



Consolidated Appropriations Act, 2021: Title V

EMERGENCY RENTAL ASSISTANCE

February 12, 2021
Mayor's Update

E.R.A. LAUNCH PLAN DASHBOARD

AWARD MANAGEMENT SYSTEM

➔ On Track

COMPLETED

- Purchasing engaged recommended vendor & working to meet 2/12 onboard date
- System selected - Neighborly



UPCOMING

- System implementation

COMMUNITY NEEDS ASSESSMENT

✔ Achieved

COMPLETED

- Determined and mapped HUD AMI at 80% and 50% thresholds
- Analyzed un-employment data
- Analyzed rent amounts as a % of income
- Community assessment results within

FRAMEWORK & PROCEDURES

○ Not Started

UPCOMING

- This workstream is not yet started.
- Information from the now-completed community assessment will inform this work
- Would outline monthly rent, utilities, and # months caps
- Draft framework 2/15 for CM approval

PROGRAM INFRA-STRUCTURE

➔ On Track

COMPLETED

- Call center site and equipment identified
- Payment partner Identified - Home Free USA



UPCOMING

- Budget
- Staffing plan
- Training by 2/15

COMMUNICATION & OUTREACH

➔ On Track

UPCOMING

- Gen Info and "Stay Tuned" press release 2/12
- Comprehensive communications plan by 2/15
- Outreach plan by 2/15
- Elected Official media toolkit by 2/15

E.R.A. COMMUNITY ANALYSIS

Summary of renting households in Fulton County by city

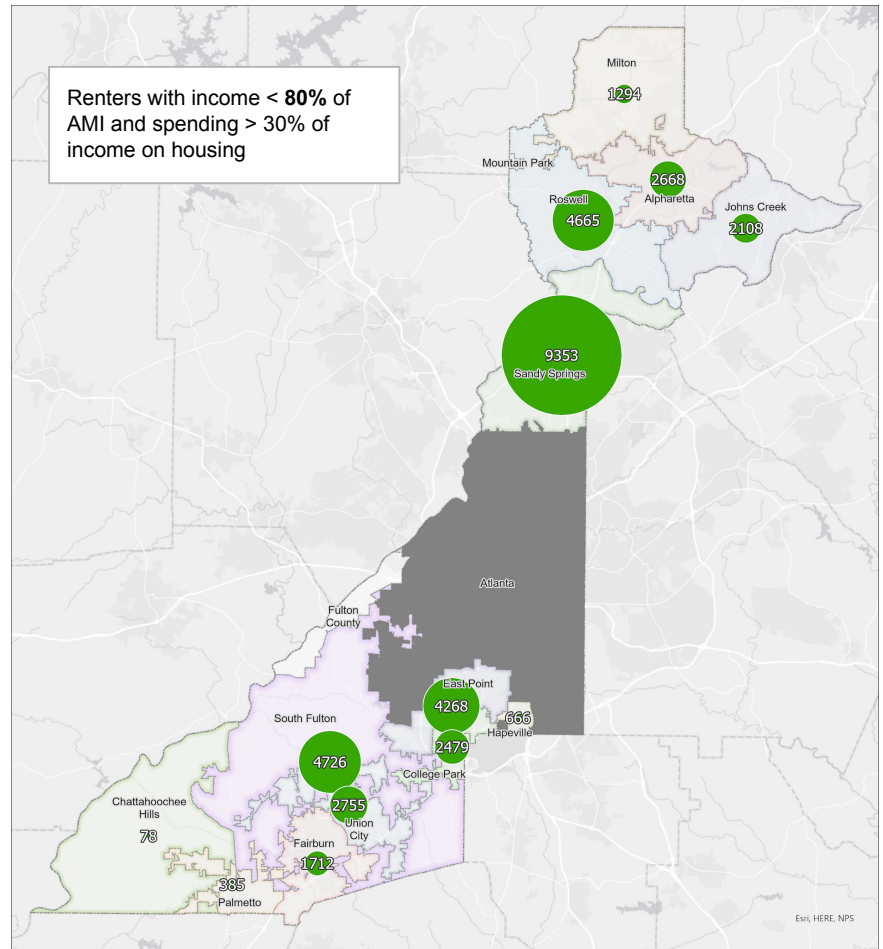
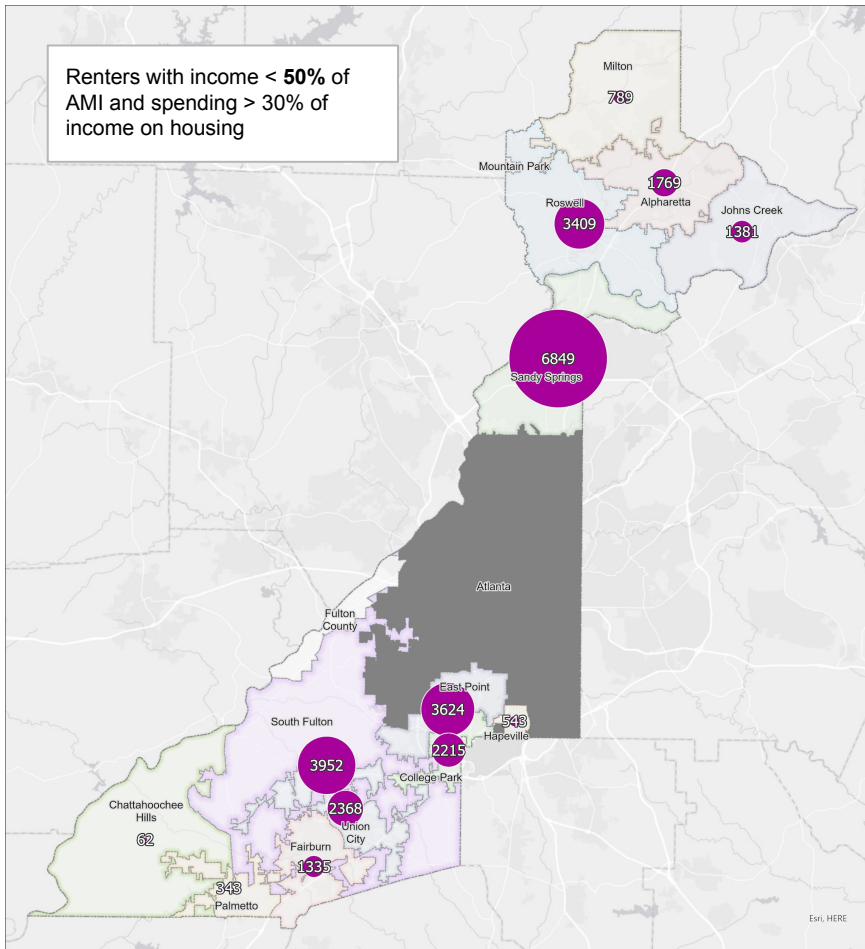
Source: U.S Census Bureau American Community Survey, 2015 -2019 5-year Summary

City	Occupied Housing Units	Renter-Occupied Housing Units	Income <50%AMI, Rent >30% Income	Income <80%AMI, Rent >30% Income	Income <50%AMI, Rent >30% Income as Percentage of all Occupied Housing Units	Income <80%AMI, Rent >30% Income as Percentage of all Occupied Housing Units	Median Monthly Rent	Percent renter-occupied housing units	Median Monthly Income
Alpharetta	24,273	8,164	1,769	2,668	7.3%	11.0%	\$1,451	33.6%	\$113,802
Atlanta	206,229	116,501	42,856	51,143	20.8%	24.8%	\$1,153	56.5%	\$59,948
Chattahoochee Hills	1,106	185	62	78	5.6%	7.1%	\$969	16.7%	\$60,867
College Park	5,861	4,289	2,215	2,479	37.8%	42.3%	\$888	73.2%	\$35,470
East Point	14,216	8,495	3,624	4,268	25.5%	30.0%	\$1,035	59.8%	\$43,453
Fairburn	5,051	2,803	1,335	1,712	26.4%	33.9%	\$1,153	55.5%	\$46,785
Hapeville	2,780	1,795	543	666	19.5%	24.0%	\$1,041	64.6%	\$44,881
Johns Creek	27,941	6,583	1,381	2,108	4.9%	7.5%	\$1,677	23.6%	\$122,514
Milton	13,540	3,201	789	1,294	5.8%	9.6%	\$1,359	23.6%	\$128,559
Palmetto	1,950	847	343	385	17.6%	19.7%	\$1,018	43.4%	\$47,019
Roswell	34,380	10,892	3,409	4,665	9.9%	13.6%	\$1,281	31.7%	\$99,726
Sandy Springs	47,108	24,530	6,849	9,353	14.5%	19.9%	\$1,327	52.1%	\$78,613
South Fulton	33,091	10,765	3,952	4,726	11.9%	14.3%	\$1,176	32.5%	\$65,919
Union City	8,088	5,353	2,368	2,755	29.3%	34.1%	\$967	66.2%	\$45,324
Total (excluding Atlanta)	219,385	87,902	28,639	37,157	13.1%	16.9%		40.1%	

E.R.A. COMMUNITY ANALYSIS

Number of vulnerable renters by city based on pre-pandemic income and proportion of income spent on housing

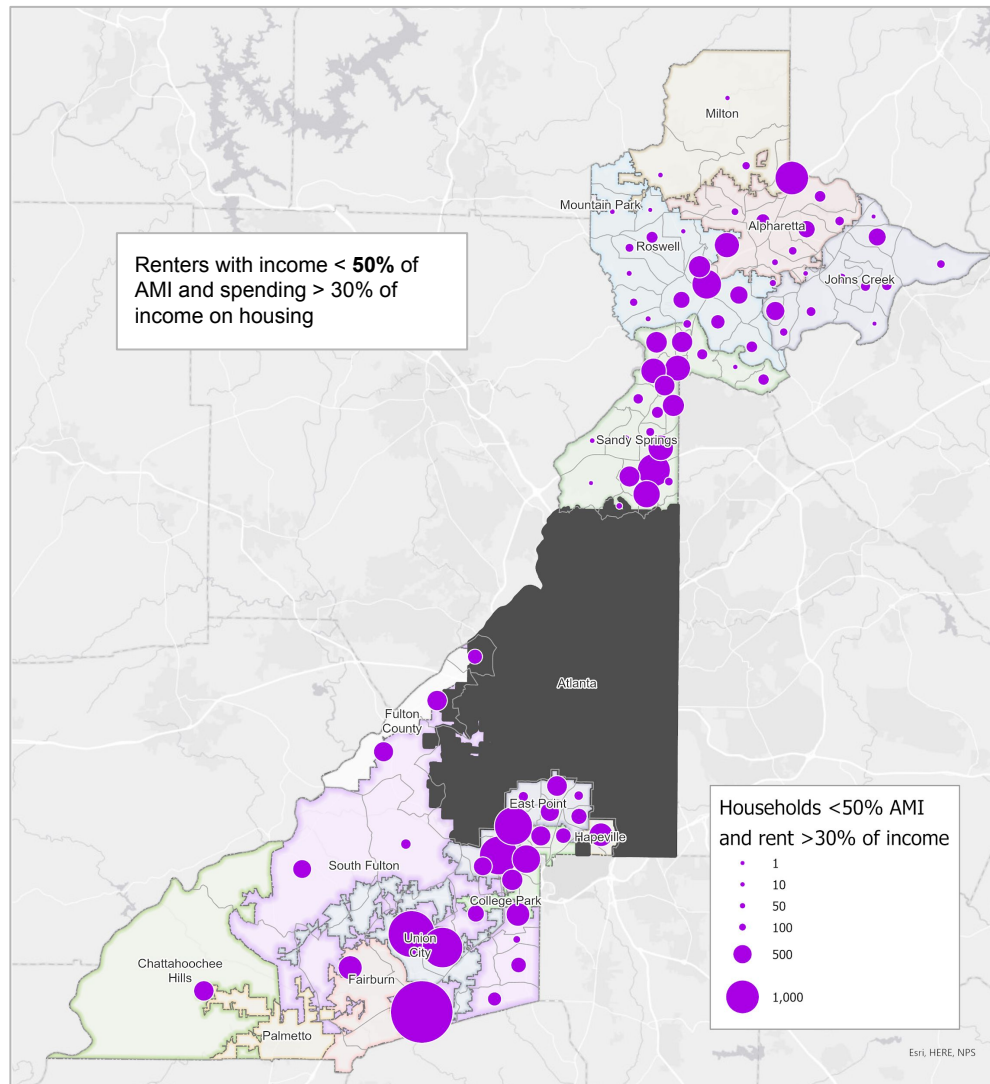
Source: U.S Census Bureau American Community Survey, 2015 -2019 5-year Summary



E.R.A. COMMUNITY ANALYSIS

Number of vulnerable renters by census tract based on pre-pandemic income and proportion of income spent on housing

Source: U.S Census Bureau American Community Survey, 2015 -2019 5-year Summary



E.R.A. COMMUNITY ANALYSIS

Percentage of workers in Fulton cities with occupations severely impacted by the pandemic

Occupation hardest hit by the COVID-19 pandemic with unemployment change Dec 2019 to Dec 2020

1. Leisure and hospitality jobs

- **increase:** 11.7 percentage points

2. Support jobs for mining and oil and gas extraction

- **increase:** 9.3 percentage points

3. Travel and transportation jobs

- **increase:** 5.8 percentage points

4. Construction jobs

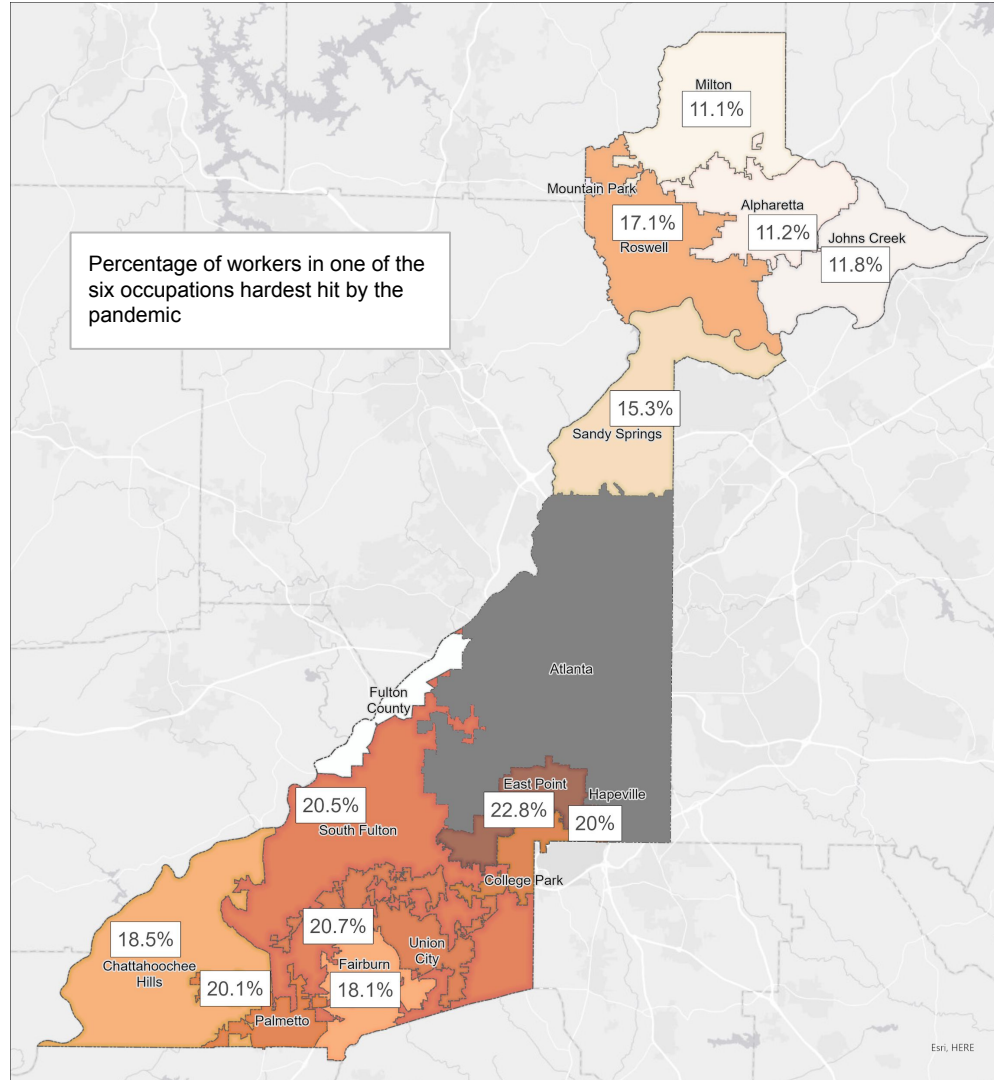
- **increase:** 4.6 percentage points

5. Motion picture and music industry jobs

- **increase:** 4.5 percentage points

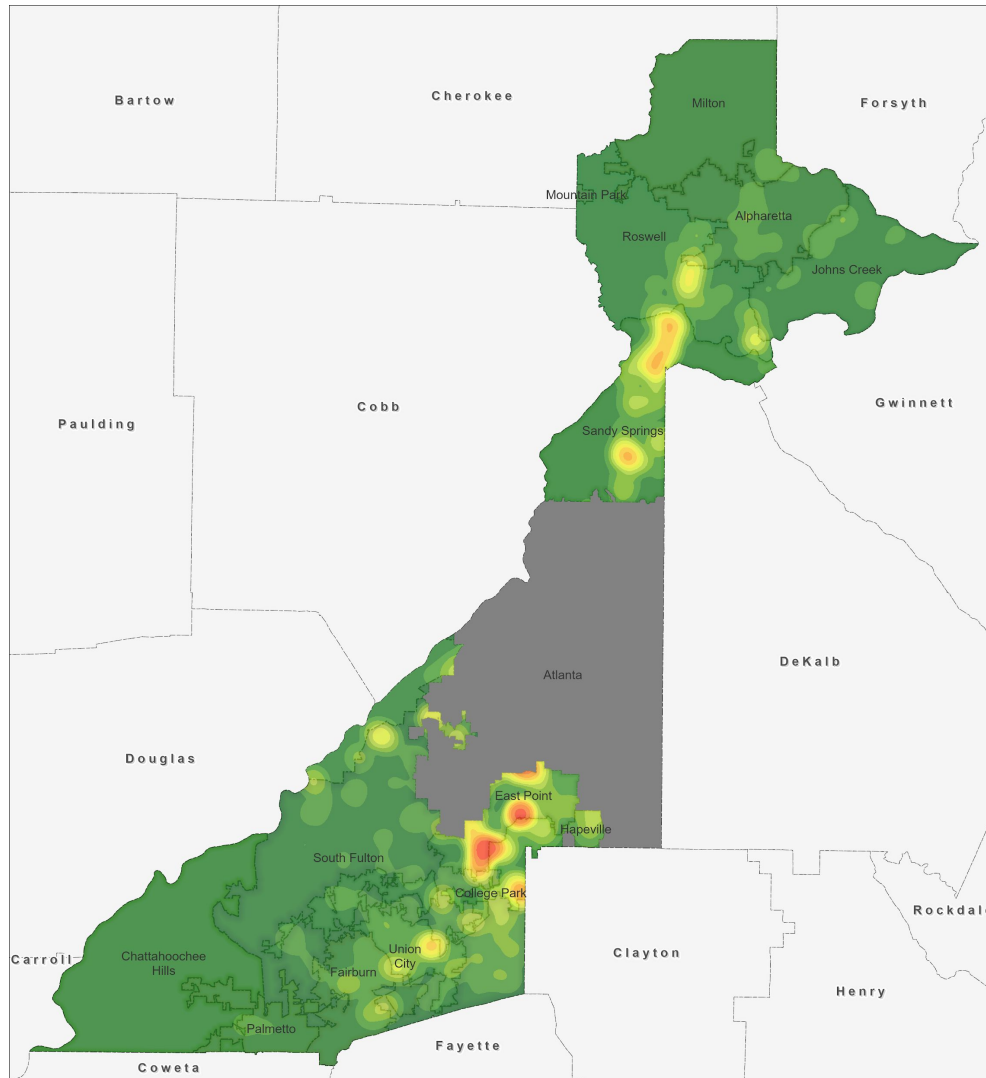
6. Laundry, dry-cleaning, other personal service jobs

- **increase:** 4.2 percentage points



E.R.A. COMMUNITY ANALYSIS

Density map showing the relative concentration of households of individuals named in open dispossessory cases filed since March 2020



E.R.A. COMMUNITY ANALYSIS

Summary

- Based on pre-pandemic data, 37,000 renting households in Fulton County excluding Atlanta were already vulnerable to housing loss based on income and percent of income spent on housing
- Of the cities, Sandy Springs has the largest number of vulnerable households due to the large renting population; high concentrations are along the I-85 corridor in south Fulton and the Ga 400 corridor in north Fulton
- In the years before the pandemic, 1 out of every 6 workers were employed in one of the six occupations hardest hit by the pandemic; in all cities of south Fulton, about 1 out of every 5 workers had one those occupations
- Data do not tell us:
 - How many renting households experienced lost income in 2020 and fell into <80% AMI criterion
 - How many vulnerable households experienced a loss of income that put them at actual risk of eviction and homelessness

E.R.A. FRAMEWORK SCENARIOS

Total Funding	Administrative Costs	Available for Direct Assistance
\$18,003,370	\$1,800,337	\$16,203,033
Payment Cap Scenerios		
Months	Monthly Payment	Estimated Number Households Assisted*
12	\$2,000	900
6	\$2,000	1,800
12	\$1,500	1,200
6	\$1,500	2,400
* Assuming average assistance of 75% of cap		

CONSIDERATIONS FOR FRAMEWORK DEVELOPMENT

- Community Assessment data shows average rent is \$1,300, so the \$1500 cap (rather than the \$2000 cap) is more aligned
- The lower the # of months and the lower the monthly cap for assistance, the more individuals we can serve (and vice versa)
- We should evaluate whether we should set aside a set amount for utility assistance up front of administer as requests come it