



SAN DIEGO
HOUSING
COMMISSION

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San Diego Housing Commission (SDHC)

Additional Funding for COVID-19 Housing Stability Assistance Program

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COVID-19 Housing Stability Assistance 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
 - Application available in 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 Payments

Payments

- As of September 7, 2021:
 - Payments Disbursed: \$94,143,685.12
 - Households Assisted: 10,805
- All of the \$83.7 million originally allocated for assistance has been issued by SDHC as payments to help qualifying households.
 - SDHC has begun issuing payments with the additional American Rescue Plan Act (ARPA) funds the City Council approved July 27, 2021.
- Nationwide, only 20 percent of the \$25 billion in allocated federal emergency rental assistance funds have been spent, according U.S. Treasury Department.



The COVID-19 Housing Stability Assistance Program helped Eric keep his rental home and avoid homelessness.



COVID-19 Housing Stability Assistance Program Applications

- Additional applications are started and submitted daily.
- 20,098 applications submitted as of 9 a.m. September 8, 2021
 - 74.3 percent with income up to 30 percent of San Diego's Area Median Income (AMI)
 - 19.9 percent with income from 31 percent to 50 percent of AMI
 - 5.1 percent with income from 51 percent to 80 percent of AMI
 - 0.6 percent with income above 81 percent of AMI
- 18,868 additional applications started and pending completion



COVID-19 Housing Stability Assistance Program

Additional Funding

- July 27, 2021: City Council and Housing Authority authorized \$60.1 million in additional funds for assistance payments and administrative expenses, predominantly from the American Rescue Plan Act (ARPA) signed into law March 11, 2021, by President Joe Biden.
 - \$54,539,063.20 ARPA funds allocated directly to the City of San Diego from the U.S. Department of the Treasury
- State of California has allocated an additional \$39,712,779 in federal ARPA funds to the City of San Diego.
 - If approved, funds would support the continued operation of the COVID-19 Housing Stability Assistance Program to help additional households pay their rent and utilities to avoid being displaced from their homes.



COVID-19 Housing Stability Assistance Program

Eviction Prevention and Education Program

- Funds initially approved for the COVID-19 Housing Stability Assistance Program included \$5 million from Coronavirus Aid, Relief, and Economic Security (CARES) Act Community Development Block Grant (CDBG-CV) funds awarded to the City of San Diego.
- In consultation with the Mayor's office, SDHC proposes expending the \$5 million in CDBG-CV funds on a new eviction prevention and education program:
 - Collaboration with the City of San Diego and a to-be-selected service provider
 - May include:
 - Outreach and education
 - Legal representation and case management
 - Legal services for households with undocumented immigration status. .



COVID-19 Housing Stability Assistance Program

Eviction Prevention and Education Program (Continued)

- The proposed program will provide support for tenants as eviction prevention provisions of state Assembly Bill 832 are implemented:
- This legislation, signed into law June 28, 2021, includes:
 - The date when landlords can sue in small claims court to recover unpaid COVID-19 rental debt has been postponed to November 1, 2021.
 - From October 1, 2021, through March 31, 2022, landlords who want to evict a tenant for nonpayment of rent (when a tenant has experienced a COVID-19-related hardship) must show that they applied for rental assistance and it was denied. If the landlord cannot demonstrate this, the case should be dismissed.
 - Starting October 1, 2021, if tenants are evicted for nonpayment of rent and have been approved for rental assistance, they can ask the court to hold the case until the rental assistance is received



COVID-19 Housing Stability Assistance Program

Staff Recommendations

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

Housing Authority:

- 1) Authorize SDHC to execute an amendment to the Memorandum of Understanding (MOU) between SDHC and the City of San Diego for SDHC to continue to oversee and administer the City of San Diego's COVID-19 Housing Stability Assistance Program with new funding to provide emergency rental assistance and/or utility assistance to households with low income in the City of San Diego that experience financial hardship;
- 2) Authorize SDHC to amend its Fiscal Year 2022 budget in the amount of \$39,712,779 in federal American Rescue Plan Act (ARPA) funds allocated by the State of California 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 and to cover administrative expenses in accordance with federal and state funding requirements;



COVID-19 Housing Stability Assistance Program

Staff Recommendations (Continued)

Housing Authority (Continued):

- 3) Authorize SDHC to reallocate \$5,000,000 from federal CARES Act CDBG-CV funds, awarded to the City of San Diego and previously allocated to SDHC, to fund a new eviction prevention and education program in collaboration with the City of San Diego and a to-be-selected service provider;
- 4) Authorize SDHC's President & CEO, or designee, to modify the COVID-19 Housing Stability and Assistance Program, if necessary, without further action by the SDHC Board of Commissioners (Board) or the Housing Authority, but only if and to the extent that such changes comply with the terms of the executed amended MOU and are necessary to fulfill federal and state funding requirements;



COVID-19 Housing Stability Assistance Program

Staff Recommendations (Continued)

Housing Authority (Continued):

- 5) Authorize SDHC's 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 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; and
- 6) Authorize SDHC's 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.



COVID-19 Housing Stability Assistance Program

Staff Recommendations (Continued)

City Council:

- 1) Authorize and direct the Chief Financial Officer to accept, appropriate and expend an amount not to exceed \$39,712,779 in federal American Rescue Plan Act (ARPA) funds allocated by the State of California to the City of San Diego for the City of San Diego COVID-19 Housing Stability Assistance Program (HSAP), contingent upon the funds being secured, and transfer an amount not to exceed a total of \$39,712,779 to SDHC for HSAP; and
- 2) Authorize the City of San Diego to execute an amendment to the Memorandum of Understanding between SDHC and the City of San Diego for SDHC to oversee and administer the City of San Diego's COVID-19 Housing Stability Assistance Program to provide rental assistance and/or utility assistance to households with low income in the City of San Diego that experience financial hardship.



Questions & Comments

