Emergency Rent Assistance: RSC Discussion Themes

1. Funding
   a. Increase amount of existing assistance
   b. Research amount to adequately met the need
   c. Consideration of supply-based funding streams such as percentages of collected rent, percentage of city code violation fines, etc.

2. Eligibility
   a. Consider more expansive income eligibility threshold (most programs are for tenants at 30% AMI or below)
   b. Importance of low barrier application criteria

3. Structure & Purpose
   a. Should assistance be linked to eviction prevention (emergency triage model) or to relationship with community providers (considers long term retention/future ability to pay)?
   b. Need rent assistance that is for a longer duration (up to 4 years)
   c. Importance of flexibility for eligible expenses (application fees, moving costs, etc.)
   d. Need for dependability of rent assistance by landlords (payment linked to a binding contract as opposed to a promissory note dependent on tenant compliance with applicable program rules)
   e. Tension between stable/ongoing rent assistance and increasing rents. Should rent assistance come with strings such as cap on rent increases, compliance with habitability/code requirements, etc.?
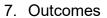
4. Access
   a. Should access be centralized or disbursed?
   b. Importance of low barrier application process
   c. Need for equitable access that takes into account the digital divide
   d. Balance need of direct applications by tenants and easy access for service providers
   e. Should program allow landlords to apply directly on behalf of tenants?

5. Outreach/Education
   a. Importance of clear communication plan about how to apply and who is eligible
   b. Need to educate housing providers to understand differences in various types of assistance

6. Collateral Support
   a. Need for legislative changes to support and improve utilization of rent assistance including:
      i. Right to cure nonpayment up through FED court
      ii. Permanent adoption of 10-day nonpayment notice period

7. Outcomes
   a. Prioritize race/gender equity outcomes