

CBJ COVID-19 Short-Term Rental Assistance Program

In response to the COVID-19 crisis and the economic impacts on Juneau households due to the loss of employment and the ability to cover rent, CBJ has created the COVID-19 Short-Term Rental Assistance Program.

\$_____ from the Juneau Affordable Housing Fund will be made available to assist low-income and workforce housing renters (up to 120% AMI) for up to 3 months' worth of rental assistance.

Alaska Housing Development Corporation (Greuning Park Apartments) will operate the program similar to the rental assistance program that they already have in place. Funds to be passed through the Juneau Community Foundation.

Key components of the program include:

- A focus on households where a member has lost their job and are unable to meet rent;
- Income limits up to 120% AMI to include workforce housing;
- Program to cover rent only (no damages, down payment, utilities, etc.) AHDC other programs could cover these.

The program will modify and use the AHDC application process in place and require the following documentation:

- Proof of lay-off status or eviction notice;
- 30-day bank statement;
- Copy of lease;
- Release of information; and
- A signed Landlord/Tenant vender agreement.

Eligible participants will qualify for 2 months rental assistance, with potential for a 3rd month after a check-in. The process typically takes between 3-5 days.

Using 2-bedroom Fair Market Rents of roughly \$1200 a month in Juneau, approximately 83 rent payments will be paid for each \$100,000 in the program. If households utilize all 3 months of assistance, approximately 28 households to be assisted per \$100,000.

Short-term rental assistance is an eligible use of the Juneau Affordable Housing Fund underneath the "funding for supportive services for occupants" goal and because it is in the target income range for affordable/workforce housing families.

**ALASKA
HOUSING DEVELOPMENT CORPORATION**

1800 NORTHWOOD DRIVE

**JUNEAU, AK. 99801
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April 06, 2020

**To : Beth Weldon, Mayor
And Juneau Assembly Members**

From: Tamara Rowcroft, Executive Director

I wanted to provide a bit of information on the concept of providing some rental assistance relief for Juneau families during this pandemic. If the Assembly chooses to fund a program, this is a model of how that program might be quickly implemented.

COVID-19 Rental Assistance Program

All funding for this expanded program would be used to provide immediate relief to assist Juneau families from falling behind on their rent and running the risk of being evicted from their rental housing. Funding would be used only for households that have been impacted by the COVID-19 pandemic restrictions, these would include loss of job income due to lay off from closure of workplace, significant loss of employment/work hours, and loss of employment income due to loss of childcare or school closures.

Funding assistance of \$200,000 would provide rental assistance for approximately a two-month period for 65-75 households.

Households facing eviction from their housing for reasons other than the COVID-19 restrictions, will continue to be assisted with the existing Housing Assistance Program funding. These existing programs currently provide eviction prevention relief to over 100 low income Juneau families each year.

All households applying for COVID-19 Rental Assistance Program funding will be required to provide:

- **Proof of loss of employment or reduction in hours due to COVID-19 related restrictions;**
- **Current bank statement;**
- **Copy of current rental lease;**
- **Completed program application for all household members;**
- **Documentation from Landlord on unpaid rent due balance;**

Program staff will contact each Landlord to verify, tenancy and amount of assistance needed to keep family in their housing.

Please contact me at any time for more information.

From: Beth Weldon <Beth.Weldon@juneau.org>

Sent: Tuesday, April 7, 2020 8:18 AM

To: Max Mertz <max@mertzcpa.com>; Jeff Rogers <Jeff.Rogers@juneau.org>

Cc: lthomas@alaskanbeer.com; Rorie Watt <Rorie.Watt@juneau.org>; Beth McEwen <Beth.McEwen@juneau.org>

Subject: Re: Economic Task Force and Rental Assistance

For the rental assistance, some of the questions asked were:

Can people be evicted? (Although that doesn't solve the problem that they will still owe the rent)

What programs already cover rent or ensure a paycheck ?

What time frame is enough ? One month to keep them until other programs. Or two or three.

Many of the stipulations in the program are either due to how we can use the fund, Make sure we are helping those that need help, or making sure the COVID-19 is the cause of their inability to pay.

Another concern was renters are about 30-40% of our folks (if I remember correctly certainly fact check me on that) what about people with mortgages?

You are welcome to break into small groups to research before Thursday.

I'm including Beth McEwen so you can send you the memo from AHDC we received last night.

Call me if you have questions or if I can assist in any way

Thank you
Beth

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From: Michelle Hale <Michelle.Hale@juneau.org>

Sent: Tuesday, April 7, 2020 10:48 AM

To: Beth McEwen <Beth.McEwen@juneau.org>

Subject: Re: questions for economic stabilization task force & one more question

Do we have an understanding yet of the magnitude of the need for mortgage payment assistance?

THANKS,
Michelle

From: Michelle Hale

Sent: Tuesday, April 7, 2020 10:46 AM

To: Beth McEwen

Subject: questions for economic stabilization task force

Hi, Madame Clerk,

Following are a couple of questions that I have for the new task force relative to the rent assistance:

- These are aimed at understanding the magnitude of the problem that we may have in Juneau with rent. My concern is that it is much, much greater than the 65-75 families that would be helped by the measure under consideration.
- How many people have filed for unemployment in Juneau in March? Rorie has forwarded some info already so I realize that this may not be yet available.
- If the Assembly does approve \$200,000 does the Task Force recommend this be disbursed first-come first-served?

Thanks,
Michelle Hale

Presented by: Assembly
Presented: 04/06/2020
Drafted by: R. Palmer III

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Emergency Serial No. 2889

An Emergency Appropriation Resolution Appropriating \$200,000 to the Manager for an Emergency Rental Assistance Program; Funding Provided by the Affordable Housing Fund.

- A. WHEREAS, consistent with Charter 9.10(b), upon declaration by the Assembly that a public emergency exists and describing the emergency in clear and specific terms, the Assembly by resolution may make emergency appropriation upon approval by all Assemblymembers present or by seven of its membership, whichever is the lesser number; and
- B. WHEREAS, COVID-19 is a respiratory disease that can result in serious illness or death and is easily transmittable person to person; and
- C. WHEREAS, on March 11, 2020, the World Health Organization (“WHO”) declared the virus a pandemic; and
- D. WHEREAS, on March 11, 2020, the State of Alaska declared a public health emergency in response to the anticipated outbreak of the virus in Alaska; and
- E. WHEREAS, on March 13, 2020, President Donald J. Trump declared a national emergency in response to the virus pandemic; and
- F. WHEREAS, on March 16, 2020, the Assembly declared a local emergency in response to COVID-19; and
- G. WHEREAS, on March 22, 2020, the City and Borough of Juneau (“CBJ”) received its first positive case of COVID-19; and
- H. WHEREAS, there are approximately 5,000 rental units in the CBJ; and
- I. WHEREAS, workforce housing in the CBJ typically equates to less than 120 percent of the area median income (AMI); and
- J. WHEREAS, nearly half of the renters make less than 80 percent of the AMI and approximately 70 percent of those renters have unaffordable rental costs; and
- K. WHEREAS, renters need immediate support as many worked in businesses that have closed or reduced hours because of COVID-19 and social distancing requirements; and

- L. WHEREAS, federal and state resources may be available too late or insufficient to be of assistance to renters or landlords who need immediate assistance; and
- M. WHEREAS, providing rental assistance now prevents the need for additional costs and services in the future, which is in the public's interest; and
- N. WHEREAS, failing to provide rental assistance would result in further adverse impacts to Juneau's economy and social service network; and
- O. WHEREAS, the Alaska Housing Development Corporation, a nonprofit corporation and also known as Gruening Park in partnership with Gastineau Human Services, has an existing rental assistance program that has experienced increased demand due to the COVID-19 public emergency.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Emergency Appropriation. There is appropriated to the Manager the sum of two hundred thousand dollars (\$200,000.00) for an Emergency Rental Assistance Program, to be granted to the Juneau Community Foundation only for disbursement to the Alaska Housing Development Corporation.

Section 2. Source of Funds:

Affordable Housing Fund	\$ 200,000.00
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Section 3. Emergency Rental Assistance Program Purpose and Terms. The program is subject to the following terms and conditions:

- (a) Rental assistance is for people who have lost employment as a result of COVID-19 or people who cannot earn wages as the result of a loss of childcare due to COVID-19.
- (b) Rental assistance is prioritized for people who earn less than 120 percent of the area median income as calculated by the United States Department of Housing and Urban Development.
- (c) Applicants must provide sufficient proof of lay-off and/or eviction notices, lack of day care, 30-day bank statements, and leasing information.
- (d) The Manager is directed to report back to the Assembly on the number of applicants and disbursement of funds.

Section 4. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this ____ day of _____, 2020.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

From: Scott Ciambor <Scott.Ciambor@juneau.org>
Sent: Tuesday, April 7, 2020 4:23 PM
To: Jeff Rogers <Jeff.Rogers@juneau.org>
Cc: Max Mertz <max@mertzcpa.com>; lthomas@alaskanbeer.com
Subject: RE: Present to Economic Task Force on Thursday Afternoon?

Hi Jeff & Taskforce:

Here are the rental assistance details for the meeting:

1. Attached: short-program description that would piggyback on the current AHDC rental assistance program. Their current program receives annual funding from AHFC and Juneau Community Fund.
2. Assembly had asked a question on unemployment data; information below this email.
3. AHDC letter of interest to Assembly. (attached)
4. Juneau Affordable Housing Fund Balance
 - a. FY20 current balance: \$1,020,300 (with the senior housing funding already taken out of the Fund);
 - b. CBJ COW noted to use \$525,400 in a competitive round July 1 (= \$494,900 left); and
 - c. July 1, 2020: an additional \$300,000 into the Fund from 1% sales tax (=\$794,900 in FY21 available)
5. Ordinance sent to the [Assembly for consideration on April 6, 2020](#).
6. State and Federal funding: The CARES Act funding for housing and homelessness programs has not been decided yet; discretion to the Governor. It will likely include funding to support current public housing, housing choice voucher programs and support to existing programs and potential new shelter, quarantine, and isolation efforts. No timetable for decision.

Q: What about unemployment data? Reached out to Karinne Weibold with DOL.

Here is the DOL update on site for Juneau: <http://live.laborstats.alaska.gov/labforce/labdata.cfm?s=13&a=0>

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2020	4.7	4.0											
2019	5.6	5.7	5.4	4.6	4.4	4.3	3.9	3.8	4.0	4.2	4.4	4.4	
2018	5.1	5.0	4.8	4.5	4.0	4.3	3.8	3.6	4.0	4.5	4.7	5.0	4.4

March numbers will be available around April 17(a month lag in data).

Karinne doesn't think this will show the big jump because the period of labor loss in Alaska started around March 15. The May numbers will be the first sign of significant impact.

However, DOL does not publish unemployment claims data but provided information for recent ADN articles.

- April 1: <https://www.adn.com/business-economy/2020/04/01/jobless-claims-in-alaska-surge-even-higher-far-exceeding-numbers-seen-during-great-recession/>
- March 26: <https://www.adn.com/business-economy/2020/03/26/alaska-jobless-claims-make-unprecedented-jump-amid-coronavirus-downturn/>

AHDC in their application screening; ask for monthly budget; verification of income, and an area to check off if receiving unemployment or other assistance. They verify with landlord. Karinne mentioned DOL/ETA division doesn't release that information on the individual level.

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