

Emergency Rental Assistance Program & NOFA Contracts

Safety, Housing, Education, & Homelessness Committee
April 28, 2021



“All different walks of life [are] here. There’s a misconception, people tend to put us all in one box.” – Zita Valdez, a guest at the Coliseum in Summer 2020

HOST's Emergency Rental Assistance Program Overview

The City and County of Denver received \$21,884,992.10 in federal **Emergency Rental Assistance Program** (ERAP) from the U.S. Department of the Treasury. Additional funding for ERAP is anticipated through the American Rescue Plan Act but the amount has not yet been determined.

ERAP federal summary guidelines

- Available for households unable to pay rent and utilities due to the COVID-19 pandemic
- 90% funds can be used for rent, rental arrears, utilities and home energy costs, utilities and home energy costs arrears, and other expenses related to housing; up to 10% available for housing stability services, including case management and services intended to keep households stably housed
- 10% of funds available for administrative costs
- Funds generally expire on September 30, 2022

Applications

- Denver residents may apply now for State funds under this program at <https://cdola.colorado.gov/rental-mortgage-assistance>. Denver will be utilizing the State's portal and database for the administration of ERAP.

ERAP Eligibility Guidelines

An “eligible household” is defined as a renter household in which at least one individual meets the following criteria:

1. Qualifies for unemployment or has experienced a reduction in household income, incurred significant costs, or experienced a financial hardship due to COVID-19
2. Demonstrates a risk of experiencing homelessness or housing instability
3. Has a household income at or below 80 percent of the area median

Per Treasury guidance, eligible households that include an individual who has been unemployed for the 90 days prior to application for assistance and households with income at or below 50 percent of the area median are to be prioritized for assistance.

Treasury continues to issue additional guidance on the use of these funds. The most recent FAQ was released on March 26, 2021.

ERAP Procurement

The Department of Housing Stability in coordination with General Services issued a Request for Proposal (RFP) on April 9, 2021.

- Seeking proposals for ERAP for a period through September 30, 2022
- A pre-bid conference was held on April 13, 2021
- The RFP closed on April 27, 2021

What's next:

- Proposal reviews and awards (May)
- Contracts and City Council approval process (May-June)
- Possible amendments and extensions prior to September 30, 2022 and/or additional procurement pending additional funding from American Rescue Plan Act for ERAP

TRUA (local non-covid) vs ERAP Criteria

Criteria	TRUA (local non-COVID)	ERAP
Income Level	80% AMI	80% AMI *Prioritization to 50% AMI
Income Determination	Monthly income at time of application	Total household income for 2020 or monthly income at time of application
Eligibility	Financial hardship unrelated to COVID	Qualifies for unemployment or has experienced a reduction in household income, incurred significant costs, or experienced a financial hardship due to COVID-19; Demonstrates a risk of experiencing homelessness or housing instability *Prioritization to households unemployed for more than 90 days
Documentation of Hardship	Self-attestation	Self-attestation
Able to serve residents who are undocumented	Yes	Yes

TRUA (local non-covid) vs ERAP Criteria - Continued

Criteria	TRUA (local non-covid)	ERAP
Able to serve residents who receive other rental subsidies	Yes, but must not be a duplication of benefits	Yes, but must not be a duplication of benefits
Landlord Application on Behalf of Tenant	Coordinate with landlord but application is submitted by tenant	Yes, but tenant must cosign
Direct Payments to Tenants	Payments are made to landlord or utility provider	Yes, but must first make an effort to pay landlord/utility provider.
Assistance type and duration	Up to 3 months of rent; up to 2 occurrences of utilities. Pays arrears and current.	Up to 12 months rent and utilities; additional 3 months possible (arrears, current, and prospective if arrears paid and with income recertification)
Resident Access	Call 311, press 6 (working on centralized database/online application)	State's online application: https://cdola.colorado.gov/rental-mortgage-assistance

ERAP Contracts

Northeast Denver Housing Center Inc.

- Emergency Rental Assistance Program

#21-0468

Contract Term	3/1/2021-12/31/2021
Funding Source	Emergency Rental Assistance Program (ERAP)
Contract Amount	\$2,000,000

Scope of Work

Northeast Denver Housing Center Inc. (NDHC) will provide emergency housing rental and utility assistance to eligible households in the City and County of Denver earning up to 80% of the area median income. This contract will serve approximately 200 unduplicated households.

Background

This will be the first contract with NDHC in the administration of ERAP funds. NDHC has administered the Temporary Rent and Utility Assistance (TRUA) Program since 2017.

Brothers Redevelopment, Inc.

- Emergency Rental Assistance Program

#21-0470

Contract Term	3/1/2021-12/31/2021
Funding Source	Emergency Rental Assistance Program (ERAP)
Contract Amount	\$2,000,000

Scope of Work

Brothers Redevelopment will provide emergency housing rental and utility assistance to eligible households in the City and County of Denver earning up to 80% of the area median income. This contract will serve approximately 200 unduplicated households.

Background

This will be the first contract with Brothers Redevelopment in the administration of ERAP funds. Brothers Redevelopment has administered the Temporary Rent and Utility Assistance (TRUA) Program since 2017.

NOFA Contracts

NOFA Contracts Overview

- Total of 64 NOFA contracts awarded
- 29 contracts exceed \$500,000, requiring City Council approval
- 26 contracts have come through committee
- 2 contracts to present today
- Total of 1 remaining contract resolution to be submitted to City Council in the coming weeks
- Additional contracts may be awarded at a future time (depending on resources)

Catholic Charities - Shelter Operations & Programs

#21-0177

Contract Term	1/1/2021-12/31/2021
Funding Source	General Fund, 2B
Contract Amount	\$6,578,217

Scope of Work

The Catholic Charities and Community Services of the Archdiocese of Denver, Inc. will provide sheltering at three locations within the City and County of Denver. These locations are: 48th Ave. West Shelter, Smith Road Shelter, & Samaritan House.

Background

This contract will provide shelter for women, trans guests, and families at the locations mentioned above. It is a new contract, providing for continuation of existing services, as well as expansion to 24 hour, residential shelter operations at Smith Road and the new Women's Shelter at 48th Avenue, expected to open in June of 2021. This contract also expands services to families at Samaritan House.

The Colorado Coalition for the Homeless - DSOC & SOLE programs #21-0469

Contract Term	1/1/2021-1/31/2022
Funding Source	General Funds
Contract Amount	\$1,866,096

Scope of Work

Denver Street Outreach Collaborative (DSOC) and Strategic Outreach to Large Encampments (SOLE) will utilize a model of street outreach that relies upon consistent, long-term, trusting relationships between outreach workers, a case manager, a licensed behavioral health care provider, peer specialists, Registered Nurses and people, both adult and youth, experiencing unsheltered homelessness. This contract will contact 6500 individuals through the DSOC program and will serve 4800 households via the SOLE program.

Background

This contract combines the longstanding work of DSOC with the new outreach work started as part of pandemic response (SOLE). It is both a continuation and expansion of services to better meet the resource engagement and housing needs of persons experiencing unsheltered homelessness.

Action Requested Today

Approval of the following Resolutions:

1. Approval of #21-0468: Northeast Denver Housing Center Inc. - Emergency Rental Assistance Program
2. Approval of #21-0470: Brothers Redevelopment, Inc. - Emergency Rental Assistance Program
3. Approval of #21-0177: Catholic Charities - Shelter Operations & Programs
4. Approval of #21-0469: The Colorado Coalition for the Homeless - DSOC & SOLE programs