



Monterey County SB91 Emergency Rental Assistance Program

Property Owner Webinar

March 26, 2021



United Way
Monterey County

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Overview:

State & Federal Assistance for Rent and Utilities

SB 91 - \$15,391,449

- Passed January 28, 2021, signed January 29
- Extends tenant and property owner protection provisions
- Provides new protections for tenants impacted by COVID-19 including debt treatment and civil procedures
- Appropriates \$1.5B for the State Rental Assistance Program

US Treasury ERAP - \$12,905,387

- Emergency Rental Assistance Program (ERAP) makes available \$25 billion to assist households that are unable to pay rent and utilities due to the COVID-19 pandemic.
- Funds provided directly to States, U.S. Territories, local governments, and Indian tribes.
- Grantees use the funds to aid eligible households through existing or newly created rental assistance programs.

Combined state and federal funds for Monterey County:
\$28,296,836



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MC ERAP Program



Goal:

Distribute funding to provide rental and utility assistance to eligible low-income Monterey County residents facing housing instability due to a loss or reduction of income as a result of the COVID-19 crisis.

Strategies

- Partner with community benefit organizations countywide to distribute assistance
- Utilize 211 Monterey County to screen and refer residents
- Offer an online application
- Coordinate relief through Smart Referral software
 - Build capacity & standardize process
 - Send electronic referrals to agencies
 - Real time monitoring and reporting



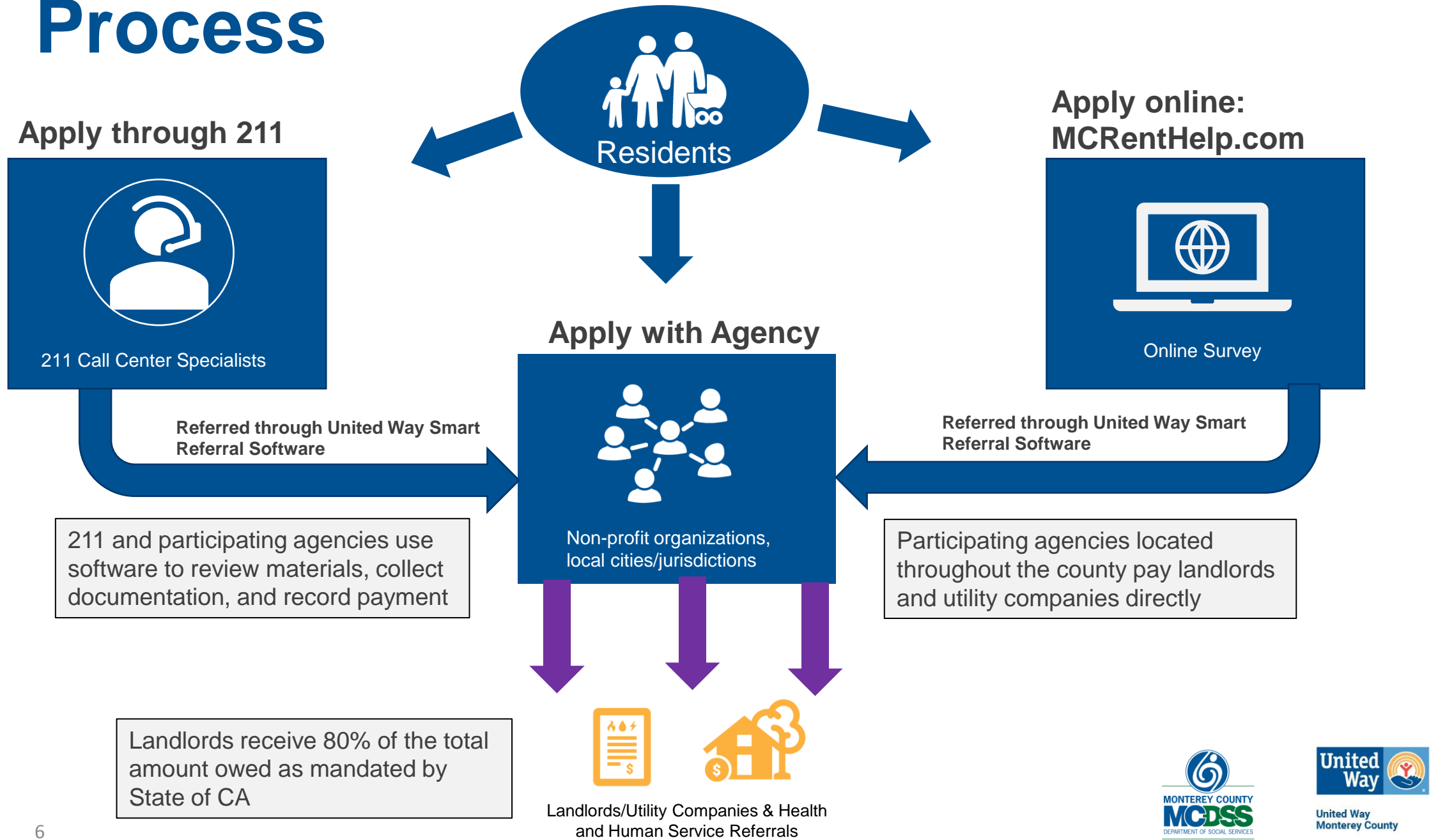
Eligibility

- Assistance is limited to tenants who have lost employment or income or incurred cost due to the COVID-19 pandemic
- Tenant families' annual income must not exceed 80 percent of the area median income(AMI), as determined by HUD. Families facing unemployment, homelessness, and at 50% AMI and below are prioritized.

Household	1 Person	2 People	3 People	4 People	5 People	6 People
80% AMI	\$54,250	\$62,000	\$69,750	\$77,500	\$83,700	\$89,900
50% AMI	\$33,950	\$38,800	\$43,650	\$48,450	\$52,350	\$56,250

- Tenant must reside within Monterey County

Process



Required Documents

- Government photo ID (from tenant)
- Proof of COVID impact (from tenant)
- Proof of income (from tenant)
- Landlord Verification Form (through Assessor's office)
- Landlord consent to receive 80% of owed rent
- Lease or Landlord Letter
- Landlord's Address and W9 Tax Info

Benefits and Limitations

- Max 12 months of assistance (rent and/or utility bill) per household
 - Covers rental arrears payments from 3/18/20 to 3/31/21
- Eligible utilities include water, sewer, trash, electric, gas
- Up to 3 months of assistance can be for future rent payments at 25%/month
- Landlords must accept 80% of rent and forgive the remaining 20% as mandated by the State
- If a landlord doesn't accept, tenants can receive 25% of what they owe
- Program spans from March 23rd - December 31st

Fraud Prevention

- Duplicate benefits prevention:
 - Creation of a unique identifier and recording users in data base
- Does not allow clients who have applied to reapply with another agency
- Recapture policy defines contingencies if fraud has been established
 - Request funds to be returned from landlord, tenant, or utility company
 - Request checks to be stopped
 - Request bank affidavit
- Landlord verification through Assessors' office

Participating Partners

- Goodwill Central Coast
- Central Coast Energy Services
- Salvation Army
- Jurisdictions
 - Salinas
 - Monterey
 - Seaside
 - Gonzales
 - Soledad
 - Greenfield
 - King City
- Monterey Peninsula College Foundation
- Hartnell College Foundation
- North Monterey County Parks and Recreation District
 - Castroville Coalition
 - Castro Plaza Family Resource Center

What's Next?

- Share our flyers with your tenants so they can learn more about the program
- Refer your tenants to our online application or to 211 to apply for assistance
 - MCRentHelp.com
 - MCAyudaDeRenta.com
- Provide all tenants with the correct contact information to obtain required documents and signatures, or to provide to the agency they are working with
- Provide tenants with required documents:
 - Landlord consent form to receive 80% of owed rent
 - Lease or Landlord Letter
 - Landlord's Address and W9 Tax Info

Questions & Comments

Katy Castagna, President and CEO

Josh Madfis, VP of Community Investments

Kelly DeWolfe, Impact Manager – Affordable Housing

Katy.Castagna@unitedwaymcca.org

Josh.Madfis@unitedwaymcca.org

Kelly.dewolfe@unitedwaymcca.org



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