Consolidated Appropriations Act, 2021: Title V

EMERGENCY RENTAL ASSISTANCE

February 5, 2021 Board of Commissioners Mayor's Meeting

RENTAL ASSISTANCE PROGRAM

Eligibility

- Fulton County received $18M to to provide **emergency rental and utility assistance** to eligible households within the county outside the City of Atlanta

- An **"eligible household"** is defined as a renter household in which at least **one or more individuals** meets the following criteria:
    i. Qualifies for unemployment or has experienced a reduction in household income, incurred significant costs, or experienced a financial hardship due to COVID-19;
    ii. Demonstrates a risk of experiencing homelessness or housing instability; and
    iii. Has a household income at or below 80 percent of the area median.

RENTAL ASSISTANCE PROGRAM
Other Restrictions

- Funds expire December 31, 2021
- Not less than 90% must be used for direct financial assistance (**maximum 10% admin**)
- Rental assistance provided **should not be duplicative** of any other federally funded rental assistance provided to households
- Program administrators are required to **prioritize eligible households** with an individual unemployed for the 90 days prior to application, and households with income at or below 50 percent of the area median
- Eligible recipients must be **recertified for eligibility every 3 months** (does not apply to arrears)
- Funds must be **paid directly to landlords and utility providers**
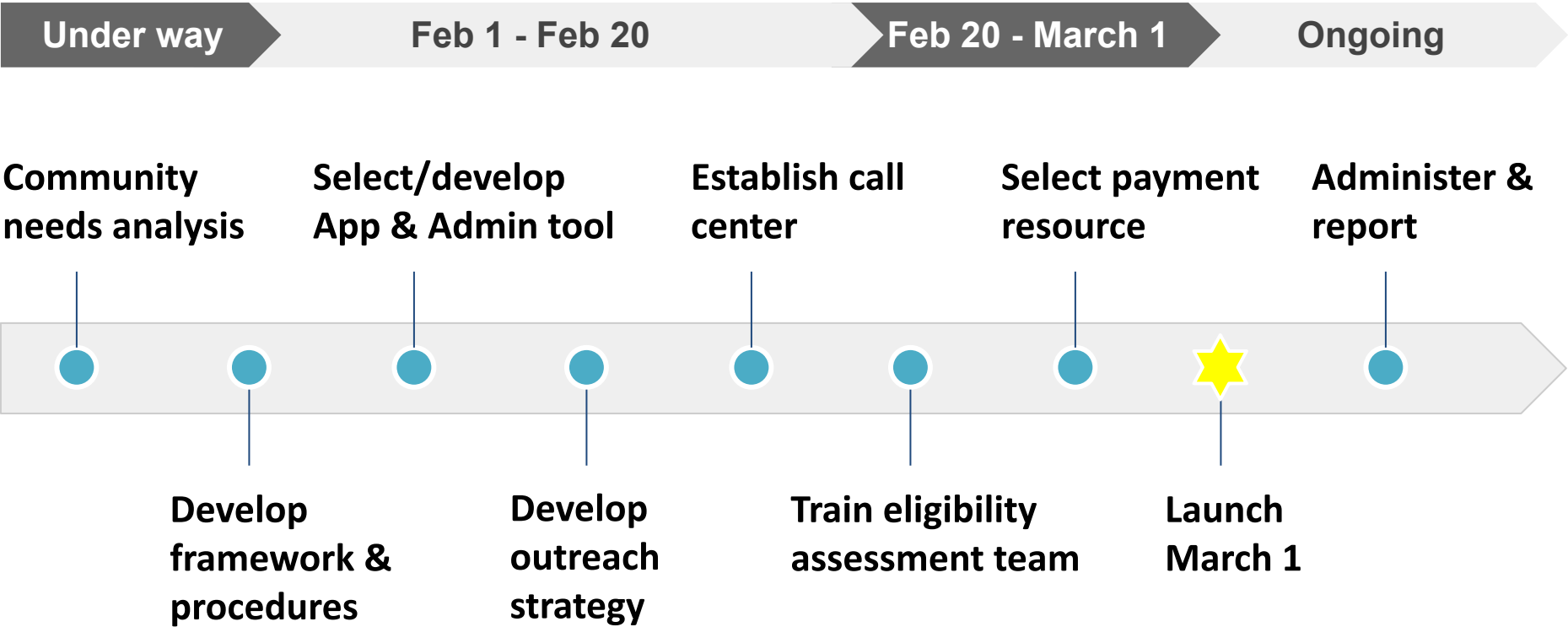- Requires **public reports quarterly** on the use of funds"

RENTAL ASSISTANCE PROGRAM

Additional Considerations

- Treasury guidance and FAQs have not yet been updated
- Legal opinion (internal and outside counsel) recommends against distribution of funds to non-profits and municipalities
- State model for administering funds does not include distribution of funds to non-profits and municipalities
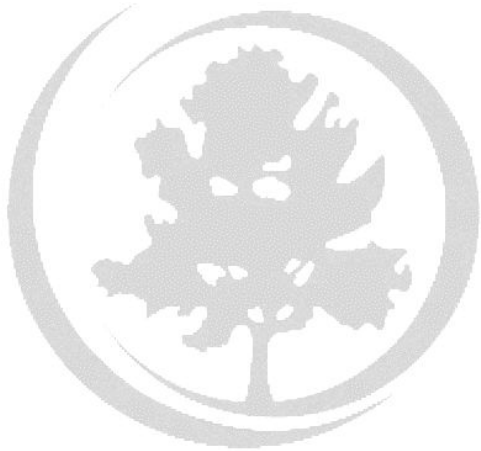
RENTAL ASSISTANCE PROGRAM
Administration Model

| Under way | Feb 1 - Feb 20 | Feb 20 - March 1 | Ongoing |

Community needs analysis

Select/develop App & Admin tool

Establish call center

Select payment resource

Administer & report

Develop framework & procedures

Develop outreach strategy

Train eligibility assessment team

Launch March 1

RENTAL ASSISTANCE PROGRAM
IMMEDIATE NEXT STEPS

1. Present Model to Fulton Mayors

2. Complete Community Assessment

3. Acquire Application and Administration Tool

4. Develop and Execute Outreach Strategy

5. Establish Call Center

QUESTIONS