The Emergency Rental Assistance Request For Information webinar will begin at 11 AM
Federal Emergency Rental Assistance (ERA) Program:
Request for Information (RFI) Webinar
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Laura Lien, Assistant Director of Homeless Services
Andrea Bell, Director of Housing Stabilization Division
Margaret Salazar, Executive Director
Sam Kenney, Senior Policy Analyst
Megan Bolton, Assistant Director of Research
Sandra Flickinger, Assistant Director of Procurement & Grant Compliance
Agenda for Today's Webinar

• Panel Introductions
• ERA Program and Funding Overview
• RFI Process
• Upcoming Engagements
• Informal Question & Answer Session
  • FAQ will be posted to OHCS' ERA webpage
  • What is currently known may look different than official Treasury guidance as we receive more information
Rent Assistance Resources

• Supporting Tenants Accessing Rental Resources (STARR)
• Landlord Compensation Fund
• Emergency Rental Assistance Program
• And more!
What is the Emergency Rental Assistance (ERA) Program?

- The Emergency Rental Assistance program makes available $25 billion to assist households that are unable to pay rent and utilities due to the COVID-19 pandemic.
- Grantees use the funds to provide assistance to eligible households through existing or newly created rental assistance programs.
Why an RFI?

• The need for increased and extended rent assistance in Oregon is substantial, even with the additional programs operating concurrently (with separate funding sources)
• Want to learn and explore multiple mechanisms for serving those experiencing housing instability
• Use of RFI to inform RFA:
  • What we know v. what we do not know yet (Treasury guidance)
  • Prepare the system for implementation as quickly as possible
OHCS' ERA Vision and Values

- Ease of application, low barrier
- Consistency of program administration across the state
- Clear and consistent information for clients and the public
- Equity and racial justice
  - Centering BIPOC tenant voices
  - Serving undocumented households
  - Affirmative outreach to BIPOC communities
- Stabilizing households and holistic approach
OHCS' ERA Vision and Values

• OHCS to add value where we can: software, training, federal compliance, communications, convening partners
• Geographic equity: inclusive of rural communities and jurisdictions that received their own allocations from US Treasury
• Retain funds in Oregon – meet spending deadlines
• Overall: Balancing expediency with intentionality
ERA Program Overview – Eligible Activities

• Eligible activities:
  • Rent/rental arrears
  • Utilities and home energy costs/arrears
  • Generally, may not exceed 12 months*
  • "Other" expenses related to housing due to pandemic**

*grantee may provide additional 3 months of service, not to exceed 15 months
**Waiting for additional guidance from US Treasury
ERA Program Overview - Renter Household Eligibility

• Renter Household Eligibility:
  • Renter households with incomes no more than 80 percent of area median income (AMI) who meet the following conditions:
    • One or more individual in the household has qualified for unemployment benefits or has experienced a reduction in household income, incurred significant costs, or experienced other financial hardship due directly or indirectly to the coronavirus outbreak; and
    • One or more individual in the household can demonstrate a risk of experiencing homelessness or housing instability.
  • **Prioritization** of 50% AMI or below and HHs with unemployed member
ERA Program Overview – Reporting Requirements

• Reporting Requirements:
  • The number of eligible households that receive assistance
  • The acceptance rate of applicants for assistance;
  • The type(s) of assistance provided to each household;
  • The average amount of funding provided per household;
  • Incomes of eligible households by income tier (less than or equal to 30 percent of AMI, between 30 and 50 percent of AMI, between 50 and 80 percent of AMI);
  • The average number of monthly rental or utility payments that each household received;
  • Disaggregated data by gender, race and ethnicity of primary applicant
ERA Program Overview – Fiscal Requirements

• Fiscal Requirements
  • 65% must be obligated by 9/30/21
• The Treasury Department will recapture any funds not obligated by grantees as of September 30, 2021; and
• Funds can be used until December 31, 2021
ERA Program Overview – Funding Available

- Statewide, Oregon received approximately $280M in ERA dollars for 2021
  - Portland, metro area counties, Lane and Marion counties received their own allocations adding up to $76M
- OHCS received approximately $204M
  - Different than CRF/CVRRP funds, which were allocated to DAS
  - OHCS received ERA Program funds directly
- Statewide regional allocations
ERA Funding Formula

• Formula details
  • Preliminary thoughts on Need Factors:
    • Renter Households at or below 80% AMI
    • Severe Rent Burden
    • Low-Wage Job Loss due to COVID
    • BIPOC Renters
    • Energy Burden

• Regional allocations
  • Direct funding to particular cities/counties will be factored in the formula and allocation structure
Request for Information (RFI) FYI's

- Eligibility of RFI respondents:
  - Must have experience running rent/utility assistance programs
  - Public or Private Non-profit (e.g., homeless services provider; faith-based organization)
  - Local government
• Provider Preparedness:
  • Capacity – use previous rent assistance program experience to consider/determine what you could take on as a potential grantee
  • Type of applicant – will you collaborate and submit a joint application or will you apply as an independent applicant?
  • ERJ impact – disproportionate impact of COVID and housing instability on our communities of color and rural areas; how can you support ERJ values and goals in this work?
  • Technology – OHCS will be providing the software system; consider what you need to be successful in the use of this platform
Request for Information (RFI) Details

• A Request for Information was issued by OHCS on February 5, 2021 to obtain information from service providers that have experience administering an Emergency Rental Assistance program.

• Information gathered from the RFI will be used to develop a Request for Application (RFA) to disburse federal grant funds to experienced organizations.
  • Responses to the RFI will be used for general information purposes only and will not be considered binding on any party.
Request for Information (RFI) Details

• OHCS encourages a collaborative approach to meet the qualifications of grant funding.
  • Respondents must provide a description of relevant experience for their organization and partner organization if collaborative effort.
  • Experience should be relevant to the RFI (use Attachment B “Cover Sheet” to describe each relevant engagement).
  • Respondents must also provide a written narrative responding to each question listed in Section 5.0 “RFI Questions”.
  • Narrative responses should be limited to 3 pages (6 double-sided pages).
Request for Information (RFI) Details

• Responses to the RFI are due at 3:00PM (PST) on Monday, February 15, 2021 and must be submitted to OHCS.Contracts@oregon.gov.

*All electronic submissions must be received and time stamped by or before 3:00PM (PST).
Request for Information (RFI) Details

• The RFI is available on both OHCS' Procurement and ERA Program webpages:
  • Procurement Opportunities: https://www.oregon.gov/ohcs/procurement/Pages/procurement-opportunities.aspx
  • ERA Program: https://www.oregon.gov/ohcs/housing-assistance/Pages/emergency-rental-assistance.aspx
Upcoming Engagements

• HSC Subcommittee
  • Friday, February 12th at 10 AM
    • Lessons and trends from 2020 rental assistance
    • Discussion of regional allocations
  • More meetings to be scheduled at the direction of Chair Hall
• Return this RFI! Your response will inform our next steps
ERA Administration: Next Steps

• OHCS launch software solution, adding module from LCF

• RFI and RFA:
  • RFI released 2/5, casting wide net (please share!)
  • RFI Webinar today, 2/10
  • Request for Applications (RFA) to ensure coverage:
    • Likely to go live end of February
    • Grant agreements executed end of March

• Onboarding and Training
Closing

Thank you for attending!

OHCS’ ERA website: https://www.oregon.gov/ohcs/housing-assistance/Pages/emergency-rental-assistance.aspx

- Recording link and slides will be posted this week
- Chat questions --> FAQ