HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SAINT PAUL, MINNESOTA

REPORT TO THE COMMISSIONERS **DATE: MARCH 11, 2026**

REGARDING: RESOLUTION AMENDING THE CITY OF SAINT PAUL EMERGENCY RENTAL ASSISTANCE / EVICTION PREVENTION PROGRAM (ERA) for 2026 PROGRAM GUIDELINE UPDATES.

Requested Board Action

Approval of an amendment to the Emergency Rental Assistance/Eviction Prevention Program (ERA) Guidelines regarding the maximum assistance amount.

Background

To assist income qualified residents facing eviction, the 2026 City of Saint Paul budget included $1.38 million in Local Affordable Housing Aid (LAHA) funding for the ERA program. An additional $500,000 in LAHA was allocated by administrative order by Mayor Her in February 2026.

On March 12, 2025, by Resolution 25-430, the Housing and Redevelopment Authority of the City of Saint Paul "the HRA") approved the guidelines of the ERA program. The guidelines include a key provision that tenants applying for assistance could only receive either $2,500 or one month's rent, whichever is less. On July 23, 2025, by Resolution 25-1159 the HRA approved an amendment changing the assistance to include a limit of $2,500 and removing the cap for one-month's rent.

Analysis of the City's first opening period showed the average request to be $2,999, with major delays occurring due to lack of assistance offered and the extensive case management required to work with tenants who needed additional funding. In order to expedite processing, staff proposed:

1. Increasing the funding limit to $3,500;
2. Ending eligibility for tenants who have received writs for eviction or have attended Housing Court prior to submitting their application.
3. Improving income verification process to include PHA program enrollment and reducing paystub requirement from 60 to 30 days.

Future Action

N/A

Public Purpose/Comprehensive Plan Conformance:

The program meets objectives of the Housing Plan, adopted as part of the City's Comprehensive Plan, Goal 5: Stable rental housing, by supporting efforts to discourage renter displacement.

Recommendation:

Staff recommend approval of the attached amended Emergency Rental Assistance Program/Eviction Prevention Program (ERA) Guidelines to increase staff efficiency in processing ERA applications.

Sponsored by: Chair Cheniqua Johnson

Staff: Rachel Finazzo Doll (651-266-6627)

Attachments

- Emergency Rental Assistance/ Eviction Prevention Program (ERA) Guidelines