



HOUSING &
PLANNING



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PLANNING**

RENT Assistance Program

March 2021– Present

Housing and Planning Committee

June 15, 2021

Content

- RENT Overview
- RENT Performance
- Eviction Moratorium
- Future Funding



RENT Overview



RENT Overview

RENT assistance for Austin tenants affected by COVID-19

Eligibility

- Live within **Austin's full purpose jurisdiction**
- **Make 80% or less** of the Area Median Income (AMI)
- **Currently on a lease** or contractually bound rental relationship
- **Recipients** participating in federal rental assistance programs are welcomed to apply
- Financially impacted by COVID-19

Benefits

- Up to **12-15 months of full contracted rent** payment for rent incurred between April 2020 through December 2021.
- Rent payments are made **directly to the landlord/property manager/property owner** who is owed the rent.



RENT Overview

Guidelines

- Funds will help pay for future, current and past due unpaid rents
 - late fees will be capped at 10% of the gross monthly rent
 - eligible renters needing help with future rent can be certified in increments of 3 months of rent assistance
- RENT funds can cover the rent listed on the lease with any fees or utilities that are included in the rent amount listed
 - Funds will not cover tenant damages or provide reimbursement for rent previously paid for by the tenant
- Rent assistance will be capped at 175% limit of the Fair Market Rent (FMR) based on the unit's bedroom size

RENT Overview

Priority Populations

- Priority 1
 - 30% & below AMI
 - Qualify for Unemployment
- Priority 2
 - 31 – 50% & below AMI
 - Qualify for Unemployment
- Priority 3
 - Above 50% AMI
 - Experienced Previous Homelessness
 - Unemployed
 - Unserved in RENT 2.0
 - 5 or more months of rent in arrears



Neighborhood Housing & Community Development



RENT assistance

Austin tenants affected by COVID-19



RENT Performance

March 2021 – Present



Austin Relief of Emergency Needs for Tenants (RENT)

Topline Stats

2807

Number of Assisted Households

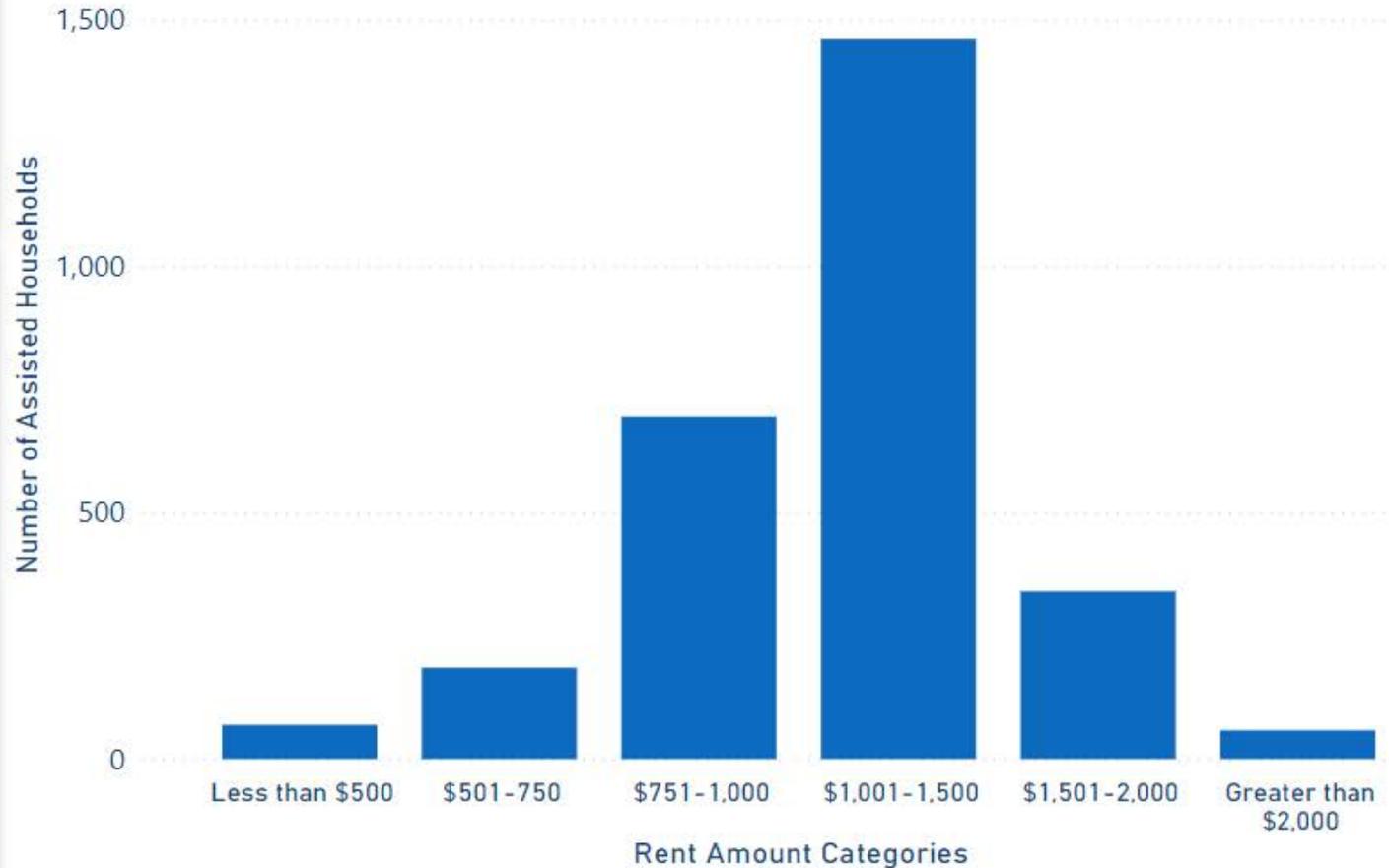
\$16,197,212

Payment Amount

\$1,114.5

Median Monthly Rent Amount

Distribution of Rental Assistance

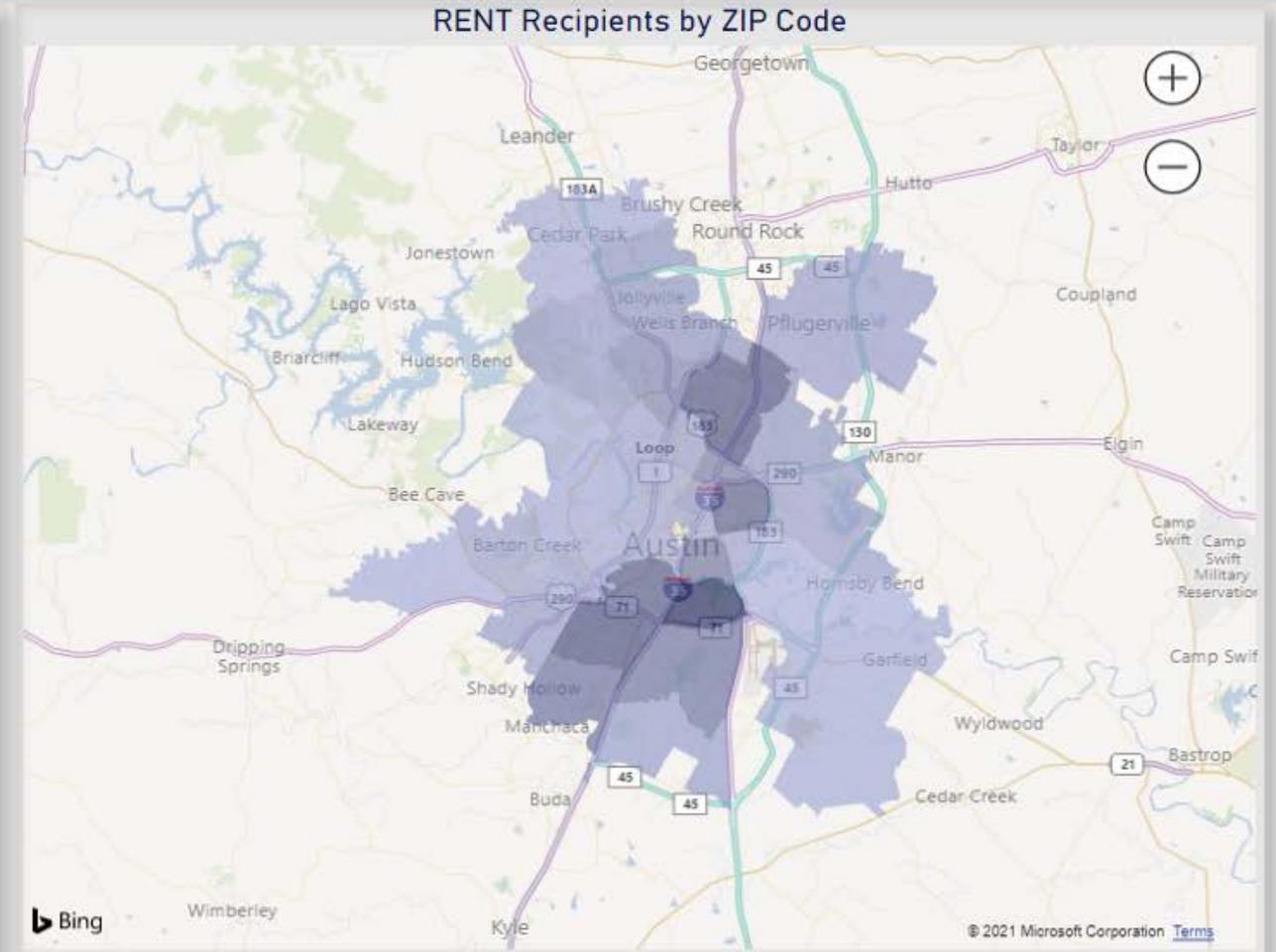




Austin Relief of Emergency Needs for Tenants (RENT)

Geographic Dispersion

Zip Code	Assisted Households	Percent of Total
78741	296	10.55%
78745	212	7.55%
78753	205	7.30%
78758	200	7.13%
78704	186	6.63%
78723	177	6.31%
78748	144	5.13%
78744	138	4.92%
78702	123	4.38%
78752	112	3.99%
78759	95	3.38%
78727	65	2.32%
78729	63	2.24%
78717	60	2.14%
78726	60	2.14%
78754	59	2.10%
78751	58	2.07%
78750	47	1.67%
Total	2807	100.00%

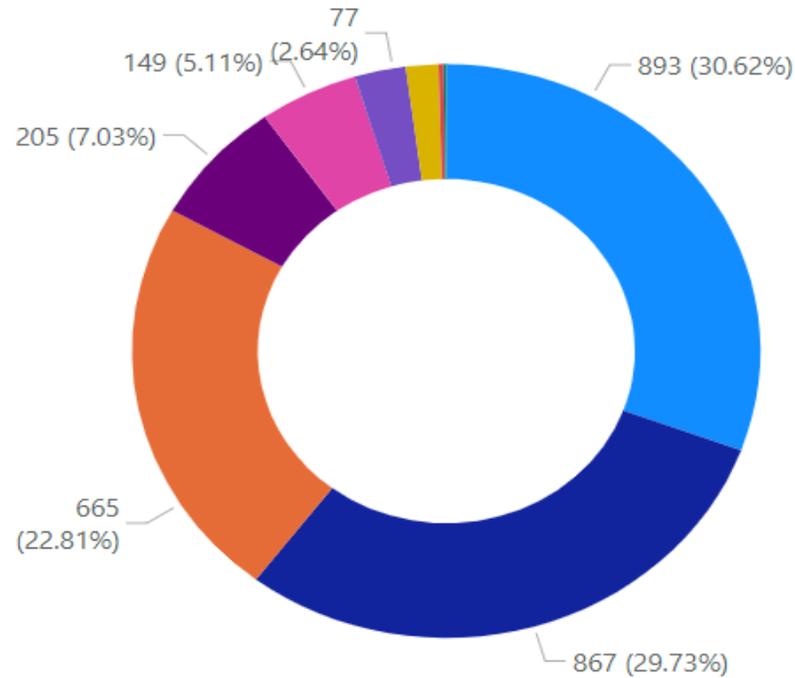




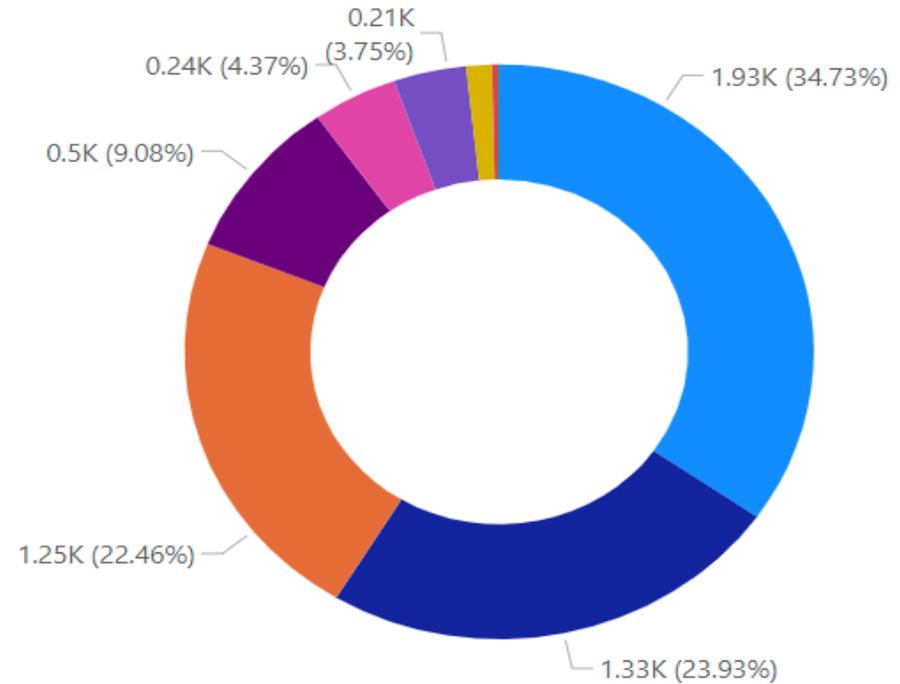
Austin Relief of Emergency Needs for Tenants (RENT)

Demographics

Head of Household Race/Ethnicity of Assisted Individuals



Race/Ethnicity of All Assisted Individuals



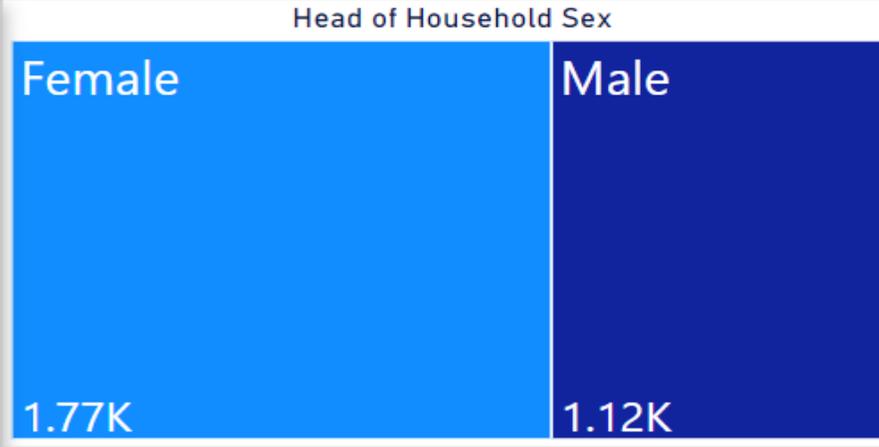
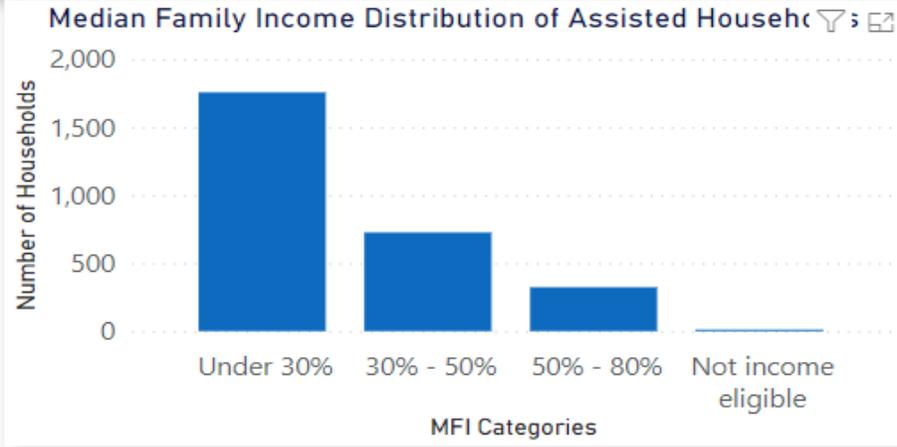
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● Latino ● White ● Black/... ● Multir... ● Prefer ... ● Asian ● Other ● Ameri... ● Native...



Austin Relief of Emergency Needs for Tenants (RENT)

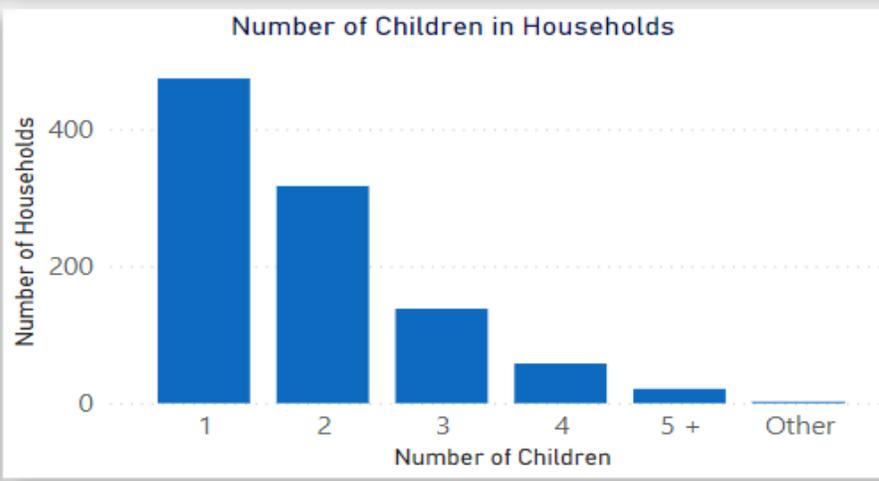
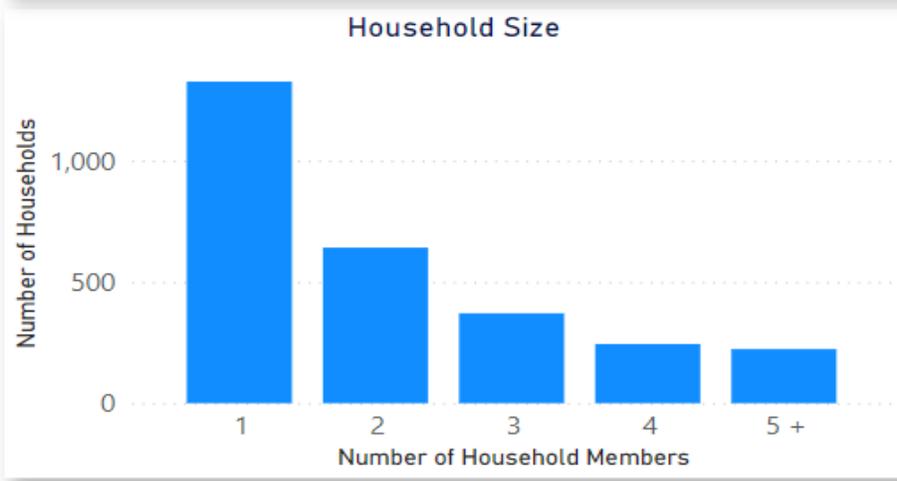
Demographics



512
Assisted Persons with a Disability

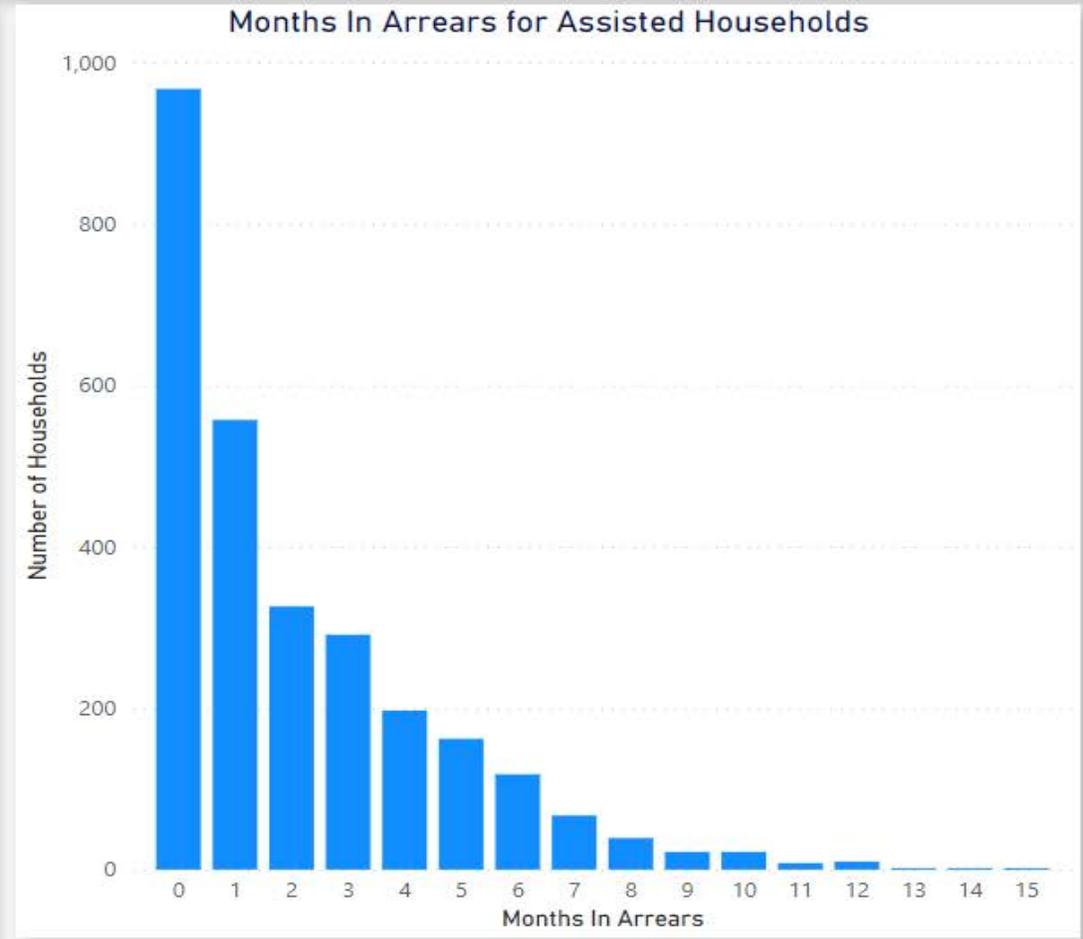
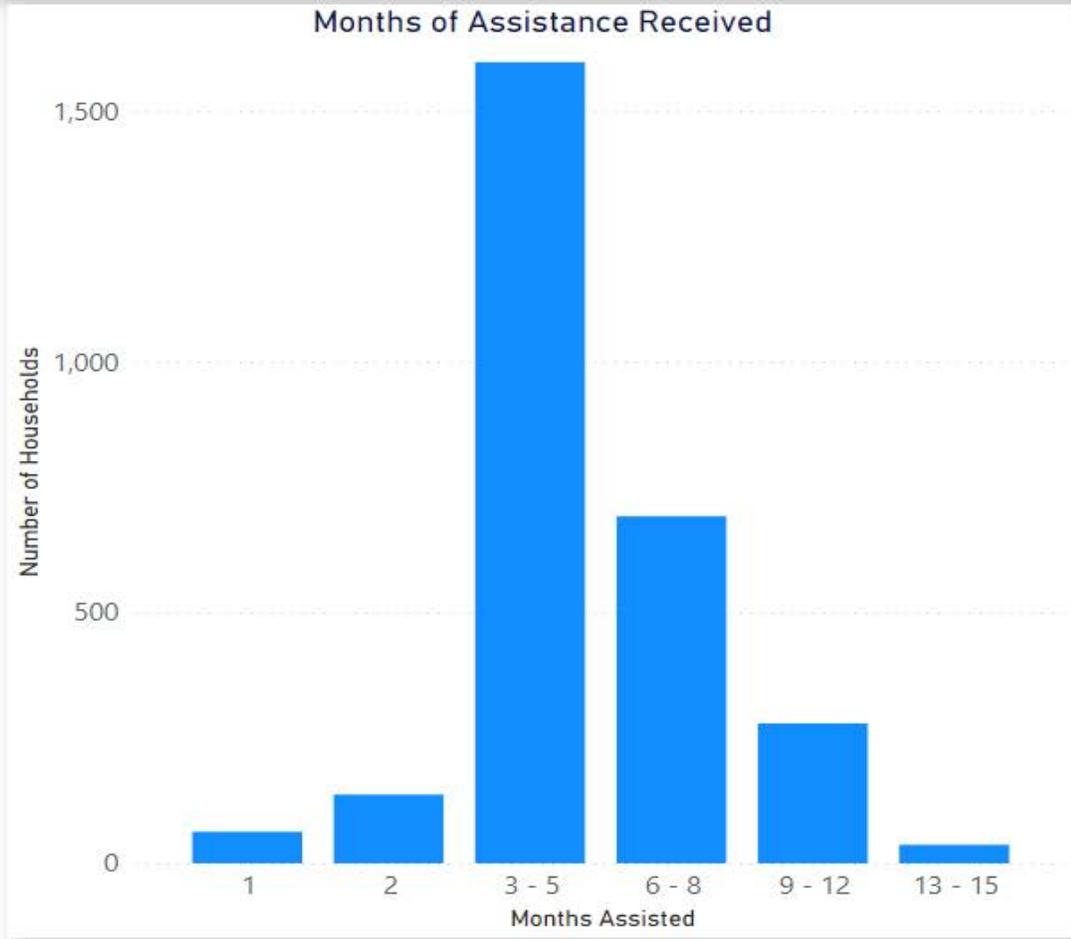
98
Head of Household Veteran Status

129
Additional Federal Housing Assistance





Austin Relief of Emergency Needs for Tenants (RENT) Demographics





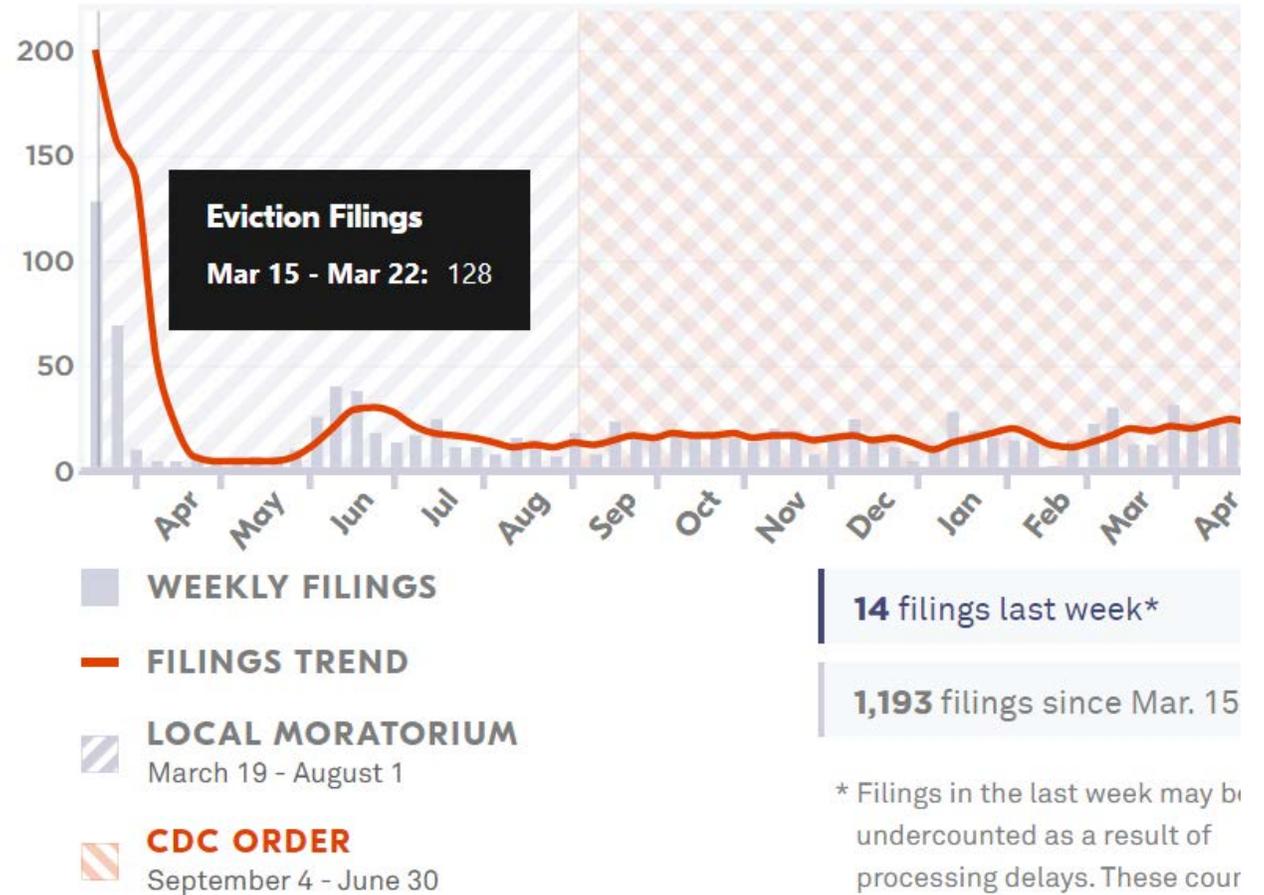
Evictions in Austin



Eviction Rates Prior to Local Moratorium

- Reporting Courtesy of the Eviction Lab

EVICTON FILINGS BY WEEK

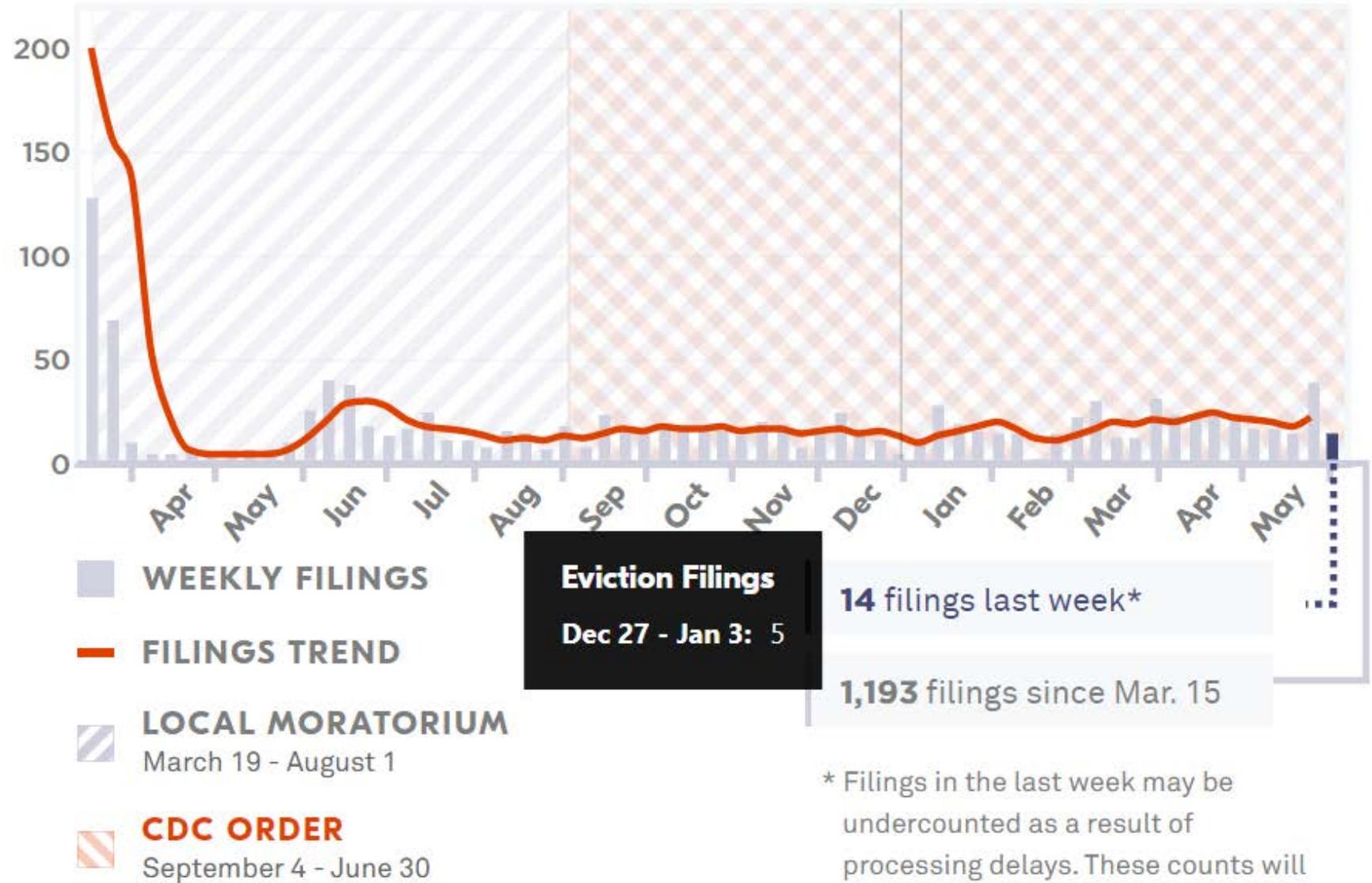




Eviction Rates – During CDC Moratorium

- Reporting Courtesy of the Eviction Lab

EVICTON FILINGS BY WEEK



Eviction Filings
 Dec 27 - Jan 3: 5

14 filings last week*

1,193 filings since Mar. 15

* Filings in the last week may be undercounted as a result of processing delays. These counts will be revised in the following week.

Future Funding & Programs



Future RENT Assistance

- \$20 Million in Funding (ERA2 - U.S. Treasury Department)
- At least 90 percent of awarded funds must be used for direct financial assistance, including but limited to:
 - rent
 - rental arrears
 - utilities
- Assistance to Prioritize Persons Under 50% AMI
- ERA2 funds generally expire on September 30, 2025
- ERA2 requires that “other expenses” be “related to housing” but does not require that they be incurred due to the COVID-19 outbreak.
- In no case may an eligible household receive more than 18 months of assistance under ERA1 and ERA2, combined.



Future RENT Assistance

Collaboration with Travis County

- Finalizing an MOU to establish a data sharing agreement
- Will help to avoid duplication of benefits
- CTM collaborating on creating website to allow tenants to identify what benefits are available to them based upon their address



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Thank You

AustinTexas.gov/housing-planning