

Orange County Community & Family Services

ERAP 2 Program

Board of County Commissioners Meeting

August 30, 2022



ERA2 Program Outline

- Background
- ERAP1 and Eviction Diversion Program Summary
- Program Requirements and Eligibility
- Program Prioritizations and Components
- Next Steps
- Action Requested



Background

- American Rescue Plan Act provided funds for Emergency Rental Assistance 2 (ERA2)
- Emergency Rental Assistance(ERA2) is administered by US Treasury
- ERA2 Funds were allocated for unincorporated Orange County and smaller cities
 - City of Orlando received their ERA1 and ERA2 funds directly and have currently expended all their funds
 - City of Orlando may be eligible to apply for more assistance from Treasury



Background

- Orange County received ~\$15.9M (40%) of potential award of ~\$39.7 in May 2021 with an expenditure deadline of September 30, 2025
 - Initial Treasury guidance did not indicate required spending targets for ERA2
Based on the guidance released by Treasury on March 30, 2022, Orange County will not be able to draw down any additional funds for ERA2 as detailed in the memo sent to the BCC in April 2022
 - Orange County continues providing assistance through ERA1 funds as they have an expenditure deadline of September 30, 2022
 - Orange County's economy continues to show strong growth, per Dr. Sean Snaith "Orlando has become the breadbasket of Florida's economy in terms of economic and job growth."



ERA1 and Eviction Diversion Program Summary

- **Eviction Diversion: August 25, 2020 - February 19, 2021**
 - \$12M in rental assistance
 - 3,800 households served
- **Emergency Rental Assistance 1: March 1, 2021 – September 30, 2022**
 - 12,570 eligible applications received for rental assistance
 - \$30M+ in emergency rental assistance approved
 - 5,211 applications approved (4,411 unique households served)
 - 600 applications remaining for review
- **Rental Assistance Provided to Orange County residents to date is: \$252M**
 - \$42M from Orange County, \$13M+ City of Orlando, \$197M+ State of Florida



ERA2 Program Requirements & Eligibility

ERA2 Funds must be expended by September 30, 2025

- At least 75% of funds must be used for rental arrears and rent
- 15% of funds for administrative costs
- 10% of funds may be used for housing stability or rent

ERA2 Program Changes:

- Additional 3 months of rental assistance available up to maximum of 18 months (inclusive of ERA1 assistance maximum of 15 months)
- Adds eligibility criteria of financial hardship during COVID
- If landlord declines to participate, verifiable arrears payments will be made to eligible tenants



ERA2 Program Requirements and Eligibility

- Renter households with incomes at or below 80% Area Median Income (AMI)
- Tenants must provide evidence of rent owed – past due notice or eviction notice
- Tenants must provide evidence of COVID impact or financial hardship – reduced income, unemployment, rent increase

Income Category

Household Size	Very Low 50% of Median	Low 80% of Median
1	\$29,050	\$46,480
2	\$33,200	\$53,120
3	\$37,350	\$59,760
4	\$41,450	\$66,320



ERA2 Program Requirements and Eligibility

- **Income methods and documentation required with application:**
 - Copy of entire household's 2021 Tax Return as filed with the IRS OR
 - Proof of current eligibility for entire household in another income based federal or state program such as food stamps OR
 - Address in a low-income census tract OR
 - Source documents evidencing two months of income prior to application – wage statement, paycheck stub, unemployment statement, etc.
 - Note: Additional information and/or documents may be needed to determine COVID impact or financial hardship



ERA2 Program Requirements and Eligibility

- Per Federal requirements, demographic data must be collected on each renter household for reporting to the U.S. Treasury. Some of the demographic data that must be collected includes:
 - Number of individuals in household
 - Income level of household
 - Race/Gender
 - Ethnicity of applicant
 - Amount of rental arrears
 - Number of months paid by ERA program



ERA 2 Prioritizations

Prioritizations in order to the assist most vulnerable residents:

- **Current Prioritizations**

- At or below 50% of AMI – Federal requirement
- Unemployed currently and for last 90 days – Federal requirement
- Eviction filed through the Clerk of Courts

- **Additional Prioritizations added for ERA2**

- Households with minor children (17 and under)
- New applicants and/or applicants who have received less than 10 months of emergency rental assistance (inclusive of OUR Florida)



ERA2 Program Components

Program Component 1

- **COVID Impact or Financial hardship that is not related to a rent increase**
 - Assistance under this component will be provided for arrears only and resident must be at least one month in arrears (past due rent)

Program Component 2

- **Financial hardship due to rent increase above 10%**
 - Eligible for arrears and prospective assistance up to the amount of annual rent increase based on number of months remaining in lease and subject to program maximums
 - Example: Rent increase of \$300 per month, may be eligible for up to \$3,600 (12 x \$300) in future rent

Program Maximum - \$20,000 or up to 18 months of assistance

- Maximum program cap of \$20,000 will include all assistance received from Orange County Emergency Rental Assistance Programs (ERA1 and ERA2)



ERA 2 Next Steps

- **Program management and staffing**
 - Revise online application portal for ERA2
 - Application assistance provided at some County locations on appointment basis
 - Update Orange County website with ERA2 information
- **Develop marketing plan for new program to include:**
 - Community outreach including in low-income neighborhoods
 - Social media outreach
- **Create education tools on completing online application**
 - May include organization training
- **Anticipate opening October 1, 2022**



ERA 2 Action Requested

- Approval of Orange County's Emergency Rental Assistance Program 2 (ERA2) for the purpose of providing rental relief to Orange County residents
 - Includes financial hardship due to a rent increase above 10%