



ARLINGTON COUNTY COVID-19 HOUSING RESPONSE

TENANT LANDLORD COMMISSION

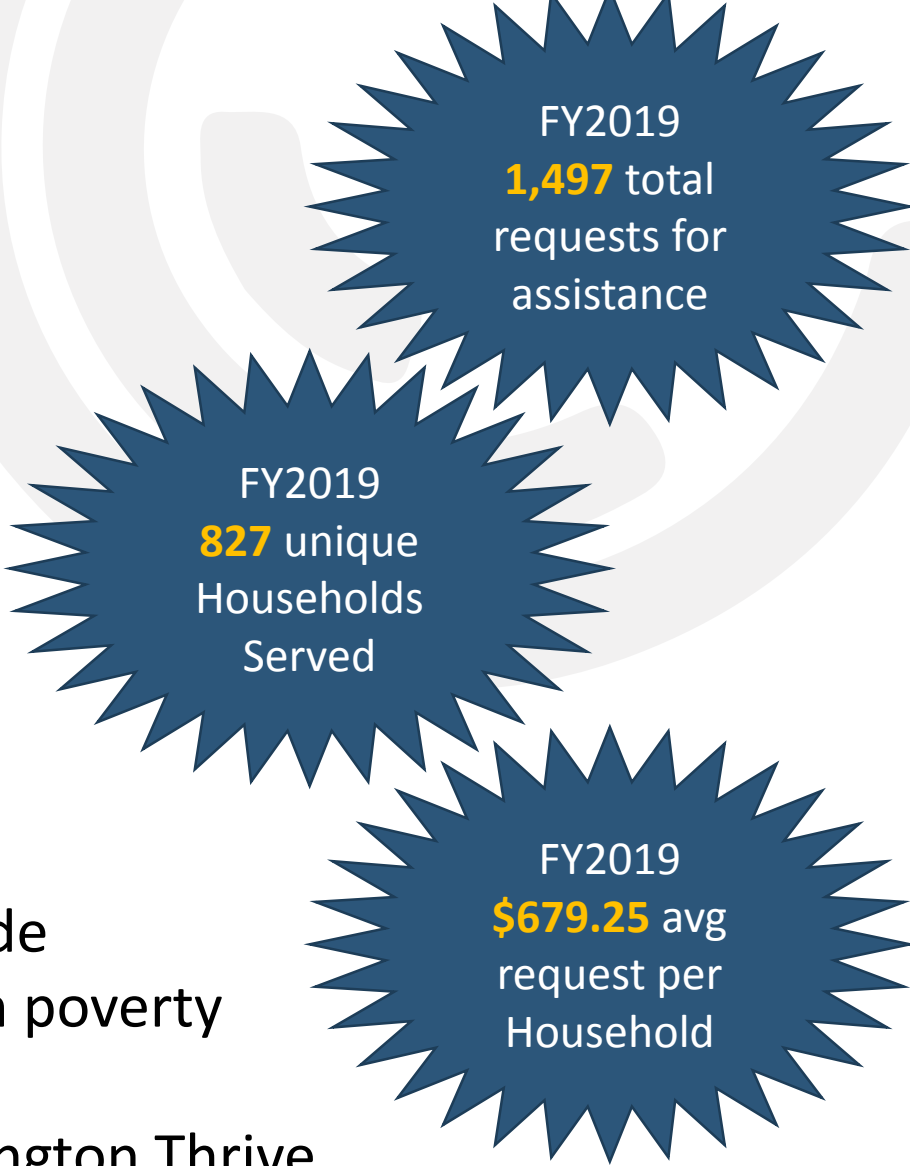
JULY 29, 2020

NICOLE HARMON, DHS

JENNIFER DANIELS, DCPHD

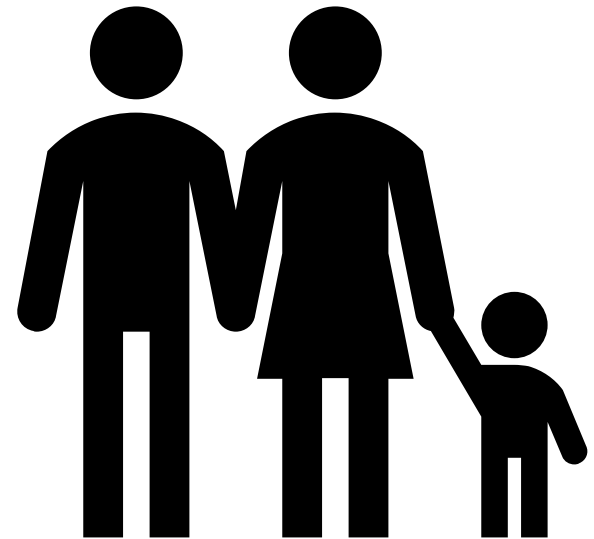
EMERGENCY ASSISTANCE ESTIMATES

- **Pre COVID data: from July 2019-March 2020**
 - 564 unique requests for prevention assistance
- **COVID Era data: from March 2020 - June 12, 2020**
 - 2,748 total requests for assistance
 - Average assistance amount per household: \$1,275
 - Projection: 1,200-1,500 unique requests
 - 53% of all rental assistance requests live in 22204 zip code
 - 100% of households are considered low-income/living in poverty
 - Over \$1.48 million in rental assistance
 - More than 220 landlords have received checks from Arlington Thrive



FUNDING

- \$1.5 Local funding to THRIVE for emergency assistance for residents in need.
- Approximately \$1M in CARES funds (Community Development Block Grant and Community Services Block Grant)
- Virginia Rent and Mortgage Relief Program (RMRP)
 - \$450,000 for low-income residents



RENTAL ASSISTANCE PROGRAMS

HOUSING GRANTS AND HOUSING CHOICE VOUCHERS



- **Housing Grants:** Working family households with job loss can use pre-COVID income and work hours to determine qualifying eligibility
- **Housing Choice Voucher:** HCV clients experiencing a loss of income may qualify for a lower household rental contribution. Inspections of contracted properties suspended; inspections for new and vacant units for HCV occupancy are still underway with inspections modified through virtual methods
- Mainstream Voucher waiting list opened July 22, 2020 for homeless and at-risk of homelessness

- **Permanent Supportive Housing:** County used prior-year carryover funding to expand state grant services to temporarily shelter homeless PSH clients on the waitlist for permanent housing
- Efforts help reduce exposure and slow the spread of the virus among Arlington's homeless population.
- State has awarded PSH \$490,000 to serve an additional 13 individuals



PERMANENT SUPPORTIVE HOUSING (PSH)

OTHER HOUSING AND SAFETY NET SUPPORT

- Identified quarantine housing as back-up for congregate care settings
- Provided an additional \$100,000 to the Arlington Food Assistance Center (AFAC)
- Providing safety net non-profits with a one-time 1.5% contract increase (~\$167K) in FY 2020
- Leveraged over \$1.1 million in state ESG, CARES, and philanthropic funding for Continuum of Care homeless services
- Providing vital PPEs (masks, gloves, cots, etc.) and cleaning supplies to shelter operators through EOC
- Launched a [homeless outreach coalition team](#) to help identify unsheltered individuals at high risk for COVID-19 and connecting them to services



SINGLE-FAMILY TEMPORARY PAYMENT FORGIVENESS

- Single Family Borrowers of the Moderate-Income Purchase Assistance Program (MIPAP) and Home Improvement Program (HIP) with monthly amortized payments are eligible
- Approximately 100 total loans (\$64K-\$80K in forgiven payments)
- Monthly payments (principal and interest) between May 1 and December 31, 2020 will be administratively credited by the County's loan servicer, AmeriNat
- Monthly payments resume on January 1, 2021



MULTIFAMILY LIMITED LOAN PAYMENT WAIVER

- Multifamily borrowers who have not submitted CY 2020 residual receipt loan repayments as of April 1, 2020 can request a “Limited Loan Payment Waiver” to address emergency needs, including:
 - rental assistance for tenants so that they can remain at the property
 - operating deficits resulting from vacancy and rent losses
 - other emergency needs associated with COVID-19
- 19 borrowers opted to participate (approximately \$2.3M in waived County loan payments)
- In return for waived payments, multifamily owners shall not evict tenants for COVID-related non-payment of rent through December 31, 2020



EVICTION PREVENTION

EXPECTED INCREASE IN EVICTIONS



Most federal and state eviction protections have expired

More than 12,000 households in Virginia with unlawful detainers

Arlington courts begin hearing eviction cases July 30th

DHS partnering with courts and nonprofit service providers for outreach, intake and service coordination

Some Arlington landlords committed to not evicting and/or not charging late fees

Regional and local coordination and advocacy efforts underway



ARLINGTON EFFORTS TO PREVENT EVICTIONS

QUESTIONS?