

# Overview of the \$25 Billion Rental/Utility Assistance Provided in the New COVID Bill

January 6, 2021

The presentation will begin at:

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12:00pm ET/11:00pm CT/10:00pm MT/9:00am PT

*Thank you for joining us!*





## The Promise of Community Action

*Community Action changes people's lives, embodies the spirit of hope, improves communities, and makes America a better place to live. We care about the entire community and we are dedicated to helping people help themselves and each other.*

# Today's Presenters

**David Knight, Executive Director, California  
Community Action Partnership Association**

**Phil Cole, Executive Director, Ohio Association  
of Community Action Agencies**

**Brad Paul, Executive Director, Wisconsin  
Community Action Program Association**

# Emergency Rental Assistance

Coronavirus Response and Relief Supplemental Appropriations Act, 2021



David Knight  
Executive Director  
CalCAPA



**Division M – Coronavirus Response and Relief Supplemental Appropriations Act, 2021**

**TITLE V—BANKING**

**Subtitle A—Emergency Rental Assistance**

**SEC. 501. EMERGENCY RENTAL ASSISTANCE.**

**(a) APPROPRIATION.—**

**(1) IN GENERAL.—**Out of any money in the Treasury of the United States not otherwise appropriated, there are appropriated for making payments to eligible grantees under this section, **\$25,000,000,000** for fiscal year 2021.

# STATE/TERRITORY ALLOCATIONS \$25 BILLION

December 2020

State/Territory	Estimated Allocation	State/Territory	Estimated Allocation
Alabama	\$326,387,000	New Jersey	\$591,255,000
Alaska	\$200,000,000	New Mexico	\$200,000,000
Arizona	\$484,518,000	New York	\$1,294,953,000
Arkansas	\$200,884,000	North Carolina	\$698,154,000
California	\$2,630,186,000	North Dakota	\$200,000,000
Colorado	\$383,338,000	Ohio	\$778,101,000
Connecticut	\$237,328,000	Oklahoma	\$263,401,000
Delaware	\$200,000,000	Oregon	\$280,759,000
District of Columbia	\$200,000,000	Pennsylvania	\$852,182,000
Florida	\$1,429,695,000	Rhode Island	\$200,000,000
Georgia	\$706,763,000	South Carolina	\$342,731,000
Hawaii	\$200,000,000	South Dakota	\$200,000,000
Idaho	\$200,000,000	Tennessee	\$454,593,000
Illinois	\$843,517,000	Texas	\$1,930,151,000
Indiana	\$448,139,000	Utah	\$213,409,000
Iowa	\$210,022,000	Vermont	\$200,000,000
Kansas	\$200,000,000	Virginia	\$568,179,000
Kentucky	\$297,397,000	Washington	\$506,896,000
Louisiana	\$309,453,000	West Virginia	\$200,000,000
Maine	\$200,000,000	Wisconsin	\$387,578,000
Maryland	\$402,439,000	Wyoming	\$200,000,000
Massachusetts	\$458,809,000		
Michigan	\$664,789,000	Puerto Rico	\$325,000,000
Minnesota	\$375,410,000	American Samoa	
Mississippi	\$200,000,000	Guam	
Missouri	\$408,546,000	Northern Mariana Islands	} \$75,000,000
Montana	\$200,000,000	Virgin Islands	
Nebraska	\$200,000,000	Tribal Areas	\$800,000,000
Nevada	\$205,035,000	<b>TOTAL</b>	<b>\$25 BILLION</b>
New Hampshire	\$200,000,000		

# ELIGIBLE GRANTEEES

The eligible grantees described in multiple subparagraphs are the following:

- (i) A State that is<sup>1</sup> of the 50 States or the District of Columbia.
- (ii) A unit of local government located in a State described in clause (i).
- (iii) the Commonwealth of Puerto Rico;
- (iv) the United States Virgin Islands,
- (v) Guam, the Commonwealth of the Northern Mariana Islands, and American Samoa.
- (vi) 0.3 percent of such amount to the Department of Hawaiian Home Lands; and
- (vii) each Indian tribe (or, if applicable, the tribally designated housing entity of an Indian tribe) that was eligible for a grant under title I NAHASDA.

(2) FINANCIAL ASSISTANCE. —

(A) IN GENERAL.—Not less than **90 percent** of the funds received by an eligible grantee from a payment made under this section shall be used to provide financial assistance to eligible households, including the payment of

(i) rent;

(ii) rental arrears;

(iii) utilities and home energy costs;

(iv) utilities and home energy costs arrears; and

(v) other expenses related to housing incurred due, directly or indirectly, to the novel coronavirus disease (COVID-19) outbreak, as defined by the Secretary.

Such assistance shall be provided for a period not to exceed **12 months** except that grantees may provide assistance for an additional **3 months** only if necessary to ensure housing stability for a household subject to the availability of funds.

(B) LIMITATION ON ASSISTANCE FOR PROSPECTIVE RENT PAYMENTS. —

- (i) IN GENERAL.—Subject to the exception in clause (ii), an eligible grantee shall not provide an eligible household with financial assistance for **prospective rent payments for more than 3 months** based on any application by or on behalf of the household.
- (ii) EXCEPTION.—For any eligible household described in clause (i), such household may receive financial assistance for prospective rent payments for additional months:
- (I) subject to the availability of remaining funds currently allocated to the eligible grantee, and
  - (II) based on a subsequent application for additional financial assistance provided that the total months of financial assistance provided to the household do not exceed the total months of assistance allowed under subparagraph (A).
- (iii) FURTHER LIMITATION.—To the extent that applicants have rental arrears, grantees may not make commitments for prospective rent payments unless they have also provided assistance to reduce an eligible household's rental arrears.

(C) DISTRIBUTION OF FINANCIAL ASSISTANCE.—

(i) PAYMENTS.—

(I) IN GENERAL.—With respect to financial assistance for rent and rental arrears and utilities and home energy costs and utility and home energy costs arrears provided to an eligible household from a payment made under this section, an eligible grantee shall make payments to a lessor or utility provider on behalf of the eligible household, except that, if the lessor or utility provider does not agree to accept such payment from the grantee after outreach to the lessor or utility provider by the grantee, the grantee may make **such payments directly to the eligible household** for the purpose of making payments to the lessor or utility provider.

(3) HOUSING STABILITY SERVICES.—**Not more than 10 percent of funds** received by an eligible grantee from a payment made under this section may be used to provide eligible households with case management and other services related to the novel coronavirus disease (COVID-19) outbreak, as defined by the Secretary, intended to help keep households stably housed.

ADMINISTRATIVE COSTS.—

IN GENERAL.—Not more than **10 percent** of the amount paid to an eligible grantee under this section may be used for administrative costs attributable to providing financial assistance and housing stability services under paragraphs (2) and (3), respectively, including for data collection and reporting requirements related to such funds.

(B) NO OTHER ADMINISTRATIVE COSTS.—

Amounts paid under this section shall not be used for any administrative costs other than to the extent allowed under subparagraph (A).

(d) REALLOCATION OF UNUSED FUNDS.—Beginning on **September 30, 2021**, the Secretary shall recapture ex-

cess funds, as determined by the Secretary, not obligated by a grantee for the purposes described under subsection

(c) and the Secretary shall reallocate and repay such amounts to eligible grantees who, at the time of such reallocation, have obligated at least 65 percent of the amount originally allocated and paid to such grantee under subsection (b)(1), only for the allowable uses described under subsection (c). The amount of any such reallocation shall be determined based on demonstrated need within a grantee's jurisdiction, as determined by the Secretary.

(e) AVAILABILITY.—(1) IN GENERAL.—Funds provided to an eligible grantee under a payment made under this section shall remain available through **December 31, 2021**.

## ELIGIBLE HOUSEHOLD.—

(A) IN GENERAL.—The term “eligible household” means a household of 1 or more individuals who are obligated to pay rent on a residential dwelling and with respect to which the eligible grantee involved determines—

(i) that 1 or more individuals within the household has

(I) qualified for unemployment benefits or experienced a reduction in household income, incurred significant costs, or experienced other financial hardship due, directly or indirectly, to the novel coronavirus disease (COVID–19) outbreak, which the applicant shall attest in writing;

(ii) that 1 or more individuals within the household can demonstrate a risk of experiencing homelessness or housing instability, which may include—

(I) a past due utility or rent notice or eviction notice;

(II) unsafe or unhealthy living conditions; or

(III) any other evidence of such risk, as determined by the eligible grantee involved; and

(iii) the household has a household income that is not more than 80 percent of the area median income for the household.

#### (4) PRIORITIZATION OF ASSISTANCE.—

In reviewing applications for financial assistance and housing stability services to eligible households from a payment made under this section, an eligible grantee shall prioritize consideration of the applications of an eligible

household that satisfies any of the following conditions:

(i) The income of the household does not exceed **50 percent of the area median income** for the household.

(ii) 1 or more individuals within the household are unemployed as of the date of the application for assistance and have not been employed for the 90-day period preceding such date.

(B) Nothing in this section shall be construed to prohibit an eligible grantee from providing a process for the further prioritizing of applications for financial assistance and housing stability services from a payment made under this section, including to eligible households in which 1 or more individuals within the household were unable to reach their place of employment or their place of employment was closed because of a public health order imposed as a direct result of the COVID-19 public health emergency.

## (C) INCOME DETERMINATION.—

In determining the income of a household for purposes of determining such household's eligibility for assistance from a payment made under this section (including for purposes of subsection (c)(4)), the eligible grantee involved shall consider either

(I) the household's total income for calendar year 2020, **or**

(II) subject to clause (ii), sufficient confirmation, as determined by the Secretary, of the household's monthly income at the time of application for such assistance.

(f) APPLICATION FOR ASSISTANCE BY LANDLORDS AND OWNERS.—

(1) IN GENERAL.—Subject to paragraph (2), nothing in this section shall preclude a landlord or owner of a residential dwelling from—

(A) assisting a renter of such dwelling in applying for assistance from a payment made under this section; or

(B) applying for such assistance on behalf of a renter of such dwelling.

(2) REQUIREMENTS FOR APPLICATIONS SUBMITTED ON BEHALF OF TENANTS.—If a landlord or owner of a residential dwelling submits an application for assistance from a payment made under this section on behalf of a renter of such dwelling—

(A) the landlord must obtain the **signature of the tenant on such application,** which may be documented electronically;

(B) documentation of such application shall be provided to the tenant by the landlord; and

(C) any payments received by the landlord from a payment made under this section shall be used to satisfy the tenant's rental obligations to the owner.

(g) REPORTING REQUIREMENTS.—

(1) IN GENERAL.—The Secretary, in consultation with the Secretary of Housing and Urban Development, shall provide public reports not less frequently than quarterly regarding the use of funds made available under this section, which shall include, with respect to each eligible grantee under this section, both for the past quarter and over the period for which such funds are available—

- (A) the number of eligible households that receive assistance from such payments;
- (B) the acceptance rate of applicants for assistance;
- (D) the type or types of assistance provided to each eligible household; the average amount of funding provided per eligible household receiving assistance;
- (E) household income level, with such information disaggregated for households with income that—
  - (i) does not exceed 30 percent of the area median income for the household;
  - (ii) exceeds 30 percent but does not exceed 50 percent of the area median income for the household; and
  - (iii) exceeds 50 percent but does not exceed 80 percent of area median income for the household; and
- (F) the average number of monthly rental or utility payments that were covered by the funding amount that a household received, as applicable.

(j) TREATMENT OF ASSISTANCE.—Assistance provided to a household from a payment made under this section shall not be regarded as income and shall not be regarded as a resource for purposes of determining the eligibility of the household or any member of the household for benefits or assistance, or the amount or extent of benefits or assistance, under any Federal program or under any State or local program financed in whole or in part with Federal funds.

# Questions





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## February 3-5, 2021

**Member Fee: \$380/pp | Non-Member Fee: \$475/pp**

*Keynote Presenter Dr. Ibram X Kendi*

# For More Info

For more information or questions contact the HCCT CARES Project Team:

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