

Eviction Rent Assistance Program – Interim Report

March 2021

The Eviction Rent Assistance Program (ERAP) is part of Washington's response to the COVID-19 pandemic. The goal is to prevent evictions by paying rental arrears while targeting limited resources to people with the greatest needs. The state is prioritizing people disproportionately impacted by the pandemic.

Household eligibility

Households must be at or below 80% of Area Median Income (AMI) and have a missed or past due rent payment not paid since March 1, 2020.¹ Also, they must meet one of the following additional screening criteria: rent-burdened; have experienced housing disruption due to household member race, ethnicity, gender identity, sexual orientation or religion; previously homeless; history of evictions; risk of severe illness; disability; young person that is pregnant or parenting or a current or past recipient of foster care, adoption, mental health, drug/alcohol treatment or court systems.

Rent payment structure

Rents are paid directly to a landlord on behalf of an eligible household. Between August 2020 and February 2021, the maximum payment was 80% of the total arrears or up to the local fair-market rent but no more than the total amount due. Beginning March 2021, the maximum rent payment amount is up to 150% fair market rent but no more than the total amount due.

By & For Requirement

At least 5% of the funds are awarded to By and For² organizations for costs associated with program outreach and assistance to marginalized communities. Marginalized communities may

Fund sources:

CARES Act Coronavirus Relief
Funds: \$110M

WA State Disaster Response
Account Funds: \$43.5M

Funds spent to date: \$90M

Program period:

Aug. 2020–June 2021

Households served:

20,752

Household average
monthly rent payment:
\$965

Household average rent
assistance total: \$3,369

Agency contact

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¹ The AMI was 50% from August 2020 to February 2021.

² By & For organizations are operated by and for the community they serve. These organizations work in a specific community, and are culturally based, directed, and substantially controlled by individuals from the population they serve. At the core of their programs, the organizations embody the community's central cultural values.

include ethnic and racial minorities; immigrants and refugees; individuals who are lesbian, gay, bisexual, and transgender; individuals with disabilities or who are deaf; and Native Americans.

Performance Requirement

Grantees must ensure that the race and ethnicity of people entering the program are similar to the community demographics. The percentage of heads of household provided rent assistance must at least equal the proportion to the population living in poverty in the county for People of Color (includes Black or African American, American Indian and Alaska Native, Native Hawaiian or other Pacific Islander, Hispanic/Latinx, Asian, Other/Multi-Racial), Black or African American, American Indian and Alaska Native and Hispanic/Latinx.

Performance Data

Approximately 63% of households served to date are people of color. Nearly 70% of households are extremely low income. Grantees have struggled to meet their benchmark to serve their American Indian/Alaska Native populations, followed by Hispanic/Latino populations. Compared to past homeless prevention data, the rental assistance program served a substantially greater share of households of color, particularly, Black or African American households.

Figure 1: Racial and Ethnic Demographics of Participants

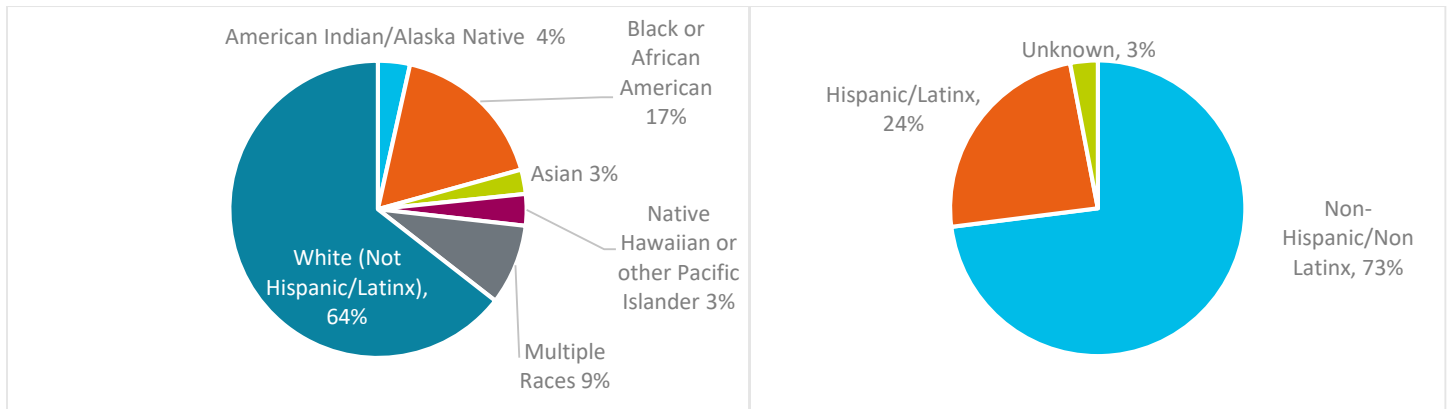


Figure 2: Area Median Income of Participants

