

SHORT-TERM EMERGENCY ASSISTANCE

What is Measure ULA's Short-Term Emergency Assistance?

Below is the Measure ULA initiative definition of Short-Term Emergency Assistance:

"Short-Term Emergency Assistance. Five percent of the House LA Fund-Programs shall be annually allocated to provide short-term emergency funding to tenant households at risk of becoming homeless. Funds will stabilize low-income tenants at risk of losing their housing due to one-time economic shocks and may cover the entirety of rent payments for a short-term period of up to 6 months. Priority eligibility shall be established for lower income households."

Who Will be Impacted by Short-Term Emergency Assistance?

Tenants that are eligible for Short-Term Emergency Assistance will be able to access this emergency assistance. The following are proposed guidelines for Short Term Emergency Assistance:

1. Renter of residential rental property living within Los Angeles city limits;
2. Household income must be below 80% AMI*; and
3. Description of one-time economic hardship or shock.

In addition to the initial tenant eligibility criteria, LA City RAP requires the following:

- Employees of contracting providers and their direct family members are ineligible for rental assistance
- Presumption of ineligibility for applicants allegedly renting from immediate family relatives living in the same household or living in another property owned by the family relative.

What Are the Issues to be Determined With Short-Term Assistance?

- We recommend short-term assistance to be distributed through a decentralized system in which a specific number of agencies will provide rental assistance and have database access to better assist tenants rather than providing short-term assistance through one agency or entity.
 - A centralized entity will produce the payments and finalize applications.
 - Contracting with various community based organizations throughout the city to provide technical assistance and access for tenants to apply for rental assistance.
 - We recommend a stand alone program. Perhaps creating a pre-eviction diversion program can be developed to reduce the number of LA city evictions.
- Prioritize low-income applicants and households living in below market or rent controlled rental units to first receive rental assistance.
- We recommend the short-term assistance be flexible by allowing the 6 months assistance to be applied either for arrears or prospective rent. In addition, allow assistance for other expenses to maintain housing.
- We recommend providing rental assistance once a year, if the household rental assistance request reaches the maximum 6 month allotment.
- We recommend the continued practice to pay landlords directly and require a signed W-9 form unless the City will not require oversight for rental payments directly provided to tenants in situations when a landlord fails to cooperate or participate. Providing oversight of these payments would create a heavy administrative burden and cost on the agencies providing short-term assistance.