



SAN DIEGO
HOUSING
COMMISSION

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San Diego Housing Commission (SDHC)
City of San Diego COVID-19 Emergency
Rental Assistance Program
Presentation to the SDHC Board of Commissioners
June 12, 2020

Azucena Valladolid
Senior Vice President
Rental Assistance and Workforce Development

Lisa Jones
Senior Vice President
Homeless Housing Innovations





City of San Diego COVID-19 Emergency Rental Assistance Program CARES Act Funding

The Coronavirus Aid, Relief, and Economic Security Act (CARES Act)

- Signed into law on March 27, 2020
- Provides funding to aid in the response to the COVID-19 pandemic
- City of San Diego received CARES Act funding

Purpose of CARES Act Funding

- To expend on efforts directly related to expenses incurred and expected due to COVID-19





City of San Diego COVID-19 Emergency Rental Assistance Program COVID-19 Impacts

The COVID-19 pandemic has negatively impacted tens of thousands of San Diegans.

City of San Diego Eviction Moratorium

- **March 25, 2020:** City Council unanimously adopts an ordinance temporarily banning evictions due to nonpayment of rent because of financial affects of COVID-19.
- **May 19, 2020:** City Council extends the temporary ban on evictions through June 30, 2020.

Upon the expiration of the eviction moratorium, households will have to reconcile their rent arrears and pay upcoming rent or face an eviction.





City of San Diego COVID-19 Emergency Rental Assistance Program City Council Action

May 7, 2020

Councilmember Chris Ward issued a memo to recommend use of CARES Act funding to establish a Rent & Mortgage Relief Program.

May 18, 2020

Councilmember Scott Sherman issued a memo to request the use of CARES Act Community Development Block Grant Funding for rental assistance

June 2, 2020

City Council voted to request that City staff work SDHC and the offices of Mayor Kevin L. Faulconer and Councilmember Chris Ward to create a COVID-19 Emergency Rental Assistance Program.

June 8, 2020

City Council approved the City's Fiscal Year 2021 budget, including an allocation of \$15.1 million in CARES Act funding for a COVID-19 Emergency Rental Assistance Program





City of San Diego COVID-19 Emergency Rental Assistance Program Program Design

City and SDHC Staff Design the Program

- Staff from SDHC, the City Council, and the Mayor's office have been working on developing the Emergency Rental Assistance Program design.
- The design is a preliminary proposal that will be further developed and implemented upon City Council approval and transfer of funding from the City to SDHC to support administration and operation of the program.
- SDHC staff is submitting an Emergency Rental Assistance Program design recommendation to the City, which incorporates direction provided by City leadership and relies on SDHC's expertise.





City of San Diego COVID-19 Emergency Rental Assistance Program Overview

Purpose

The COVID-19 Emergency Rental Assistance Program will provide one-time assistance to low-income renters to help mitigate the economic impacts of COVID-19 and keep low-income renters housed after the City's eviction moratorium expires.

Overview

- Fixed rent relief amounts of \$2,000 or \$4,000 per household.
- Provide assistance for up to 3,400 households if all households receive \$4,000.
- Assistance can be used for rent arrears or upcoming rent.
- Online application portal.

Collaboration with Community-Based Organizations

- Application assistance
- Legal services





City of San Diego COVID-19 Emergency Rental Assistance Program Proposed Eligibility Criteria

Proposed Eligibility Criteria

- Renter living in the City of San Diego.
- Household income at or below 60 percent of Area Median Income (AMI) on January 1, 2020.
- Not currently receiving any rental subsidies.*
- Household does not have savings to meet their need.
- Eligible immigration status.
- Household experienced a financial hardship directly related to COVID-19.

** Households residing in affordable housing units are eligible.*

Proposed Prioritization

- Elderly households
- Families with minor children





City of San Diego COVID-19 Emergency Rental Assistance Program Community Partnership

SDHC will partner with Community-Based Organizations (CBO) for specific services and to help with community outreach.

Application Assistance

- CBOs will help ensure all tenants have equal access to the online application.
- CBO staff will help tenants submit applications, answer questions, and provide access to residents who do not have internet access or the ability to upload documents.

Legal Assistance

- SDHC will contract with a legal organization to provide tenant-landlord legal assistance.





City of San Diego COVID-19 Emergency Rental Assistance Program Communication Strategy

Dedicated Web Page

- A dedicated web page to inform those in need of pending application period and process.
- Contains all pertinent information in one location.
- Web page will contain:
 - the rent relief application portal
 - instructions on how to receive assistance in submitting the application
 - informational pages on other community resources

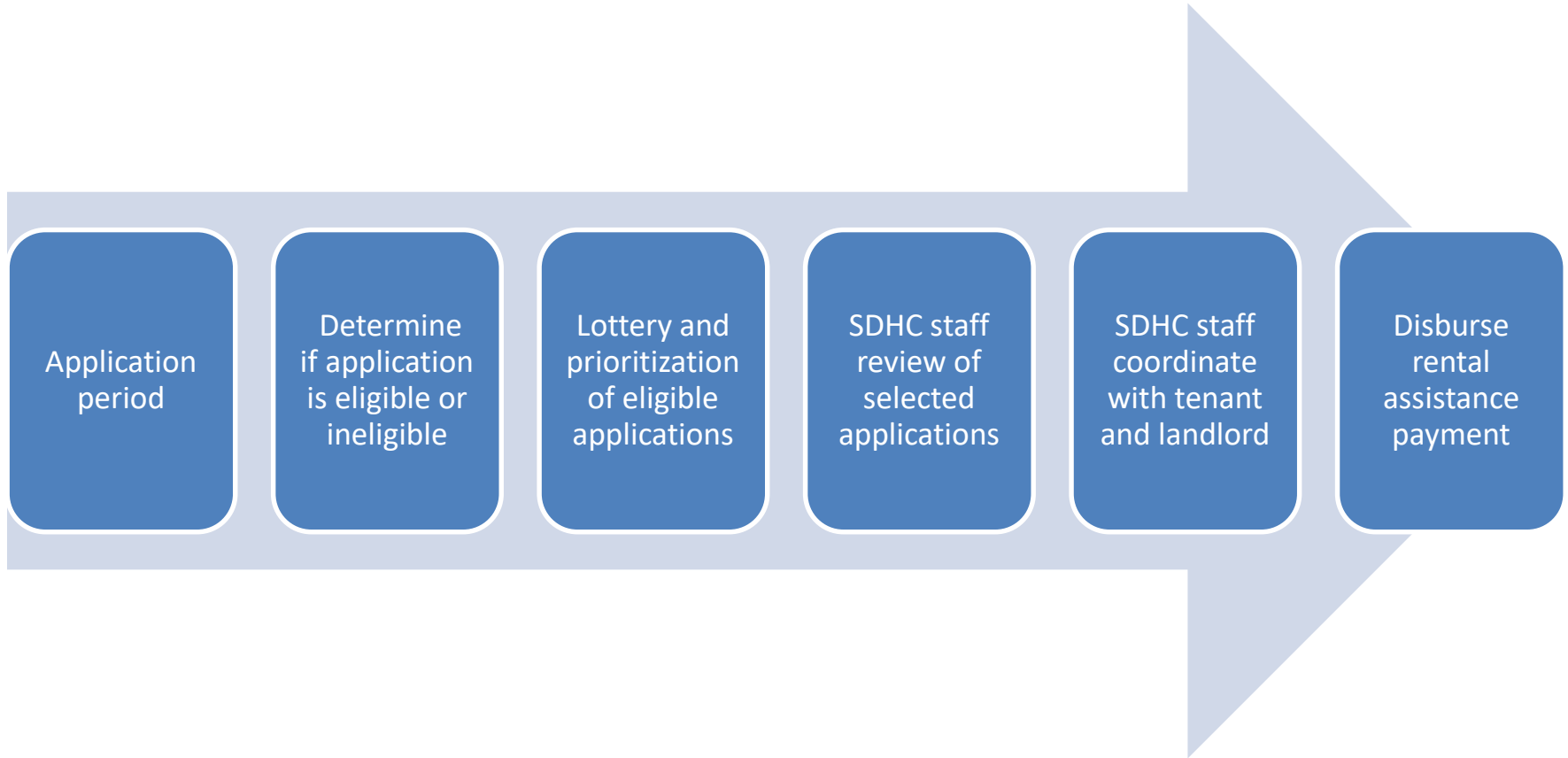
Partner Support

- SDHC will work with partner agencies to reach out to low-income households in need.
- Partner agencies may post links to the rent relief web page on their own websites, and send direct communication to their members who may be eligible to receive emergency rental assistance.





City of San Diego COVID-19 Emergency Rental Assistance Program Proposed Application Process





City of San Diego COVID-19 Emergency Rental Assistance Program Timeline

June and 1st Week of July

- Finalize Emergency Rental Assistance Program design
- June 30, 2020* - City Council consideration of program design
- Execute agreement with City of San Diego for funds
- Upon program approval and funding commitment
 - Execute contracts with CBOs for services
 - Recruit and train staff

July

- Community outreach (Week 1-4)*
- Emergency Rental Assistance Web Page launches (Week 1)*
- Later-July – Emergency Rental Assistance Application Portal live (Week 3-4)*

August

- Applications submitted and reviewed
- Emergency Rental Assistance payments disbursed (later August-September)

* *Anticipated dates*





City of San Diego COVID-19 Emergency Rental Assistance Program Next Steps

Finalize Program Design

- June 12, 2020*: SDHC submit COVID-19 Emergency Rental Assistance Program design recommendations to City for consideration.
- June 30, 2020*: City Council consideration of COVID-19 Emergency Rental Assistance Program design

Program Administration Elements

- Recruit and train staff
- Develop COVID-19 Emergency Rental Assistance Application Portal
- Execute contracts with City and CBOs

** Anticipated dates*





City of San Diego COVID-19 Emergency Rental Assistance Program

Questions?

