

The Aftermath of Michigan's CERA Program

MLH Self-Help Center Navigators Webinar, June 21, 2022

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Emergency Rental Assistance (CERA)

- Federal funding for Michigan - \$1.184B (\$661M – ERA1; \$523 – ERA2) – primarily MSHDA administered by way of local [HARAs](#).
- Rental Assistance + utility assistance + other expenses + legal assistance
- Eligibility – up to 80% AMI (priority for 50% AMI); COVID-19 financial impact; at risk of homelessness (or already) or housing instability
- For ERA 2, tenant must have rent arrearage before 3/30/22, state ID, limited self-attestation, landlord not obligated to accept CERA
- Up to 15 months of rent arrears (after 3/13/20) and/or future rent (in 3-month installments, for relocation, too)
- Online portal (<https://ceraapp.michigan.gov/>); US Treasury [guidance](#)

COVID
EMERGENCY
RENTAL
ASSISTANCE



Supreme court Admin Order 2020-17

- Mandatory pre-trial hearing
- Information about available assistance & resources
- CERA stay (incl post-judgment)
- Suspension of local rule (written answer before hearing)



2022 MICHIGAN HOUSING PROFILE



Across Michigan, there is a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Severely cost burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent, and to experience unstable housing situations like evictions.

SENATORS: Debbie Stabenow and Gary Peters

KEY FACTS

319,644

OR
28%

Renter Households that are extremely low income

-203,130

Shortage of rental homes affordable and available for extremely low income renters

\$26,200

Maximum income of 4-person extremely low income households (state level)

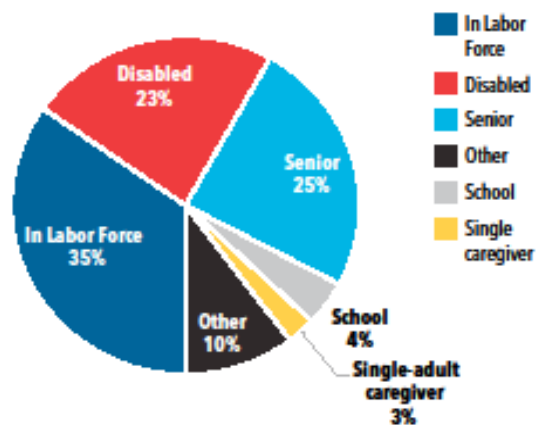
\$38,575

Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

71%

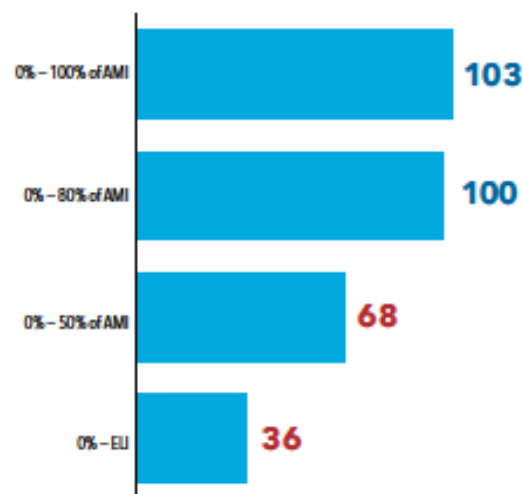
Percent of extremely low income renter households with severe cost burden

EXTREMELY LOW INCOME RENTER HOUSEHOLDS



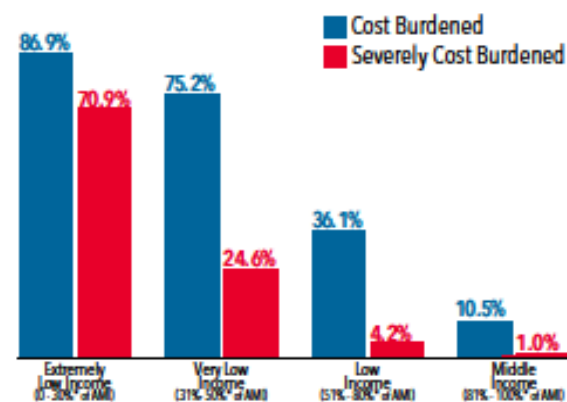
Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or of a household member with a disability, and other. Nationally, 15% of extremely low-income renter households are single adult caregivers, 55% of whom usually work more than 20 hours per week. Source: 2020 5-Year ACS PUMS data.

AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



Source: 2020 5-Year ACS PUMS data.

HOUSING COST BURDEN BY INCOME GROUP



Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened. Source: 2020 5-Year ACS PUMS data.

Updated: 04/20/2022

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Extremely Low Income = 0-30%* of AMI
Low Income = 51-80% of AMI

Very Low Income = 31%-50% of AMI
Middle Income = 81%-100% of AMI

Note: *Or poverty guideline, if higher.

CERA Wind down

- CERA will stop accepting applications (online & paper) on June 30
- Pending applications will continue to be processed
- ERA 1 \$ must be spent by June 30
- CERA can't be paid for rent that comes due after September 30



CERA Wind down

- CERA “housing stability services” funds will allow HARAs to continue rent assistance efforts
- MSHDA and large cities & counties have been warehousing other rental assistance funds, including ESG (rapid re-housing), HOME, CDBG (may also be State Housing & Community Development Fund \$)
- Hope is that CERA partnerships will endure

