



Federal Emergency Rental Assistance Program (ERAP)

March 23, 2021



Agenda

- Federal Legislation
- State Legislation
- County Selection of “Option A”
- State Program Rollout
- Recommendation for Local Funding
- Conclusion



Federal Legislation History

- Authorized in the December 2020 stimulus package (H.R. 133)
 - \$75,822,311 for Contra Costa
 - County received direct allocation of \$34,296,331 on January 20th
 - State allocation has reserved an additional \$41,525,980 for Contra Costa
- County Administrator convened an interdepartmental workgroup to provide policy analysis to the Board



State Legislation History

- SB 91 signed by the Governor on January 29, 2021
 - Includes eviction protections through June 30, 2021
 - Develops a statewide Rental Assistance Program using Federal stimulus dollars as funding source
- Provides additional eligibility criteria over and above the Federal criteria
- Provides three specific options for counties and large cities to select to implement the State program



State Option A

Option A: Participate in the State's Conforming Program and direct County's federal allocation through the State Program

Summary: County provides the State with the County's Federal direct ERAP allocation and the State runs the State Conforming ERAP program

Financial Impact: *Directs \$75,307,866 to the State for benefit of Contra Costa residents; County retains \$514,445 for local community engagement and program outreach*

Pros:

1. Pools County allocation with State allocation
2. Single point of contact for impacted residents across the State
3. County keeps 1.5% of its Federal allocation, approximately \$514,445, for local community engagement and program outreach

Cons:

1. Less ability to assist with case-by-case issues/solve problems
2. No ability for County to ensure performance of State or its contractors
3. No opportunity for local policy input on eligibility criteria



State Program Rollout

- State Program went live Monday, March 15th as planned
 - *Housingiskey.com*
 - Call Center (1-833-430-2122)
 - Local providers contracting with the State:
 - Community Housing Development Corporation of North Richmond - (510) 215-2515
 - Northern California Land Trust - (510) 548-7878
 - Richmond Neighborhood Housing Services, Inc. dba Neighborhood Housing Services of the East Bay - (510) 334-7750
 - SHELTER, Inc. - (925) 349-0571
- Notification to stakeholders
 - Cities and utilities providing special districts
 - Raise the Roof Coalition for distribution to CBOs



Recommendation for Local Funding

- \$514,445 Available for Allocation (1.5% of Federal Allocation)
- February 9, 2021 Direction to Staff
 - Work with Raise the Roof Coalition to determine allocation proposal
 - Review Census 2020 program model
- Summary of Joint Proposal with Raise the Roof Coalition
 - \$313,320 - Community Outreach & Engagement
 - \$75,000 - Local Housing Stability Services
 - \$50,000 - 211 for Rental Assistance Navigation
 - \$20,000 - Emergent Needs
 - \$55,680 - Fiscal/Administrative Fee Allowance
 - **\$514,000 Total**



Recommendation for Local Funding

- **RCF Connects self-identified by Raise the Roof Coalition to serve as Lead Agency - \$55,680**
- **Community Outreach and Engagement - \$313,320**
 - Convene ERAP Oversight Team (Government and CBO representatives)
 - Issue RFP to selected trusted CBOs and Faith communities for targeted outreach, similar to Census 2020, awarding micro-grants of \$2k-\$30k in size
 - Convene regular Countywide and Sub-regional Coordinating Council of grantees, state funded local agencies and other stake holders
- **Local Housing Stability Services - \$75,000**
 - Issue RFP for CBO to provide support to residents regarding tenants rights, access to various housing services including ERAP, provide consults related to the eviction moratorium on related issues
 - Builds upon existing infrastructure funded by CDBG
 - Complements services provided by 211
- **211 for Rental Assistance Navigation - \$50,000 (Contract via the County)**
 - For rental assistance navigation and build out referral service to existing networks of providers
 - 24/7 access for Contra Costa residents seeking assistance and referrals
 - Contra Costa 211 working with regional 211s on rental assistance already; this allocation lifts up that effort
- **Emergent Needs Reserve - \$20,000**
 - Designed to have reserve funds in hand to address targeted issues that come up during the ERAP performance period
 - Could include outreach to hard to reach populations



Considerations

- ▶ County staff supportive of joint proposal
- ▶ Uses principles of Census 2020
 - Advances 50% of funds to contractors initially
 - Remainder advanced after receipt of progress reporting
 - Community Outreach allocation focusing on micro-granting strategy
- ▶ Raise the Roof has self-identified RCF Connects as Lead Agency to operate program and administer contracts (with exception of 211)
 - The Board may wish to direct staff to conduct an RFP to determine the lead agency



Questions