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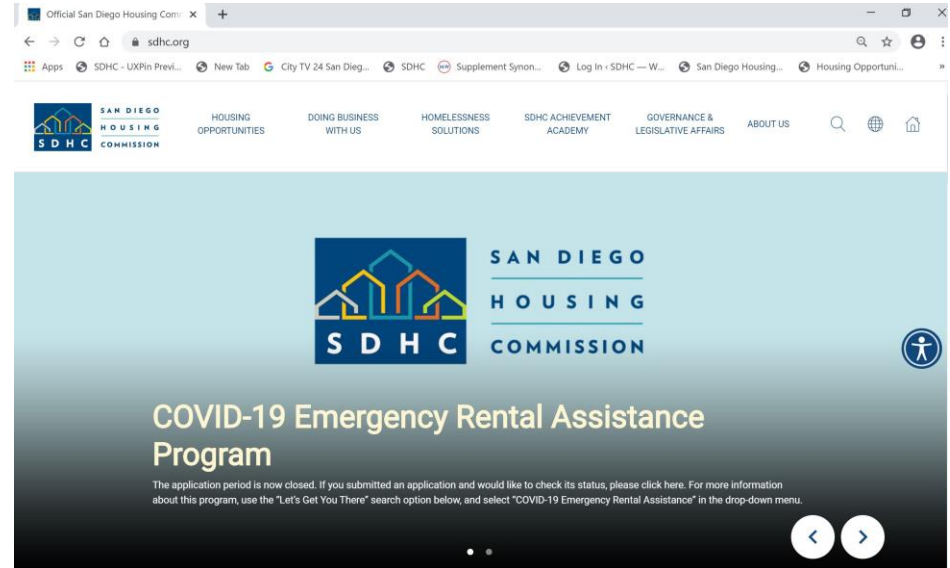
San Diego Housing Commission (SDHC)
Federal CARES Act Funds for
City's COVID-19 Emergency Rental Assistance Program
Presentation to the SDHC Board of Commissioners
September 18, 2020

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SDHC – CARES Act Funds for City's Emergency Rental Assistance Program Introduction

- SDHC administers the City of San Diego's (City) COVID-19 Emergency Rental Assistance Program.
- The program helps families with low income in the City of San Diego who experience financial hardship due to the COVID-19 pandemic





SDHC – CARES Act Funds for City's Emergency Rental Assistance Program Introduction (Continued)

Eligibility Criteria include:

- The household has a City of San Diego address.
- Household income in January 2020, was at or below 60 percent of the San Diego Area Median Income.
- The household is NOT currently receiving any rental subsidies.
- The household is NOT currently a tenant of a property owned or managed by SDHC.
- The household experienced hardship directly related to COVID-19.



SDHC – CARES Act Funds for City's Emergency Rental Assistance Program Introduction (Continued)

- Qualifying households receive one-time payments to help pay past-due and/or upcoming rent to assist with preventing housing displacement:
 - \$4,000 for low-income households (up to 60 percent of San Diego's Area Median Income [AMI] as of January 2020)
 - \$2,000 for households residing in deed-restricted affordable rental housing units.
- June 30, 2020: The San Diego City Council authorized the expenditure of up to \$15.1 million in federal Coronavirus Aid, Relief, and Economic Security (CARES) Act funds, which the U.S. Department of Housing and Urban Development (HUD) awarded to the City, to create the COVID-19 Emergency Rental Assistance Program.





SDHC – CARES Act Funds for City's Emergency Rental Assistance Program Households to be Assisted

- Program application period: July 20, 2020 – August 7, 2020
- More than 8,300 applications from City of San Diego ZIP Codes
- Preliminary assessment: 5,209 applications met eligibility criteria
- Initial review: 15 percent (781 applications) do not qualify for assistance because of reasons such as:
 - Income exceeds 60 percent of San Diego's AMI
 - Financial hardship is not related to COVID-19





SDHC – CARES Act Funds for City's Emergency Rental Assistance Program Remaining Need

- Existing City CARES Act funding would be able to assist approximately 3,700 households.
- Approximately 4,400 applicants qualify for assistance.
- Approximately 740 households that qualify would not receive help because of lack of funding.





SDHC – CARES Act Funds for City's Emergency Rental Assistance Program Federal Funds Awarded to SDHC

- August 13, 2020: Close to one week after the program's application period ended, HUD allocated CARES Act funds directly to SDHC.
- August 20, 2020: Bank of America awarded SDHC an economic relief grant of \$100,000 to support the City's COVID-19 Emergency Rental Assistance Program.
- The allocation of \$3.2 million in SDHC CARES Act funds, along with the Bank of America grant, would enable SDHC to provide assistance to all of the approximately 4,400 qualifying households.





SDHC – CARES Act Funds for City's Emergency Rental Assistance Program Timeline

- September 9, 2020: SDHC began disbursing payments to landlords, utilizing City CARES Act funds.
- Payments with these funds will continue into November.
- If SDHC CARES Act funds are authorized, those funds and philanthropic funds will be disbursed by the end of December 2020.





SDHC – CARES Act Funds for City's Emergency Rental Assistance Program Staff Recommendations

Recommend that the Housing Authority of the City of San Diego (Housing Authority):

- 1) Authorize SDHC to expend up to \$3.2 million in federal CARES Act funds, which HUD awarded to SDHC, to provide one-time rental assistance to households with low income in the City of San Diego through the City's COVID-19 Emergency Rental Assistance Program, subject to all of the eligibility requirements specified in the program;
- 2) Authorize SDHC's President & CEO, or designee, to substitute alternative funds, provided that the amount of the substituted funding does not exceed the original funding amount, when in the best interests of SDHC and when such funds are available, as referenced in this report; and
- 3) Authorize SDHC's President & CEO, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals.





SDHC – CARES Act Funds for City's Emergency Rental Assistance Program

Questions & Comments

