



EMERGENCY RENTAL ASSISTANCE PROGRAM (ERA)



Angela D. Alsobrooks
County Executive

PRINCE GEORGE'S COUNTY, MARYLAND

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

In Partnership With

Department of Social Services

Estella Alexander, DHCD Director • Gloria Brown Burnett, DSS Director

PROGRAM MISSION

The Emergency Rental Assistance Program (ERA) is a temporary assistance program available to provide financial assistance to residents in an effort to:



Prevent evictions and the subsequent experience of homelessness;



Prevent utility disconnections and loss of service; and



Reduce the spread of COVID-19 by preventing housing displacements which may lead to increased vulnerability and exposure

ERA PROGRAM OVERVIEW



Open to the public May 11, 2020 through May 18, 2020
7,164 inquiries received.



Eligibility Requirements:

1. Resident of Prince George's County
2. Household income at or below 80% of AMI
3. Documented hardship caused by COVID-19
4. Documented financial need



Assistance:

Up to \$1,800* per month (3 month maximum) based on documented need for rent and/or utilities

** Cannot exceed value of monthly rent / utility amount*

ERA PROGRAM PARTNERS



Prince George's County Department of Housing and
Community Development



Prince George's County Department of Social Services



Homeless Continuum of Care Non-Profit Network

- * United Communities Against Poverty, Inc. (UCAP)
- * Community Crisis Services Inc. (CCSI)
- * Laurel Advocacy and Referral Services, Inc. (LARS)
- * JHP, Inc. (JHP)
- * Housing Initiative Partnership, Inc. (HIP)
- * Campfire USA

ERA TIMELINE & CHALLENGES

May 7 County Executive ERA Program

May 11 ERA Program Opens → 7,164 households applied initially

May 18 ERA Program Closes

May 20 - July 10 All Applicants contacted; 250 cases assigned per day to partners → 3 attempts made to contact (2 e-mails/1 phone call)

August 17 Final mailing to 5,519 non-responsive Applicants deadline for response September 3RD → Final acceptance of documents September 18th

August 17 DHCD added staff to assist in contacting unresponsive applicants

ERA PROGRAM WORKFLOW



Scenario One: Applicant responded and is eligible under the current ERA guidelines



Scenario Two: Applicant responded and is not eligible under the current ERA guidelines

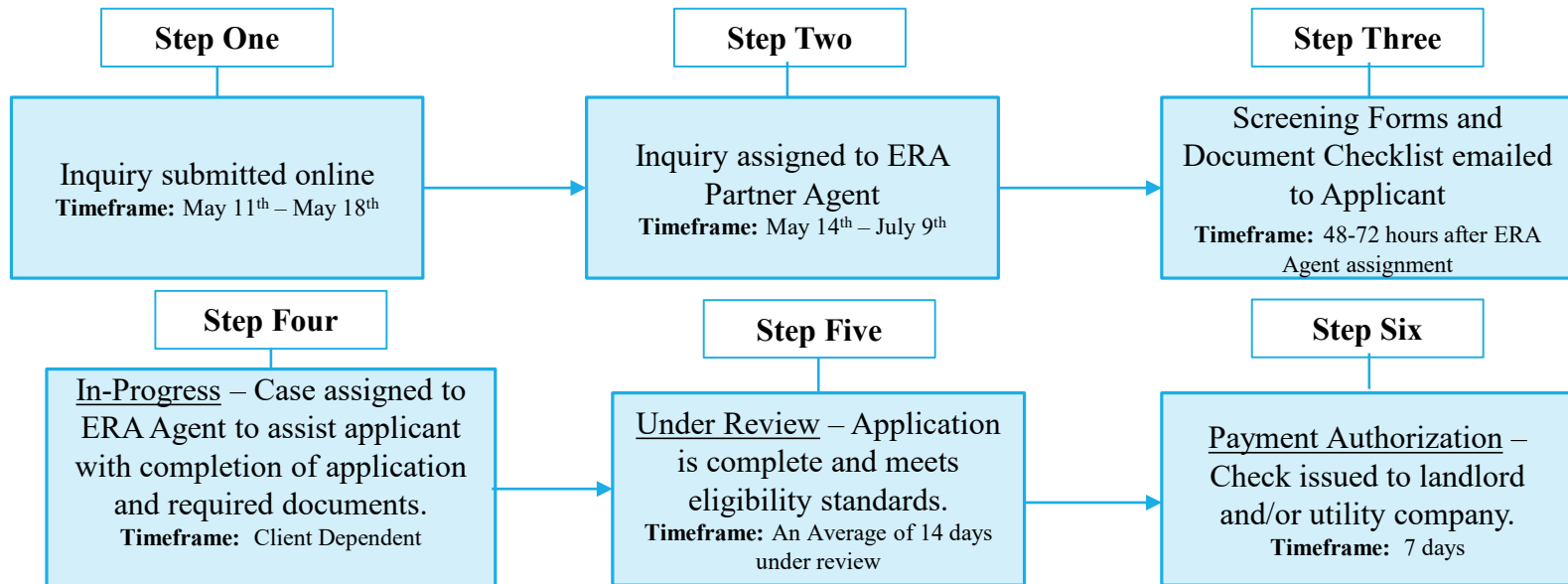


Scenario Three: Applicant did not respond



Close Out: Mail out

ERA WORKFLOW



- In-Progress: Applicant responded but either the application or the required supporting documentation is incomplete.
- Under Review: Application complete, all documents provided and submitted for approval/payment.
- Payment Authorization: Application complete, all documents provided, and payment issued to landlord and/or utility company.
- ERA Partner Agencies: Housing Initiative Partnerships; Laurel Advocacy and Referral Services; United Communities Against Poverty; Community Crisis Center; and JHP Partners.

ERA CURRENT STATS

Total Inquiries	7,164
Pending Documentation from Applicants	1,453
Awaiting QC Review and Payment	28
Ineligible	333
Closed / Non Responsive	4,816
Paid	534
Amount Issued to date	\$1,753,094.83

- September 18th deadline to submit documents
- Estimate 10-15% of pending applicants (217) will complete

***Applicant submission deadline for all documents = 9/18/2020**

ERA PROGRAM LESSONS LEARNED



Burden of proof requirements are cumbersome



Client access to - and capacity for - virtual interactions vary
(i.e.; technology, language, education, age, etc.)



Deadlines *at inception* are essential



Clarity of documentation, reporting and payment requirements
before launch are essential



Trauma negatively impacts tenant compliance and follow through



Technology is key

ERA PROGRAM RELAUNCH

ERA PROGRAM RELAUNCH DESIGN

- Owner/Property Manager Applies
- Burden of proof on Owner/Property Manager
- Assistance capped at \$1,800 per month, maximum 3 months
- Does NOT include utility payments
- Owner/Property Manager and Client self-declaration
- Payment issued per Owner/Property Management

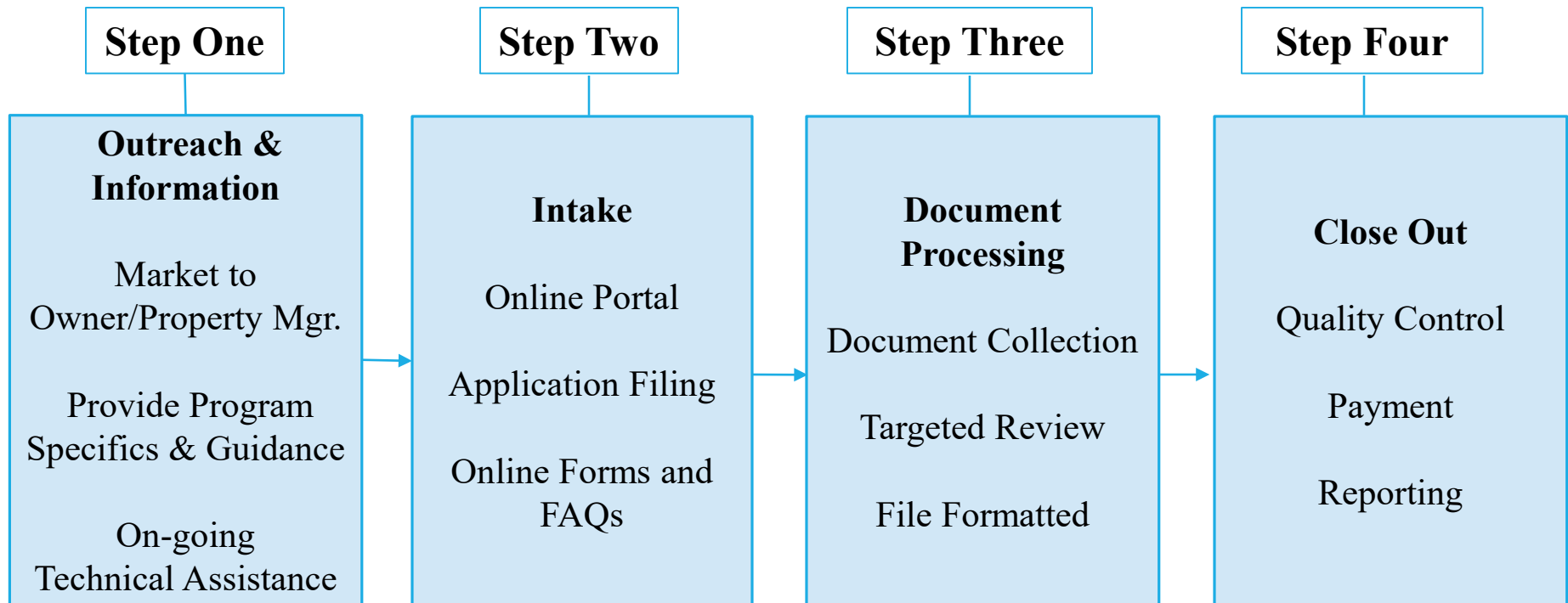
Exclusions:

- Prior ERA 1.0/Local CRF Grant, State Program, Current Municipal CRF Grant
- Housing Choice Voucher/Public Housing Program Participants

ERA PROGRAM RELAUNCH DOCUMENTATION

-
- Self certification of Income (Resident)
 - Self certification of COVID hardship (Resident)
 - Client Consent (Resident)
 - Certification of Rental Hardship (Owner/Property Manager)
 - W-9, Rent Ledger & Rental License # (Owner/Property Manager)
 - Resident Summary by Complex (Owner/Property Manager)
 - Owner/Property Manager Contract Agreement
 - ✓ Legal Penalties for Fraud

ERA PROGRAM RELAUNCH WORKFLOW



ERA PROGRAM RELAUNCH PROJECTIONS

Total Clients Served	2,452	\$8,250,000
ERA 1.0 – Current Paid to Date	534	\$1,753,095
ERA 1.0 – Projections	217	\$ 712,400
ERA 2.0	1,701	\$5,584,505
Administration		\$ 200,000

Average per Applicant \$3,283

OTHER EVICTION PREVENTION EFFORTS

STATE AND LOCAL

- The Governor's Order provides protections against evictions if Tenant can show Substantial Loss of Income. With respect to an individual, this means that a tenant can show that due to COVID-19, or related emergency declaration, an individual can show substantial loss of income.
- County Council Bill-16 is now in effect, extending the eviction moratorium to 90 days after the Governor's state of emergency is lifted. This bill also provides protections against rent increases and late fees during the COVID-19 statewide emergency.

FEDERAL

- On September 1, 2020, the Centers for Disease Control and Prevention (CDC) issued a temporary national moratorium on most evictions for nonpayment of rent to help prevent the spread of COVID-19. The moratorium took effect September 4 and will last until December 31, 2020.
- For more information on the CDC Eviction Moratorium and fact sheets in multiple languages, visit:
https://nlihc.org/sites/default/files/National-Eviction-Moratorium_FAQ-for-Renters.pdf

Prince George's County residents facing evictions have legal services available to them at low cost or no cost:

- ☐ **Maryland Legal Aid, Metropolitan MD – (301) 560-2101**

www.mdlab.org

- ☐ **Community Legal Services (240) 391-6370**

www.clspgc.org

Questions



Thank You