

**To the Mayor and Members of the City Council****March 22, 2022**

Page 1 of 1

SUBJECT: EMERGENCY RENTAL ASSISTANCE PROGRAM UPDATE

The City of Fort Worth has contracted with Fort Worth Housing Solutions, Housing Channel, The Salvation Army, Samaritan House, the Center for Transforming Lives, and Cornerstone to disburse federal Emergency Rental Assistance Program (ERAP) funds to eligible households that were unable to pay rent and/or utilities due to the COVID-19 pandemic. Funds were first received in September 2020 and have come in several rounds of funding.

As of March 1, 2022, the City's ERAP program has successfully disbursed \$30,840,857 to eligible ERAP applicants and assisted 4,785 City households. However, the amount of funds requested by ongoing recipients and current applicants exceeds the amount of remaining funds, which total \$28,193,111. Since November 2021, the City's ERAP program has averaged expenditures of \$4.5 million per month.

As of March 1, 2022, there are 5,856 applications in the following status categories:

- 1,928 Under Review – Currently being reviewed by eligibility staff to determine eligibility
- 1,208 Pending Information – More information is needed from the tenant or landlord to make an eligibility determination
- 2,720 Application Submitted — These are applications submitted that have not been assigned due to a high caseload at each of our agencies

Residents have received an average amount of \$6,400 per application. Using average funds per application, we estimate that the amount needed to fund the applications currently in our application queue equals approximately \$37.7 million, exceeding the available funds by a margin of \$9.5 million. Staff does not anticipate any additional federal or state funds coming to the City to extend the program. As a result, there will not be enough funding to cover rental assistance for those that have submitted applications.

Without objection, therefore, Neighborhood Services staff will proceed with closing the application portal for rental assistance effective March 31, 2022. The Neighborhood Services Department will continue to accept applications for applicants with an active eviction court filing until March 31. Staff will continue to process applications submitted prior to the March 31 closure date until all the funds are exhausted. Applications will be prioritized based on eviction status, income level, and application submission date. Applications received prior to the March 31st closure date are not guaranteed assistance, which is dependent upon applicants meeting the qualifications and funding availability.

To ensure transparency with residents and applicants, we intend to communicate this closure to our applicants. The closure process will include conducting a media campaign to ensure City residents are informed, communication with the courts and eviction prevention partners, and careful redirection of applicants to other available resources.

The attached presentation provides additional information about the program. If you have any questions about it, please contact Victor Turner, Director of the Neighborhood Services Department, at 817-392-8187.

David Cooke
City Manager

PROGRAM UPDATE

Victor Turner, Director

Neighborhood Services Department



EMERGENCY RENTAL ASSISTANCE



ERAP FUNDING OVERVIEW

FUNDING SOURCE	Allocated \$	Expended to Date	Remaining Funds	Obligation Deadline	Expenditure Deadline	Met Deadlines
Texas ERAP	1,840,489	1,840,489	0	N/A	January 2022	YES
US Treasury ERAP 1	27,484,117	27,484,117	0	September 2021	September 2022	YES
US Treasury ERAP 2	29,071,786	10,878,675	18,193,111	March 2022	September 2025 (will be spent by 9/22)	In Progress
Additional ERAP 1 allocation from US Treasury from Tarrant County	10,000,000	TBD	10,000,000	Immediately	September 2022	In Progress
Total ERAP Funding	\$68,396,392	\$40,203,281	\$28,193,111			

REMAINING ERAP FUNDS

Funding Source	\$ Amount
Total funding (all sources)	\$68,396,392
Estimated total administrative cost expended/planned	-7,521,934
Assistance provided to residents using US Treasury ERAP 1 & 2	-30,840,858
Assistance provided to residents using Texas ERAP	-1,840,489
Total of remaining funds	\$28,193,111

CURRENT CASE STATUSES*

Status	Definition	Current #
Under review	Currently being reviewed by eligibility staff to determine eligibility	2,478
Pending information	More information is needed from the tenant or landlord to make an eligibility determination	1,657
Application submitted	These are applications submitted that have not been assigned due to a high caseload at each of our agencies	1,721
TOTAL		5,856

*Case status as of February 28, 2022



EXPENDITURE RATES

CFW ERAP Monthly
Average
\$4.5M/mo.

Average assistance
per household
\$6,445

Funding remaining
\$28,193,111

Total \$ needed to cover all
remaining submitted
applications as of 2/28
\$37,741,920

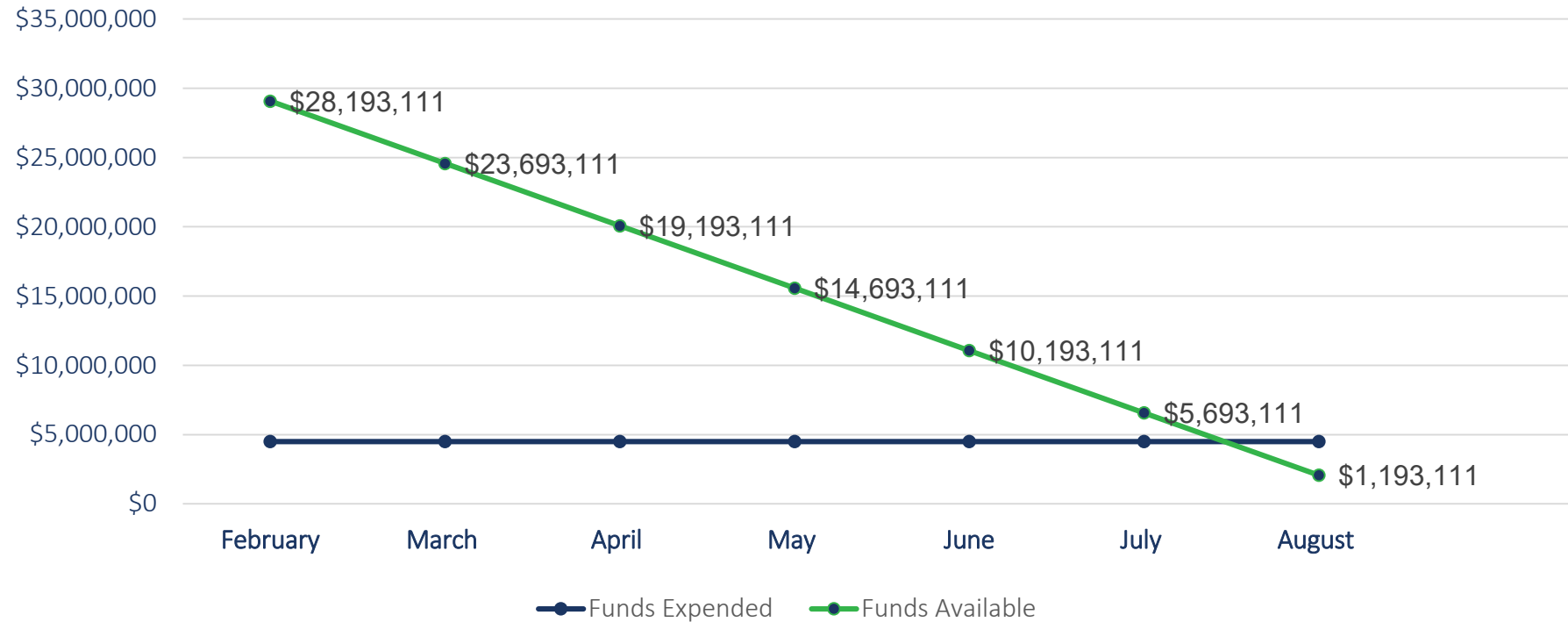
Applications
awaiting assistance
5,856

We are currently **\$9,548,809** short



PROJECTED EXPENDITURES

ERAP Projected Expenditures
@ \$4.5M/month



PROGRAM SUCCESS

HOUSEHOLDS ASSISTED

4,785

As of 2/28/22

AVERAGE ASSISTANCE

\$6,400

*Per household As
of 2/28/22*

TERAP EXPENDITURES

\$1,840,489

*DEADLINE: 01.01.22
MET DEADLINE : 11.30.21*

EXPENDITURES FOR ERA1

\$27,484,117

*DEADLINE: 9.30.22
MET DEADLINE: 12.1.21*

EXPENDITURES FOR ERA2

\$10,878,675

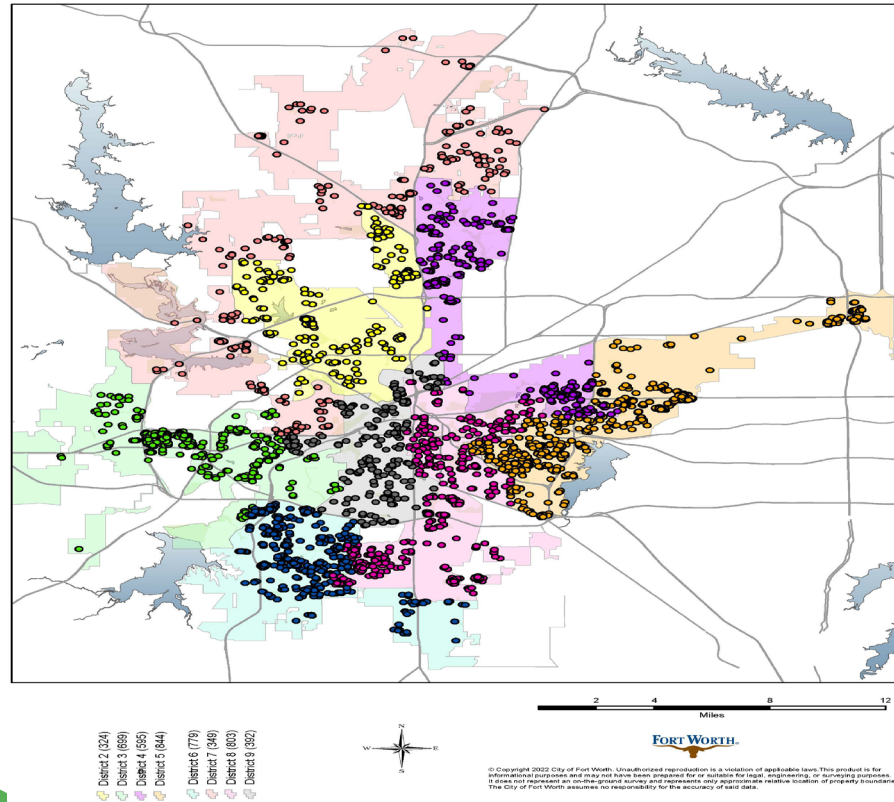
*DEADLINE : 9.30.25
WILL MEET DEADLINE: 8.1.22*

TOTAL FUNDS DISBURSED

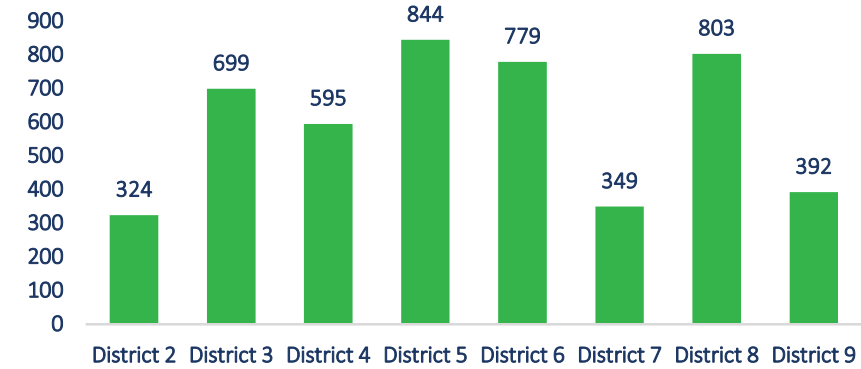
\$30,840,857

EXCEEDING EXPECTATION

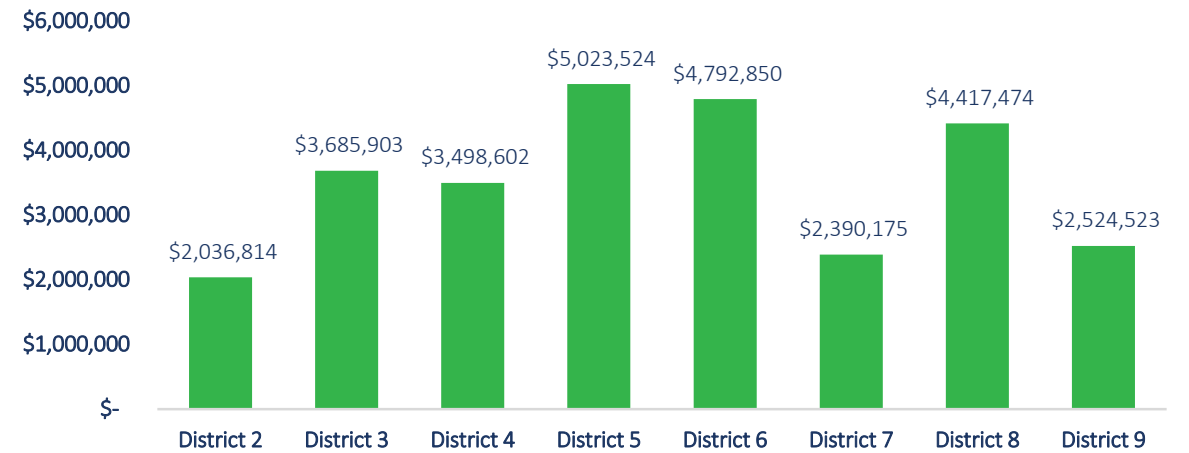
ERAP ASSISTED RESIDENTS



ERAP Households Assisted by District

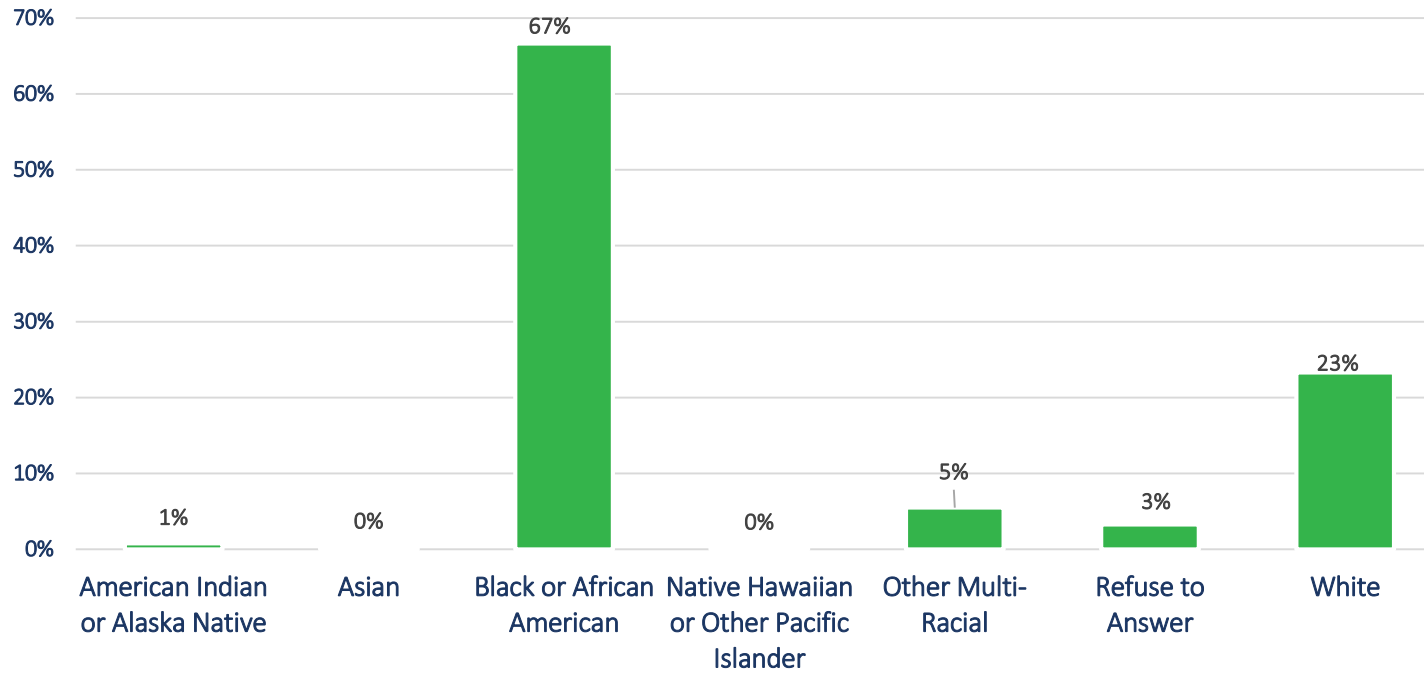


ERAP 1 Expenditures by District

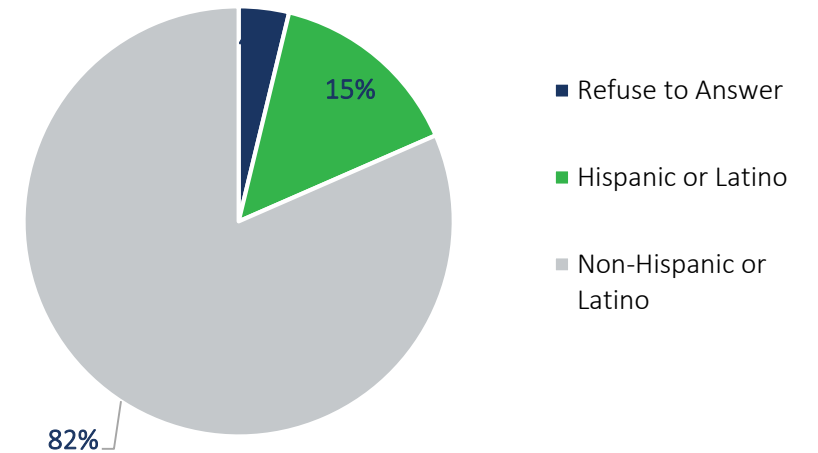


DEMOGRAPHIC BREAKDOWN

Race %



Ethnicity %



STATEWIDE PORTAL CLOSURES

	Portal Status	ERAP 1	ERAP 2	Treasury Reallocation	Total Allocation
State of Texas	CLOSED	\$1,308,110,629.80	\$1,079,786,857.20	-	\$2,387,897,487.00
Arlington	CLOSED	\$12,051,814.90	\$9,536,037.00	\$5,000,000	\$26,587,851.90
Austin	CLOSED	\$29,578,788.20	\$35,312,852.70	-	\$64,891,640.90
Corpus Christi	CLOSED	\$9,868,157.30	\$7,808,211.00	-	\$17,676,368.30
Houston	LIMITED FUNDS REMAINING – ONLY ACCEPTING APPLICATIONS FOR RENTERS WITH ACTIVE EVICTION CASES	\$70,109,464.50	\$86,068,150.20	\$5,902,043	\$162,079,657.72
San Antonio	CLOSED	\$46,751,961.10	\$49,698,201.90	\$4,569,336	\$101,019,499.00
Brazos County	CLOSED	\$6,925,863.90	\$8,961,076.50	-	\$15,886,940.40
Dallas	CLOSED	\$40,597,544.60	\$50,225,677.40	-	\$90,823,222.00
Dallas County	OPEN	\$27,067,799.50	\$37,942,392	-	\$65,010,191.50
Tarrant County	OPEN	\$24,281,300.40	\$26,407,662	(\$15,000,000)*	\$35,688,962.40
Fort Bend County	CLOSED	\$23,249,662.10	\$18,396,369.50	-	\$41,646,031.60
Harris County	LIMITED FUNDS REMAINING – ONLY ACCEPTING APPLICATIONS FOR RENTERS WITH ACTIVE EVICTION CASES	\$73,758,724.10	\$71,425,414.00	\$8,619,210	\$153,803,348.10
Travis County	CLOSED	\$10,588,660.30	\$8,378,311.40	-	\$18,966,971.70

*Voluntarily Reallocated:

*CFW - \$10,000,000

*Arlington - \$5,000,000



OTHER POTENTIAL SOURCES OF ERAP FUNDING

Source	Amount	Notes
CDBG-CV Funds	\$1 Million	Re-allocate from subrecipients that have failed to meet timeliness tests on funds. Could be available in May 2022
American Rescue Plan Act (ARPA) Funds	\$13 Million	Remaining ARPA funds could be spent on assisting emergency rental assistance clients and administrative costs.

Note: US Treasury has not indicated there will be any additional funds available to cities.

Unassisted applicants will be referred to:

Source	Amount	Notes
Community Action Partners (CAP)	\$1.2 Million	CAP has a small pot of annual rental assistance funds to assist their clients with significantly different rules than ERAP funding
Texas hotline @ THHSC (211)	Unknown	THHSC has a hotline that provides some rental assistance in certain cases

TWO OPTIONS TO CONSIDER TO COVER SHORTAGE

1. Add \$1M in recovered CDBG-CV funds; or
2. Add \$1M in recovered CDBG-CV funds **PLUS**
\$8.5MM in ARPA Funds



\$9,548,809
Existing Shortage

THANK YOU

