

# San Diego Housing Commission (SDHC) City of San Diego COVID-19 Housing Stability Assistance Program





### COVID-19 Housing Stability Assistance Program Overview

- February 22, 2021: San Diego City Council authorized the program.
- March 15, 2021: Online application launched at covidassistance.sdhc.org
  - Application available in English, Spanish and Vietnamese
- The program helps pay past-due, unpaid rent and utilities for City of San Diego households with low income that experience financial hardship due to the ongoing COVID-19 pandemic.
- The program also helps pay past-due internet service expenses.
- Payments to help with upcoming rent also may be available, subject to funding availability.







### COVID-19 Housing Stability Assistance Program Who Can Receive Help?

- Tenant has a City of San Diego address.
- Household income is at or below 80 percent of San Diego's Area Median Income (AMI), currently \$97,000 per year for a family of four, with priority given to:
  - Household income at or below 50 percent of AMI, currently \$60,600 per year for a family of four
  - At least one member of the household has been unemployed for 90 days and remains unemployed
- Household has an obligation to pay rent.
- At least one member of the household has a reduction of income or other financial hardship during the COVID 19 pandemic.
- Household experienced or is at risk of experiencing homelessness or housing instability.





# COVID-19 Housing Stability Assistance Program Previously Allocated Funding

- \$83,705,260.75 budgeted for assistance payments
  - Federal funds allocated directly to the City of San Diego from the U.S. Department of the Treasury
  - Federal funds the State of California allocated to the City of San Diego, as approved in State Senate Bill (SB) 91, signed into law on January 29, 2021
  - Federal Coronavirus Aid, Relief, and Economic Security (CARES) Act Community
     Development Block Grant (CDBG) funds awarded to the City of San Diego
    - Expenditure of Coronavirus Relief Funds is prioritized because funding regulations allow a longer period of time to expend CDBG funds.





# COVID-19 Housing Stability Assistance Program Applications and Payments

#### **Applications**

- 17,206 applications submitted as of August 9, 2021
  - 1,390 applications submitted from Landlords

#### **Payments**

- SDHC began making payments for qualifying applicants in late April 2021.
- As of August 6, 2021:
  - Payments Disbursed: \$70,763,770.22
  - \$12,941,490.53 obligated to help additional households that have submitted applications
- Program data is updated on our website daily: <a href="https://www.sdhc.org/wp-content/uploads/2021/02/HSAP-Data.pdf">https://www.sdhc.org/wp-content/uploads/2021/02/HSAP-Data.pdf</a>





# COVID-19 Housing Stability Assistance Program New State Legislation

- April and May 2021: SDHC advocated for changes to State law governing the use of funds for the COVID-19 Housing Stability Assistance Program.
- June 28, 2021: Assembly Bill (AB) 832 signed into law by Governor Gavin Newsom
  - Allows the COVID-19 Housing Stability Assistance
     Programs and similar programs statewide to pay 100 percent of rent obligations for qualifying households
- With AB 832's changes, SDHC anticipates fully expending all of the Coronavirus Relief Funds allocated to HSAP and may need additional funds to assist all of the existing eligible applicants.
- Additional funding would be used to help households that submit new applications each day for help from HSAP.



May 25, 202

Governor Gavin Newsom 1303 10<sup>th</sup> Street, Suite 1173 Sacramento, CA 95814

Dear Governor Newson

Amid the current, ongoing discussions about the proposed State of California 2021-2022 Budget, the San Diego Housing Commission (SDHC) requests that you consider including essential updates for the administration of rental assistance funding for households affected by the COVID-19 pandemic.

SDHC administers the City of San Diego COVID-19 Housing Stability Assistance Program, which helps pay past-due rent and utilities for families with low income experiencing financial hardship due to the COVID-19 pandemic. This program operates under the requirements for Option B programs oursuant State Senate Bill (SB) 91.

In addition, the City of San Diego anticipates receiving \$56 million from the federal American Rescue Plan Act (ARPA) of 2021 to provide additional rental assistance for households with low income affected by COVID-19

To maximize the expenditure and impact of the available funding and based upon SDHC's experience with the more than 11,800 applications received to date for the COVID-19 Housing Stability Assistance Program, SDHC recommends incorporating the following updates into the State Budget action:

• Allow the payment of 100 percent of both past-due and upcoming rent for qualifying households. Under SB 91, programs can pay only 80 percent of past-due rent to landlords who are required to waive the remaining 20 percent. Programs also can pay only 25 percent of upcoming rent. The San Diego region s'experience since March 2021 demonstrates that funds are available to pay the full amount of past-due rent owed as well as the entire upcoming rent for qualifying households. If this recommendation were approved, SDHC would be able immediately to process payments using existing certifications of the dollar amounts owed through existing applications. This will bring the state program closer in line with the federal guidance of up to 15 months of assistance, 21 months of arreas and up to three months of future assistance depending on funding availability.

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SDHC Letter to Governor Gavin Newsom May 25, 2021





## COVID-19 Housing Stability Assistance Program Community Outreach

- Contract with 2-1-1 San Diego to answer questions and help complete applications for households, including those without internet access
- Contract with 10 community-based organizations to raise awareness about the program in the communities they serve and to help individuals apply, including those who do not have internet access.
  - Assistance available in more than 20 languages
- Contract with two additional community-based organizations to raise awareness in the communities they serve
  - Asian Business Association & Asian Pacific Islander Initiative





### **COVID-19 Housing Stability Assistance Program**

### **Questions & Comments**

