

Emergency Rental Assistance

Proposed Allocations for Federal Funding

March 16, 2021

Office of Housing



City of Seattle

Emergency Rental Assistance

Federal Emergency Rental Assistance, passed December 2020,
Treasury Allocation of \$22.7M for the City of Seattle

Proposed legislation to accept funds and make allocation for
uses throughout 2021

Builds on framework established for COVID-19 rental assistance

Proposal includes Rent & Utility Assistance Uses

Building on Recent Work

In 2020 City distributed a combination of federal and local funds using three methods:

- United Way of King County's expanded Home Base program
- Operators of publicly subsidized buildings
- Community-based organizations



Implementing National Best Practices

Utilizing lessons learned from national partners implementing rental assistance to:

- Leverage existing systems
- Prioritize funding based on need and vulnerability
- Invest in strategies designed to achieve racial equity



Ongoing Rental Assistance Needs Are Significant

- An estimated 13,000 low-income households in Seattle are delinquent on rent
- Typical arrears of 1½ to 3 months of rent (\$3,000-\$5,000)
- 11% of white households report they are not current on rent, compared to 21% of Latino households and 18% of Black households

Extrapolated from Seattle-Tacoma-Bellevue Metro Area Pulse Survey data



Emergency Rental Assistance Allocations

Total Funding Available: \$22.7 Million

Funding Source: U.S. Department of the Treasury

Amount	Administrator	Purpose
\$8M	United Way of King County	Subaward for rental assistance to low-income residents
\$7M	Publicly subsidized affordable housing	Rental assistance for the lowest income residents
\$6.2M	Community-based organizations to achieve targeted racial equity outcomes	Rent assistance and support services through community outreach
\$1.5M	Seattle City Light / Seattle Public Utilities	Bill-paying assistance through emergency assistance programs



Emergency Rental Assistance Eligibility

Eligible Households

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; and
3. Has a household income at or below 80 percent AMI.

Eligible Costs

1. 90% for direct financial assistance, including rent, rental arrears, utilities and home energy costs, utilities and home energy costs arrears, and other expenses related to housing
2. 10% for housing stability services and administrative costs

Emergency Rental Assistance Allocation 1

\$8 million for United Way of King County (UWKC)

- Funding for UWKC to administer direct financial assistance to Seattle renters in need
- Leverage established system and align with King County
- Demand expected to be robust; aid provided in 2020 was consistently oversubscribed
- Over 70% of 2020 rent assistance provided to households headed by a person who was Black, Indigenous or a person of color



Emergency Rental Assistance Allocation 2

\$7 million for publicly subsidized buildings

Strategy focused on reaching the lowest income households

- As in 2020, operators of publicly subsidized buildings will seek rent reimbursement on behalf of impacted tenants
- Sample organizations include Inter*Im CDA, SCIDpda, Bellwether, Community Roots Housing, LIHI, El Centro de la Raza, and more
- A new technology solution for streamlined grant and data management and a 1.0 FTE term-limited Sr Grants and Contracts Specialist



Emergency Rental Assistance Allocation 3

\$6.2 million for community-based organizations

Strategy focused on achieving racial equity outcomes

Funds will be competitively awarded to agencies with:

- established records serving communities that have been disproportionately impacted by COVID-19 and have a disproportionate need for rental assistance
- experience managing rental assistance and/or homelessness prevention funds, particularly during the current COVID-19 public health emergency



Emergency Rental Assistance Allocation 4

\$1.5 million for Seattle City Light & Seattle Public Utilities

- Funding for utility assistance for eligible renters who are behind on water/sewer and electricity payments
- Builds on the administrative infrastructure of the emergency assistance programs



Timing and Next Steps

- Secure technology solution
- Establish process for quick contracting
- Discussions and questions?

