

Eviction Prevention DONcast Presentation

7-26-2021



36th District Court Updates

Shawn Jacque, Deputy General Counsel
36th District Court



COVID-19 Emergency Rental Assistance (CERA)



COVID-19 Emergency Rental Assistance (CERA)

CERA is designed to help landlords and tenants

- Direct financial assistance in the form of rental arrears & utility assistance

Payouts are made directly to landlords

- UNLESS unresponsive after 14 days; payments can go directly to tenant

CERA does **not require eviction proceedings**

- A past-due notice from landlord meets program requirements



COVID-19 Emergency Rental Assistance

- Direct Financial Assistance available - up to 15 months
- Eligible household income is below 80% AMI
- Tenants must have experienced a COVID-19 Hardship since March 13, 2020
- Households under 50% AMI will be prioritized



CERA Program Key Facts

- \$100million+ available today in the Detroit region for landlords/tenants
- **Payouts per household are on average \$8,500+**
- Recertification: Once a case is processed, landlords/ tenants may eligible for an **ADDITIONAL 3 months** through a simple recertification process
 - If the tenant has not maxed out number of month they are eligible for through CERA



How To Apply - Landlords or Tenants

1. Online at www.DetroitEvictionHelp.com

Compatible with a smartphone, tablet, or computer

or

2. Call the Detroit Eviction Helpline at [866-313-2520](tel:866-313-2520)

Monday - Friday, 8AM - 6PM & Saturday, 9AM - Noon

- **ASK FOR A NAVIGATION APPOINTMENT for assistance completing the application over the phone**



CERA is for Landlords and Tenants

Who can Apply

Renter behind on rent and/or utilities with past due notice

Renter with a court summons, complaint, or judgment

Landlord with tenant behind in rent (both landlord and tenant will need to complete the application and provide required documentation)

DFP, NTQ, court proceeding are NOT needed to receive CERA



How to avoid common reasons for delay

- Submit COMPLETE applications (*Call the Detroit Eviction Helpline for assistance*)
- Ensure tenants/ landlords have submitted their portion
 - Applications are INCOMPLETE without tenant confirmation
- Check the status of your application at: <https://ceraapp.michigan.gov/>
“Check App Status”
- Be prepared to provide updates to a Case Worker from Wayne Metro or UCHC
- **ENSURE email addresses are correct & to a specific contact**
 - **Critical that tenant and landlord emails are correct**



Rental, Utility, Internet Assistance

Up to 50% AMI - up to 15 months of rental assistance

Included within the 15 months, 3 months can be used for future rent assistance

50-80% AMI - up to 13 months of rental assistance

Included within the 13 months, 3 months can be used for future rent assistance

	1 Person	2 People	3 People	4 People	5 People	6 People	7 People	8 People
80% AMI	\$44,000	\$50,250	\$56,550	\$62,800	\$67,850	\$72,850	\$77,900	\$82,900
50% AMI	\$27,500	\$31,400	\$35,350	\$39,250	\$42,400	\$45,500	\$48,700	\$51,850

Rental, Utility, Internet Assistance

CERA can assist tenants with utility assistance

Electricity, home heating, water & sewer (or included in rent)

Tenants up to 50% AMI are eligible for an additional \$500 to fully pay utility arrears

A flat stipend of \$300 is available for households that have home internet

Household Size	Maximum Total One Time Utility Payment (Includes Future Payment)	Maximum Future Utility Payment as a Credit
1-2 people	\$1,500	\$300
3-4 people	\$2,000	\$500
5+ people	\$2,500	\$500



Tenant Documentation

- Completed CERA Tenant application
- Copy of past-due rent notice, a notice to quit or a court ordered summons, complaint or judgement
- Copy of state ID or passport for the tenant applicant
 - With proof of residency if address does not match the unit
 - Alternate IDs are acceptable
- Most current copy of lease agreement in tenant's name (if a written lease was completed)



Tenant Documentation continued

- Provide all proof of earned and unearned income for household members that live at the property over 18
- Household income/benefits
 - Unemployment, SSI, etc. for one month, OR
 - Copy of submitted 2020 IRS form 1040 (first two pages) OR
 - Food Assistance Program Notice of Case Action form (only applicable for households with 3 or less people)
- Copy of ALL utility statements the tenant is responsible for, if applicable
- Copy of Internet bill/statement, if applicable



Landlord Documentation

- Completed CERA Landlord Application
- Copy of the lease (if a written lease was completed)
- Ledger showing tenant's payment history in 2020 and 2021
- W-9
- Verification of court costs, if applicable
- Verification of Certificate of Compliance or CERA COC Exception



CERA Rental Compliance

The local administration of CERA allows for additional program rules in compliance with local codes/ordinances

Detroit City Code requires all residential rental properties to be:

- Registered with the City
- Have a Certificate of Compliance in order to lease the property and collect rent



CERA Rental Compliance

100% OF CERA FUNDS WILL BE RELEASED if all CERA eligibility requirements are met and the property has one of the following:

- An active Certificate of Compliance (CoC), or
- Rental Registration and an accepted CoC CERA Exception

Visit www.DetroitEvictionHelp.com for full details



CERA Rental Compliance

80% OF THE FUNDS WILL BE DISBURSED TO THE LANDLORD, AND 20% WILL BE PAID INTO AN ESCROW ACCOUNT if there is no CoC or Accepted CoC CERA Exception, but the property is habitable

The landlord becomes eligible to receive the 20% held in escrow if they complete rental registration and do either of the following:

- Obtain a CoC or accepted CoC CERA Exception and provide proof; or
- Complete repairs/improvements to the rental property for compliance-related repairs in an amount equal to or greater than the 20% escrowed amount and provide proof

Visit www.DetroitEvictionHelp.com for full details



Legal Services Updates

Kellie Maki Foster, Detroit Eviction Prevention Director
Lakeshore Legal Aid



Legal Services Update

You do NOT need to have an eviction case in court to get CERA funding

- Encourage tenants and landlords to apply CERA before filing a court case!

If there is a case at 36th District Court

- Apply before first hearing
- Hearings still on zoom
- Attorneys on dockets who provide advice and potentially representation
- First hearing is a pre-trial and then adjourned date to come back
- Best to resolve CERA cases resolved before adjourned date to get immediate payouts and be eligible for re-certification



Shelter Updates

Tasha Gray, Executive Director
Homeless Action Network of Detroit (HAND)



CAM Shelter Updates

If you need immediate shelter, call

CAM: 313-305-0311

Hours: Mon - Fri 9am-6pm; Sat 10am-3pm, Sun *Closed*

Residents will be screened for shelter placement or hotel support if shelter is not available



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