



## **WAIVE SUNSHINE ORDINANCE AND DETERMINE ADMINISTRATIVE ENTITY FOR THE CITY'S BLOCK GRANT - RENTAL ASSISTANCE PROGRAM**

**Office of Homeless Solutions**

City Council  
February 9, 2021

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## **WAIVE SUNSHINE ORDINANCE**

1. Riverside Municipal Code Section 4.05.050(D)(1)(b)
2. Limited timeframe in which to respond to the State block grant funding allocation under the Rental Assistance Program



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## RECOMMENDATION

That the City Council Waive the Sunshine Ordinance pursuant to Riverside Municipal Code Section 4.05.050(D)(1)(b).



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## U.S. DEPARTMENT OF THE TREASURY

1. \$25 billion of Emergency Rental Assistance;
2. Awarded to cities and counties with more than 200,000 residents;
3. Eligible uses: 90% of allocation for rent arrears, forward rent, utilities, home energy costs and other expenses; and 10% of allocation towards administration and housing stability services;
4. Received notice of grant opportunity on January 7, 2021;
5. Agreement deadline: January 12, 2021; and
6. City submitted agreement on January 11, 2011 for grant allocation of \$9,851,908.30.



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## U.S. DEPARTMENT OF THE TREASURY

7. Assist low-income renters impacted financially by COVID-19:
  - a) Rent arrears: April 2020 to March 2021 (100% reimbursement)
  - b) Forward rent: April to June 2021 (100% of rent)
8. Priority to households with income at or below 50% of AMI and who have been unemployed for 90 days prior to application for assistance.



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## STATE RENTAL ASSISTANCE PROGRAM

1. January 11, 2011: State asked cities and counties that received direct allocation from the U.S. Department of Treasury to delay program implementation;
2. February 1, 2021, State hosted a webinar on SB 91 and the State Rental Assistance Program;
3. Allocation to the State by U.S. Treasury = \$1.498 billion:
  - a) City's State block grant allocation = \$10.603,040.40



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## STATE RENTAL ASSISTANCE PROGRAM

Prioritization funding for households at or below 50% of AMI

	Number of Persons in Household							
# of Persons	1	2	3	4	5	6	7	8
80% of AMI	\$42,200	\$48,200	\$54,250	\$60,250	\$65,100	\$69,900	\$74,750	\$79,550
50% of AMI	\$26,400	\$30,150	\$33,900	\$37,650	\$40,700	\$43,700	\$46,700	\$49,700



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## STATE RENTAL ASSISTANCE PROGRAM

1. Compensate landlords 80% of unpaid rent from April 2020 to March 2021; landlords will need to forgive 20% of the rent.
2. If a landlord chooses not to participate, eligible households can still apply for and receive 25% of the back rent owed for the covered period.



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## PROGRAMMATIC OPTIONS

- A. Elect to have the State administer BOTH the jurisdiction's Federal direct allocation and the jurisdiction's State allocation through the State Rental Assistance Program;
- B. Request to receive State funding via block grant and attest that local implementation of direct Federal allocation will conform to State requirements AND complete the attestation form that the City has an existing rental assistance program and will be able to meet all program requirements; or



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## PROGRAMMATIC OPTIONS

- C. Choose not to conform the City's direct Federal allocation to the State Rental Assistance Program requirements and acknowledge that the State allocation will serve the City's population through the State Rental Assistance Program. The City will assume responsibility for any duplication of benefits.



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## PROGRAMMATIC OPTIONS

1. Options A and B require City to adhere federal ERAP to State Rental Assistance Program regulations;
2. Option C would allow the City to provide maximum assistance to landlords and tenants:
  - a) City's block grant funding allocation would be administered by LISC, the State Rental Assistance Program administrator.
3. Jurisdictions must submit the Initial Expression of Intent form to the State by February 12<sup>th</sup> to identify the administrative entity.



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## RECOMMENDATIONS

That the City Council:

1. Select State Rental Assistance Program Option C for the State of California to serve as the administrative entity for the City's State rental assistance block grant allocation of \$10,603,040.40;
2. Authorize staff to submit the required Expression of Intent to the State by February 12, 2021 based on City Council's selection of the administrative entity for the City's block grant allocation from the State's Emergency Rental Assistance Program;



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## RECOMMENDATIONS

3. Authorize with five affirmative votes an increase in Federal Emergency Rental Assistance revenue from the U.S. Department of the Treasury in the amount of \$9,851,908.30 and appropriate expenditures in the same amount to the Emergency Rental Assistance Program Account No. 9273600-440110; and
4. Authorize the City Manager, or his designee, to execute State Rental Assistance Program documentation required for the State to act as the administrative entity for the City's rental assistance block grant.



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