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3 **2024 RES-191**

4 **AMENDING A CONTRACT FOR EVICTION PREVENTION RENTAL ASSISTANCE**
5 **DCDHS – HAA DIVISION**

6 This project is funded with the County’s allocation of emergency rental assistance funds
7 (ERA 2) authorized in the 2021 American Rescue Plan. Therefore, this resolution follows
8 the format outlined in 2021 RES-013.
9

10 **Justification**

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12 Authorizing Law: In March of 2021, the federal government authorized the \$1.9 trillion
13 American Rescue Plan (ARP) stimulus bill authorizing additional funding to respond to
14 and recover from the COVID-19 pandemic across multiple areas of need.
15

16 The act included \$21.5 billion in funding for Emergency Rental Assistance (ERA 2).
17 Dane County received more than \$42 million in ERA 2 funding through various
18 allocations and reallocations to partner with local agencies to prevent evictions and
19 provide housing stability.
20

21 Response to the COVID-19 Pandemic: Many renters have fallen behind on their rent,
22 are facing evictions, and/or are in need of assistance to pay future rent, due to continued
23 hardship related to the COVID-19 pandemic’s lingering effect on our economy.
24

25 The Tenant Resource Center has been administering a partnership to provide direct
26 assistance and legal services at court for tenants involved in eviction proceedings
27 through the Eviction Diversion and Defense Partnership (EDDP).
28

29 To continue operation of the EDDP through September 30th, 2025, the Dane County
30 Department of Human Services’ (DCDHS) Housing Access and Affordability (HAA)
31 Division seeks approval to amend a contract with The Tenant Resource Center, Inc.
32

33 The contract amendment totals \$7,077,149. The contract term will be extended to
34 September 30th, 2025.
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36 Duplication of Funding/Existing Partnerships and Programs: The funding is not
37 duplicative with other efforts, as duplication of effort is not allowed per federal
38 regulations.
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40 Guidelines: The federal government has passed detailed guidelines for the emergency
41 rental assistance funds authorized in the American Rescue Plan. For eligibility purposes,
42 grantees must only consider household income for 2020 or confirmation of the monthly
43 income that the household is receiving at the time of application, as determined by the
44 Treasury Secretary.
45

46 Up to 18 months of rental assistance can be provided per eligible household.
47 Households are eligible for assistance if one or more individual has qualified for
48 unemployment benefits, has experienced a reduction in household income, has incurred
49 significant costs, and/or has experienced other financial hardship due directly or
50 indirectly to the COVID-19 pandemic, and where one or more individual can
51 demonstrate a risk of experiencing homelessness or housing instability (a past due utility

52 or rent notice or an eviction notice, unsafe or unhealthy living conditions; or any other
53 evidence of such risk as determined by the grantee.)

54
55 Per federal guidelines, households that make 50% area median income (AMI) and below
56 and in which one or more member is unemployed and has been unemployed for longer
57 than 90 days must be prioritized among applicants.

58
59 The grantee must ensure recipients of emergency rental assistance funding do not
60 receive duplicate assistance from other federally funded rental assistance programs.

61
62 Per federal guidelines, landlords or owners may apply on behalf of tenants meeting the
63 eligibility requirements if the tenant cosigns the application, the landlord provides the
64 necessary documentation to the tenant, and the payments are used to pay the tenant's
65 rental obligation to the owner.

66
67 **Expected Outcomes and Data Collection**

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69 Per the federal guidelines, information that must be collected by the grantee includes the
70 number of eligible households that received assistance, the acceptance rate of
71 applicants for assistance, the type of assistance provided to each eligible household, the
72 average amount of funding provided per eligible household, the household income level
73 based on 0-30, 31-50, 51-80% AMI, the average number of monthly rental payments
74 that were received, and demographics of the primary recipient (race, gender, ethnicity
75 per HUD definition).

76
77 Per the federal government, the information collected by the grantee must be reported to
78 the US Treasury on a quarterly basis to maintain ERA 2 compliance.

79
80 **NOW, THEREFORE, BE IT RESOLVED**, that the County Board approves a contract
81 amendment in the amount of \$7,077,149 with Tenant Resource Center, Inc. and
82 authorizes the County Executive and County Clerk to execute the contract documents,
83 and authorizes the Controller to issue checks for payment of contract invoices.

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<u>Vendor</u>	<u>Contract Amount</u>
86 Tenant Resource Center, Inc.	\$7,077,149

87

88 **BE IT FINALLY RESOLVED**, that quarterly reports on program outcomes will be shared
89 with the members of the Health and Human Needs Committee.