

Emergency Rental Assistance Program Contracts

Safety, Housing, Education, & Homelessness Committee

July 28, 2021

HOST's Emergency Rental Assistance Program Overview

The City and County of Denver received \$21,884,992.10 in the first allocation of federal **Emergency Rental Assistance Program (ERAP1)** from the U.S. Department of the Treasury.

ERAP1 federal summary guidelines

- Available for households unable to pay rent and utilities due directly or indirectly to COVID-19
- 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
- Can provide up to 15 months of assistance
- 10% of funds available for administrative costs
- Funds generally expire on September 30, 2022

Applications

- Denver is utilizing the State's portal and database for the administration of ERAP. Denver residents may apply now under this program at <https://cdola.colorado.gov/rental-mortgage-assistance> Or call 1-888-480-0066 for assistance.

ERAP1 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 June 24, 2021.

Emergency Rental Assistance Program (ERAP1) Contracts

Emergency Rental Assistance Program (ERAP1) Contracts Overview

- Total of 5 ERAP contracts awarded
- All contracts exceed \$500,000, requiring City Council approval
- Three new contracts and two amendments to present today

Brothers Redevelopment, Inc - Emergency Rental Assistance Program #21-0834

Amended Contract Term	7/1/2021-9/30/2022
Previous contract term	7/1/2021-12/31/2021
Funding Source	Emergency Rental Assistance Program (ERAP)
Previous Contract Amount	\$2,000,000
Amended Contract Amount	\$5,000,000

Scope of Work

Brothers Redevelopment, Inc 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 455 unduplicated households.

Background

Brothers Redevelopment, Inc has administered the Temporary Rent and Utility Assistance (TRUA) Program since 2017 and ERAP since June 2021.

Northeast Denver Housing Center - Emergency Rental Assistance Program #21-0835

Amended Contract Term	7/1/2021-9/30/2022
Previous Contract Term	7/1/2021-12/31/2021
Funding Source	Emergency Rental Assistance Program (ERAP)
Previous Contract Amount	\$2,000,000
Amended Contract Amount	\$6,000,000

Scope of Work

Northeast Denver Housing Center 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 540 unduplicated households.

Background

Northeast Denver Housing Center has administered the Temporary Rent and Utility Assistance (TRUA) Program since 2017 and ERAP since June 2021.

Jewish Family Services of Colorado, Inc. - Emergency Rental Assistance Program #21-0836

Contract Term	7/1/2021-9/30/2022
Funding Source	Emergency Rental Assistance Program (ERAP)
Contract Amount	\$3,502,208

Scope of Work

Jewish Family Services 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 293 unduplicated households.

Background

This will be the first contract with Jewish Family Services in the administration of Denver's ERAP funds.

The Salvation Army - Emergency Rental Assistance Program #21-0837

Contract Term	7/1/2021-9/30/2022
Funding Source	Emergency Rental Assistance Program (ERAP)
Contract Amount	\$3,000,000

Scope of Work

The Salvation Army 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 255 unduplicated households.

Background

This will be the first contract with The Salvation Army in the administration of Denver's ERAP funds.

The Community Firm - Emergency Rental Assistance Program #21-0842

Contract Term	7/1/2021-9/30/2022
Funding Source	Emergency Rental Assistance Program (ERAP)
Contract Amount	\$4,177,531

Scope of Work

The Community Firm 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 355 unduplicated households.

Background

This will be the first contract with The Community Firm in the administration of Denver's ERAP funds.

Action Requested Today

Approval of the following Resolutions:

1. Approval of #21-0834: Brothers Redevelopment, Inc - Emergency Rental Assistance Program
2. Approval of #21-0835: Northeast Denver Housing Center - Emergency Rental Assistance Program
3. Approval of #21-0836: Jewish Family Services - Emergency Rental Assistance Program
4. Approval of #21-0837: The Salvation Army - Emergency Rental Assistance Program
5. Approval of #21-0842: The Community Firm - Emergency Rental Assistance Program

Appendix

TRUA (local non-covid) vs ERAP1 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 ERAP1 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