

American Rescue Plan Act Housing Provisions

Overview for KHC's Leadership
& Management Teams

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Recent COVID Relief Federal Funding for Housing

CRRSSA

December 2020

American Rescue Plan Act

March 2021

| | Emergency Rental Assistance 1.0 | Emergency Rental Assistance 2.0 | Homeowner Assistance Fund | HOME for Homelessness | Emergency HCV Vouchers |
|---------------------------------------|--|--|----------------------------------|------------------------------------|--|
| Federal Agency | Treasury | Treasury | Treasury | HUD CPD | HUD PIH |
| Funds Disbursed To | Commonwealth | Commonwealth | KHC | KHC | KHC |
| Target Recipients | Renters | Renters | Homeowners | Homeless | Homeless |
| Type of Help | Rent & Utility Relief | Rent & Utility Relief | Mortgage & Utility Relief | Creation of Units, Rent Assistance | Rent Assistance |
| Can Fund Services Too? | Yes | Yes | Yes | Yes | No |
| Geography | 118 Counties | 118 Counties | Statewide | 118 Counties | 118 Counties |
| Deadline for Use of Funds | 9/30/2022 | 9/30/2025 | 9/30/2025 | 9/30/2030 | 9/30/2023 |
| Allowable Admin % | 10% | 15% | 15% | 15% | TBD |
| Est. Funding to Commonwealth | \$264,373,907 | \$209,186,699 | \$85,453,322 | \$51,725,043 | TBD |
| Max. Administrative Funding | \$26,437,391 | \$31,378,005 | \$12,817,998 | \$7,758,756 | TBD |
| Max. Services Funding | <i>Included in Admin.</i> | \$20,918,670 | TBD | TBD | - |
| Max. Operating Grants | - | - | - | \$5,172,504 | - |
| Funding to KY Localities | | | | | |
| Louisville/Jefferson Co. | \$22,880,488 | \$18,104,259 | | \$11,417,313 | <i>HCV funding will also go to local public housing authorities.</i> |
| Lexington/Fayette Co. | \$9,643,049 | \$7,630,093 | | \$4,865,246 | |
| Northern KY Consortium | | | | \$2,044,421 | |
| Owensboro | | | | \$1,007,867 | |
| Total for ALL KY Jurisdictions | \$296,897,444 | \$234,921,051 | \$85,453,322 | \$71,059,890 | TBD |

EMERGENCY RENTAL ASSISTANCE 1.0

(Coronavirus Response and Relief Supplemental Appropriations Act - *December 27, 2020*)

- Administered by KHC as the **Healthy at Home Eviction Relief Fund** (teamkyhherf.ky.gov).
- Lump sum payments to landlords & utilities for up to 12 months of arrears + 3 future months of rent/utility costs.
- We expect to have enough funding to help **ALL** eligible applicants with a complete application.

Healthy at Home Eviction Relief

teamkyhherf.ky.gov

- Launched February 15, 2021—one of only 6 states to launch this early.
- Onboarded 70+ temporary staff.
- 11,657 applications received—9,516 that are “complete”.
- 80%+ of applicants earn $\leq 50\%$ AMI.
- \$29M in assistance requested/committed.
- In just 2.5 months: \$11.3M processed & approved for 2,100 renter households.



Using the Healthy at Home Eviction Relief Fund, please review the [frequently asked questions \(FAQs\)](#).

Overview of Healthy at Home Eviction Relief Fund

This program is for renters only. Homeowners should see “Additional Resources” below.
To check the status of your application, log in to the HHERF system (If using a mobile phone, be sure to scroll to the right!)

The Consolidated Appropriations Act, 2021, allocated Coronavirus Relief Fund dollars from the U.S. Treasury for emergency rental assistance. Team Kentucky’s program is described as follows. You may apply by reading through program information and creating an account.

Purpose

- Assist Kentucky tenants with RENT and/or UTILITIES to keep them housed during the COVID-19 pandemic.
- Allow landlords to get substantial payments for back rent.
- Reduce the volume of eviction cases in Kentucky courts.

Geography

- All Kentucky counties outside of Fayette and Jefferson County (118 of 120 counties)
- Apply in Lexington-Fayette County [here](#).
- Apply in Louisville-Jefferson County [here](#).

Timelines

- Application portal opened on February 15, 2021.
- Assistance will be paid as lump sum payments to landlords and utilities.
- Assistance with back rent and utility bills can be calculated back to April 1

Sign In to Work on Your Application



Sign In

If you do not have account, [Click Here](#) to create.

If you forget your password, [Click Here](#) to

Links to:

[HHERF Flyer](#)

[Spanish Flyer](#)

Website:

teamkyhherf.ky.gov/Home.aspx

Worried about past-due rent or utilities?



Healthy at Home Eviction Relief

Assistance with past-due rent and utilities during the COVID-19 pandemic.

Apply online at teamkyhherf.ky.gov.

Who Can Apply?

- Renters and landlords in 118 counties. (*Lexington and Louisville have their own programs.*)
- Tenants must meet income restrictions, be impacted by the pandemic, and provide documentation.
- Landlords must provide documentation, agree to program terms, and forgive fees/penalties.

How to Apply

- Applications are only accepted online at teamkyhherf.ky.gov.
- Email required: Tenants and landlords should have each other's email address to apply.
- Tenants and landlords should both apply.
- In Fayette County: covid19renterhelp.org.
- In Jefferson County: stopmyeviction.org.

Assistance Amount

- Maximum **RENT** relief: 100% of past-due rent since April 1, 2020 + three months future rent.
- Maximum **UTILITY** relief: 100% of past-due utilities since April 1, 2020 + three months future utilities.
- Maximum **past-due** rent and/or utility bills covered: 12 months.

How Payments Are Made

- Lump sum, direct deposit payments to landlords.
- Lump sum payments to utility providers.

American Rescue Plan Act Housing Provisions

(Legislation passed March 11, 2021)

Housing Provisions in the American Rescue Plan

(Legislation passed March 2021)

Funds from Treasury

- Emergency Rental Assistance 2.0
- Homeowners Assistance Fund

Funds from HUD

- HOME for Homelessness
- HCV for Homelessness

Other Funding

- Housing Counseling Funding
- USDA/RD for Rental properties & homeowners

Emergency Rental Assistance 2.0

- \$209M from Treasury (Est. \$177M to KHC)
- Similar to ERAP 1.0 with new flexibilities.
- Rent/utility assistance & housing stability services.
- Maximum income = 80% AMI
- Talking with partners to identify additional ways to deploy this 2nd round of funding, such as:
 - Re-housing the homeless
 - Hotel/motel stays
 - Security/utility deposits
 - Assistance for those exiting recovery housing, incarceration, etc.
 - Housing and legal services

KHC's Early Ideas for ERAP 2.0

- 1. Supplemental funding for HHERF** (+Louisville & Lexington programs)
- 2. Fund a range of housing stability services**
 - a. Legal Aid
 - b. Homelessness Prevention
 - c. Housing Counseling to Build Financial Stability
 - d. Housing Navigation
 - e. Homelessness Case Management
- 3. Homelessness Prevention & Rehousing**
 - a. Security & utility deposits
 - b. Paying arrears on a previous unit so tenant can get rehoused
 - c. Hotel/motel stays
 - d. Moving costs
 - e. Landlord incentives (increased deposits)
 - f. Assisting those displaced by natural disasters
 - g. Paying off credit cards & personal loans related to paying rent.
- 4. Rehousing Special Populations**
 - a. Those exiting recovery programs
 - b. Re-entry after incarceration
 - c. Those exiting domestic violence shelters
 - d. Olmstead SMI population
 - e. Youth aging out of foster care
- 5. Housing Stability Savings Accounts** *(not sure if Treasury would allow this)*

Homeowners Assistance Fund

- \$85M from Treasury to KHC.
- Assistance to homeowners experiencing financial hardship during the pandemic to get caught up on mortgage payments, utilities, insurance, taxes.
- Maximum income limit = 150% of AMI
- Majority of funds must go to:
 - Homeowners at/below 100% median income.
 - Socially/economically disadvantaged homeowners.
- KHC administered a similar program after the 2008 Recession (Hardest Hit Fund), utilizing a network of nonprofits experienced in housing counseling.

HOME for Homelessness

- \$51.7M from HUD.
- Unprecedented earmarking HOME funds to serve homeless.
- Eligible uses:
 - Rent Assistance
 - Development of permanent affordable housing.
 - Supportive services.
 - Acquisition & development of non-congregate shelter.
 - Operating grants to eligible nonprofits.
- How homelessness will be defined will be key.
- Internal coordination: KHC's Homelessness Team and Multifamily Programs to optimize this new funding.
- External coordination: Homelessness partners in the 118-count Continuum of Care & multifamily developers.

Sec. 8 HCV for Homelessness

- Sec. 8 Emergency Housing Choice Vouchers targeted to persons at risk of or experiencing homelessness.
- Similar to KHC's existing Mainstream vouchers.
- How homelessness will be defined will be key.
- This funding is expected to come to public housing authorities across Kentucky, including KHC.

Other Funding that will Benefit Kentuckians

HOUSING COUNSELING

Funding to be granted out to nonprofits to provide housing counseling directly to households facing housing instability such as eviction, mortgage default, home foreclosure, loss of income, or homelessness. KHC may received some of this funding. Will benefit nonprofits across KY—many of whom work with KHC.

USDA RURAL HOUSING/DEVELOPMENT FUNDING

Emergency assistance for rural multifamily housing

Funding to provide additional assistance rural rental properties already subsidized by USDA Rural Development and their tenants. Will benefit properties in KHC's Asset Management portfolio.

ReleIF for sec. 502 & 504 direct Home loan borrowers

Funding for loans/modifications for rural homeowners with 502/504 loans. Will benefit rural lenders/servicers & homeowners utilizing these loan products.

Other Funding that will Benefit Kentuckians

State & Local Fiscal Recovery Fund

(NOT housing-specific)

Estimates for Kentucky:

| | |
|--------------------------------|----------------------|
| State Gov't: | \$2,440,591,000 |
| Metro Cities: | \$444,686,000 |
| Other Cities: | \$306,765,000 |
| Counties: | \$866,478,000 |
| <u>State Capital Projects:</u> | <u>\$185,355,000</u> |
| Total, All Jurisdictions: | \$4,243,873,000 |

THANK YOU.

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