State Rental Assistance Program
Northern California Land Trust
March 6, 2021
Legislative Background
AB 3088

- Originally passed in August of 2020 to cover through January 2021
- Provides protection from eviction for tenants unable to pay full rents due to COVID-19
- Requires tenants to pay at least 25% of rents due to maintain protections
- Amended to extend through June 2021.

SB 91

- State’s enactment of the Consolidated Appropriations Act, 2021 that allocated $25b nationally for emergency rental assistance
- Permanent solution for rental arrears incurred between April 1, 2020 and March 31, 2021 provides landlords with 80% of arrears in return for debt forgiveness
- Temporary solution for current rents, provides 25% of rent to maintain AB 3088 protections.
Implementation Options

**OPTION A**
State-Administered Program
Jurisdictions that did not receive a federal allocation will have their funds administered by the state program. Jurisdiction that did receive a federal allocation may opt into the state–run program.

**OPTION B**
Locally Administered Program
Jurisdictions that received a direct federal allocation agree to follow the SB 91 state program parameters and administer their state reservation as a block grant.

**OPTION C**
Dual Program
Jurisdictions with direct federal allocation opt not to follow SB 91 program parameters. State administers jurisdiction’s state reservation.
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<tr>
<th>OPTION A</th>
<th>OPTION B</th>
<th>OPTION C</th>
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| • All counties under 200 K population and the cities within them | • City of Anaheim  
• City of Bakersfield  
• City of Chula Vista  
• City of Fremont  
• City of Fresno  
• City of Irvine  
• City of Long Beach  
• City of Los Angeles  
• City of Modesto  
• City of Sacramento  
• City of San Diego  
• City of Stockton  
• Alameda County  
• Fresno County  
• Kern County  
• Kern County  
• Monterey County  
• Sacramento County  
• San Bernardino County  
• San Diego County  
• San Joaquin County  | • City of Moreno Valley  
• City of Oakland  
• City of Riverside  
• City of San Bernardino  
• City of San Jose  
• City of Santa Ana  
• City of Santa Clarita  
• Merced County  
• Orange County  
• Placer County  
• Riverside County  
• Santa Barbara County  
• Santa Clara County  
• San Francisco City & County  
• Solano County  |

Jurisdictions that opted into state-run program:

• City of Bakersfield  
• City of Fontana  
• City of Oxnard  
• Butte County  
• Contra Costa County  
• Los Angeles County  
• San Luis Obispo County  
• San Mateo County  
• Santa Cruz County  
• Tulare County  
• Ventura County  

Current as of 2/21/21
State Program Overview
Program Overview

- **Focus**: Stabilize low-income households through the payment of rental and utility arrears to landlords and providers

- **Eligibility**:
  - Income must be below 80% Area Median Income (AMI) based on total household income for calendar year 2020 or the household’s monthly income at the time of application.
  - Household must have a COVID-19 impact.
Program Overview

- Participating landlords will be compensated 80% of unpaid rent from April 1, 2020 - March 31, 2021. Accepts as payment in full for all rental debt for that period.
- If a landlord declines to participate, eligible households can still apply for and receive 25% of back rent owed for the covered period.
- Rental and utility arrears will be prioritized over current and prospective rental and utility payments.
Partner Network

- Nonprofit and community partners with capacity to provide local on the ground and in-language support to residents.
- Three-tiered strategy:
  1. Promotion of the program
  2. Targeted outreach to eligible households
  3. Technical assistance to provide guidance to individuals as they navigate the application process
Outreach & Education

- People centered and culturally sensitive messaging.
- Outreach campaign includes:
  - Message development
  - Paid and earned media
  - Social media
  - Digital buy
  - Partnership development to supplement local partner network

- Develop local partner network toolkit and materials for jurisdictions.
Program Operations

• Centralized online portal with options for both tenants and landlords to apply
• Portal provides guidance to help applicants prepare necessary documents
• Portal routes applicants to appropriate jurisdictions for Options B and C
• Transparent eligibility screening with additional resources
• Application designed to collect the minimum information necessary to meet state and federal standards while also addressing de-duplication and fraud prevention
• Application facilitates landlord engagement in tenant submitted applications
• Case management for applications that need assistance to reach completion
• Multiple languages, accessibility assistance, live-person tutorials, and in-person support through the partner network
Application Steps

Tenant Application

• Complete applications routed to Landlord for key data confirmation

Landlord and Utility Verification

• Option for tenants whose landlords elect to not participate – tenant receives payment
• Participating landlords will receive direct payment
• Participating utilities will receive direct payment

Application Review

• Requests for additional documentation if necessary
• Case management will make multiple attempts to get applications complete

Approved Application

• Routed for payment via direct deposit or paper check
• Notification of payment with program participation details sent to both landlord and tenant, and utility provider if applicable
Implementation Timeline

March 2021
- Second week of March State Program Call Center opens
- Communications and Outreach ramp-up
- March 15, 2021 State Program Portal opens for applications
- Round 1 Priorities – Households earning less than 50% Area Median Income

April 2021
- Applications reviewed and payments issued on a rolling basis
- Ongoing education and outreach
- Add partners to the local partner network as necessary
- Round 2 Priorities – areas disproportionately impacted by COVID-19

May 2021 and beyond
- Communications and outreach efforts continue
- Ongoing support and cooperation with locally run programs
- Program accepts applications and distributes rental payments until all funds are obligated
Questions / Comments?

Questions
ERAP@hcd.ca.gov

Landlord / Tenant / SB 91 Information
Housingiskey.com