



COMING SOON!

**NEBRASKA EMERGENCY
RENTAL ASSISTANCE
PROGRAM**

February 17, 2021



INTRODUCTIONS

- Robin Ambroz and John Turner – Nebraska Investment Finance Authority (NIFA)
- Jeff Chambers – UNL Center on Children Families and the Law (CCFL)
- Randy McCoy – Metro Area Continuum of Care for the Homeless (MACCH)

Federal Coronavirus Relief Bill



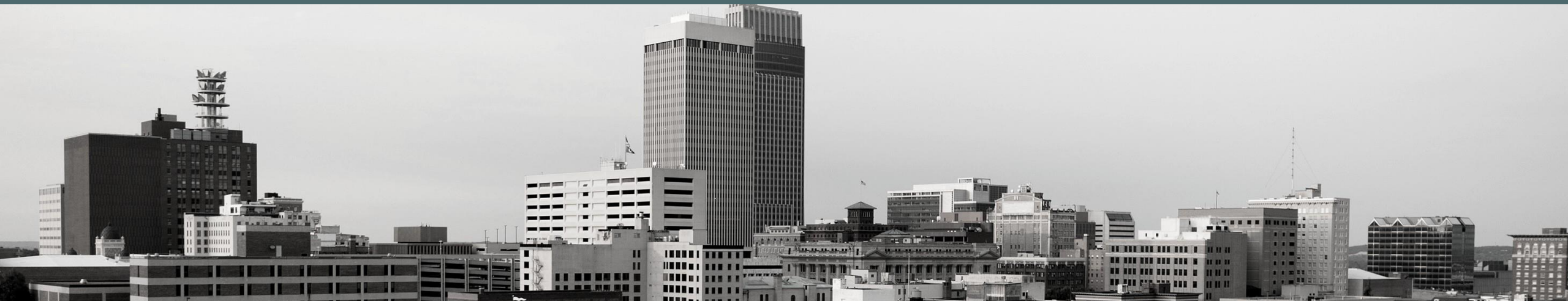
- Passed by Congress on December 21, 2020
- Additional round of COVID-Relief
- \$900 Billion in relief funding
- \$25 Billion for Rental Assistance



Nebraska Allocation




- ✓ \$200 Million Total
 - Douglas County: \$4,333,186.20
 - Lancaster County: \$1,395,217.60
 - City of Lincoln: \$13,450,719.80
 - City of Omaha: \$22,248,295.10
 - Balance of State: \$158,572,581.30
- ✓ 90% of the funds must be used for eligible types of assistance





Eligible Types of Assistance

- ✓ **Past Due and Future Rent Payments**
 - Past due: available for rent payments owed dating back to April 1, 2020
 - Future payments: up to three months of future rent payments at a time.
 - Payments for any individual household generally may not exceed 12 months; however, assistance may be provided for an additional three months (for a total of 15 months) only if it is necessary to ensure the household remains stably housed and if funding is available.
 - Payments made directly to landlord

 - ✓ **Utility Payments**
 - Electricity, gas, propane, water, sewer and/or trash removal
 - Available for utility payments owed dating back to April 1, 2020
 - Only for utilities not included in rent
 - No cable, phone or internet
 - Payments made directly to utility provider
- 



Eligible Recipients

- Renter households with incomes at or below 80% of the Area Median Income (AMI) (HUD income limits can be found [here](#))
- One or more individuals in the household has qualified for unemployment benefits or has experienced a reduction in household of income, incurred significant costs, or experienced other financial hardship due directly or indirectly to the coronavirus outbreak

AND

- The household can demonstrate a risk of experiencing homelessness or housing instability which may include a past due utility or rent notice or eviction notice.



Other Considerations



- ✓ Must prioritize:
 - Households with incomes at or below 50% AMI
 - Households in which one or more household member is unemployed and has been unemployed for 90 days

- ✓ Must ensure that households receiving rental assistance provided under this program do not also receive funding under any other Federally funded rental assistance program

- ✓ Landlords/Owners may apply on behalf of an eligible tenant, so long as the tenant cosigns the application, the landlord provides documentation to the tenant, and the payments are used to satisfy the tenant's rental obligation to the owner





Application & Documentation

- An online application will be available soon & more information will be provided
- Documentation that needs to be gathered:
 - ✓ Drivers License or other valid form of ID
 - ✓ Proof of income (2020 W-2, Pay Stubs, etc.)
 - ✓ Unemployment benefits
 - ✓ Past due utility bill(s)
 - ✓ Eviction notice / Court date
 - ✓ Current lease
 - ✓ Any other evidence of housing instability
- Tenant applicants should contact their Landlord so they can verify information in the system to receive payment



Remember the 3 L's



Have your LEASE



Contact your LANDLORD



Have documentation for
LOSS of income





Check for updates at:
<https://coronavirus.nebraska.gov/Home>
www.nifa.org
and
www.macchconnect.org

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