



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC)
COVID-19 Housing Stability Assistance Program
Additional Federal Funding and State Cash Flow Loan Program
Presentation to the SDHC Board of Commissioners
April 1, 2022

Carrie Bell
Vice President, Rental Assistance
San Diego Housing Commission



COVID-19 Housing Stability Assistance Program Additional Federal Funding and State Cash Flow Loan Program Program Overview

- February 22, 2021: San Diego City Council authorized the program and initial funding.
- March 15, 2021: Online application launched at covidassistance.sdhc.org
 - English, Spanish and Vietnamese
- The program helps pay rent and utilities for City of San Diego households with low income that experience financial hardship due to or during the ongoing COVID-19 pandemic.
- The program also helps pay past-due internet service expenses.





COVID-19 Housing Stability Assistance Program Additional Federal Funding and State Cash Flow Loan Program Payments

- As of March 30, 2022:
 - Payments Disbursed: \$191,762,369.22
 - Households Assisted: 16,656
- All of the funding available to help San Diegans through the program has been fully obligated to assist households with low income
 - Including applicants who have preliminary approval, subject to review and confirmation of their documentation.
- Total obligations for assistance payments exceed the funding to help qualifying households.



COVID-19 Housing Stability Assistance Program Additional Federal Funding and State Cash Flow Loan Program Applications

Applications

- 46,761 applications submitted as of 10 a.m. March 30, 2022
 - Includes 14,490 individuals who updated information on previously submitted applications and/or are requesting additional assistance
 - 75.4 percent with income up to 30 percent of San Diego's Area Median Income (AMI)
 - 18.5 percent with income from 31 percent to 50 percent of AMI
 - 5.5 percent with income from 51 percent to 80 percent of AMI
 - 0.8 percent with income above 81 percent of AMI
- 39,543 additional applications started but not completed





COVID-19 Housing Stability Assistance Program Additional Federal Funding and State Cash Flow Loan Program Funding

- The U.S. Department of the Treasury developed a process for the reallocation of federal emergency rental assistance funds to high-performing agencies based on demonstrated need.
 - January 7, 2022: \$8.3 million reallocated to City of San Diego
 - February 4, 2022: SDHC Board approval
 - March 1, 2022: City Council and Housing Authority approval
 - March 14, 2022: \$7.1 million reallocated to City of San Diego



COVID-19 Housing Stability Assistance Program Additional Federal Funding and State Cash Flow Loan Program Funding (Continued)

California Senate Bill (SB) 115

- February 9, 2022: State enacted SB 115
 - SB 115 is intended to provide local programs with immediate cash, in the form of temporary cash flow loans, to maximize rental relief to all eligible households as the local programs await additional federal funding.
 - Legislation enables the State of California to provide cash flow loans to HSAP and similar programs statewide.
 - City of San Diego can apply for up to the full amount SDHC requested for reallocation from the federal government: \$96.2 million
 - Expenditures must be for complete, eligible applications by households that were received on or before March 31, 2022, for rent or utilities due during or before March 2022.
 - If Treasury Department approves, loan would be repaid with additional federal funds or State would forgive the balance of the loan.
- March 2022: State provided the cash flow Loan Terms and Conditions and the Standard Agreement.





COVID-19 Housing Stability Assistance Program Additional Federal Funding and State Cash Flow Loan Program Funding (Continued)

- SDHC anticipates that the State cash flow loan would enable HSAP to assist additional qualifying households that submit their applications no later than March 31, 2022.
- The State closed the application for its rental assistance program on March 31, 2022.
- In alignment with the provisions of SB 115 and with the State program, SDHC also closed the HSAP application on March 31, 2022.
- Program staff will continue the process of reviewing applications, verifying eligibility and disbursing remaining assistance payments for qualified households after March 31.





COVID-19 Housing Stability Assistance Program Additional Federal Funding and State Cash Flow Loan Program Staff Recommendations

That the SDHC Board of Commissioners (Board) recommend that the Housing Authority of the City of San Diego and San Diego City Council take the following actions:

Housing Authority

- 1) Authorize SDHC to amend its Fiscal Year 2022 budget in the amount of \$7,133,772.56 in federal Emergency Rental Assistance Program (ERA1) funds, which the U.S. Department of the Treasury allocated directly to the City of San Diego, to be administered by SDHC to provide rental assistance and/or utility assistance to households with low income in the City of San Diego that experience financial hardship due to or during the COVID-19 pandemic and to cover administrative expenses in accordance with federal and state funding requirements.
- 2) Authorize SDHC to accept and expend up to \$96,291,294.59 in State of California Rental Assistance (SRA) Program Emergency Rental Assistance Short-Term Cash Flow Loan Funds pursuant to State Senate Bill 115 to support the City of San Diego COVID-19 Housing Stability Assistance Program, to be administered by SDHC to provide rental assistance and/or utility assistance to households with low income in the City of San Diego that experience financial hardship due to or during the COVID-19 pandemic and to cover administrative expenses in accordance with state funding requirements.





COVID-19 Housing Stability Assistance Program Additional Federal Funding and State Cash Flow Loan Program Staff Recommendations (Continued)

- 3) Authorize SDHC to amend its Fiscal Year 2022 budget in the amount up to \$96,291,294.59 in SRA Program Emergency Rental Assistance Short-Term Cash Flow Loan Funds pursuant to State Senate Bill 115 to support the City of San Diego COVID-19 Housing Stability Assistance Program. If necessary, the continuing disbursement of approved funds would be included in SDHC's Fiscal Year 2023 budget, which will be presented separately to the Housing Authority for consideration in June 2022.

- 4) Authorize SDHC's Interim President & CEO, or designee, to modify the COVID-19 Housing Stability Assistance Program, if necessary, but only if and to the extent that such changes comply with the terms of the executed amended Memorandum of Understanding (MOU) between SDHC and the City of San Diego for the oversight and administration of the COVID-19 Housing Stability Assistance Program and are necessary to fulfill federal and state funding requirements. SDHC staff will notify the Housing Authority and the City Attorney's Office about any subsequent amendments or modifications to the COVID-19 Housing Stability Assistance Program and other required documents, including amendments to any documents.



COVID-19 Housing Stability Assistance Program Additional Federal Funding and State Cash Flow Loan Program Staff Recommendations (Continued)

- 5) Authorize SDHC's Interim President & CEO, or designee, to substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the Interim President & CEO, or designee, to take such actions as are necessary, convenient and/or appropriate to implement this approval and delegation of authority by SDHC upon advice of the General Counsel.
- 6) Authorize SDHC's Interim President & CEO, or designee, to execute all necessary documents and instruments that are necessary and/or appropriate to implement these approvals, in a form and format approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals, provided that a copy of the documents, signed as to form by General Counsel, are submitted to each Housing Commissioner in advance of approval for the designee to sign.





COVID-19 Housing Stability Assistance Program Additional Federal Funding and State Cash Flow Loan Program Staff Recommendations (Continued)

City Council

- 1) Authorize the City of San Diego's Chief Financial Officer, or designee, to accept, appropriate and expend an amount of \$7,133,772.56 in federal Emergency Rental Assistance Program (ERA 1) funds, allocated by the U.S. Department of the Treasury directly to the City of San Diego, to the San Diego Housing Commission for the City's COVID-19 Housing Stability Assistance Program (HSAP), contingent upon the funds being secured for HSAP.
- 2) Authorize the City of San Diego to apply for up to \$96,291,294.59 in State of California Rental Assistance (SRA) Program Emergency Rental Assistance Short-Term Cash Flow Loan Funds pursuant to State Senate Bill 115 to support the City of San Diego COVID-19 Housing Stability Assistance Program, to be administered by the Housing Commission to provide rental assistance and/or utility assistance to households with low income in the City of San Diego that experience financial hardship due to or during the COVID-19 pandemic and to cover administrative expenses in accordance with state funding requirements.





COVID-19 Housing Stability Assistance Program Additional Federal Funding and State Cash Flow Loan Program Staff Recommendations (Continued)

- 3) Authorize the City of San Diego's Chief Financial Officer, or designee, to accept, appropriate and expend an amount not to exceed \$96,291,294.59 in SRA Program Emergency Rental Assistance Short-Term Cash Flow Loan Funds pursuant to State Senate Bill 115 to support the City of San Diego COVID-19 Housing Stability Assistance Program.
- 4) Authorize the City of San Diego's Chief Financial Officer, or designee, to transfer an amount not to exceed \$96,291,294.59 to the Housing Commission to be administered for the City of San Diego COVID-19 Housing Stability Assistance Program, contingent upon the funds being secured for this program.
- 5) Authorize Mayor Todd Gloria, or designee, to enter into, execute and deliver SRA Loan Award documents, including a Standard Agreement with the State of California, in an amount not to exceed \$96,291,294.59 for the Short-Term Cash Flow Loan Funds.
- 6) Authorize Mayor Todd Gloria, or designee, to execute the SRA Loan Award documents on behalf of the City of San Diego for participation in the SRA program.
- 7) Authorize the City of San Diego to assume responsibility for administering the loan award in accordance with all State SRA Loan Award requirements.





COVID-19 Housing Stability Assistance Program Additional Federal Funding and State Cash Flow Loan Program

Questions & Comments

