMBARAZADAS,  
BEBÉS, Y NIÑOS

# LLAME AL 2-1-1

- TODAS LAS LLAMADAS SON GRATUITAS Y CONFIDENCIALES
- 24 HORAS AL DÍA, 7 DÍAS A LA SEMANA
- MÚLTIPLES IDIOMAS DISPONIBLES

