

NLIHC's HoUSed Campaign for Long-Term Housing Solutions

August 9, 2021

Agenda



Welcome

Paul Kealey, NLIHC

Advancing Long Term Solutions: Updates, Resources & Next Steps

Sarah Saadian, NLIHC

New CDC Eviction Moratorium

• Shamus Roller, NHLP

Converting Hotels into Permanent Housing: NAEH Case Studies

 Mary Tingerthal, Consultant to NAEH

Field Updates

- Nancy Brune, Guinn Center
- Teresa Hardy, NAACP of DeKalb County, Georgia
- David Young, Alabama Housing Finance Authority

ERA & ERASE Project Updates

 Sarah Gallagher & Emma Foley, NLIHC

Next Steps



Welcome

Paul Kealey

Chief Operating Officer

National Low Income Housing Coalition

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Advancing Long Term Housing Solutions: Updates & Next Steps

Sarah Saadian

Vice President of Policy

National Low Income Housing Coalition

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New CDC Eviction Moratorium

Shamus Roller

Executive Director

National Housing Law Project

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Converting Hotels into Permanent Housing: Case Studies from NAEH

Mary Tingerthal

Consultant, National Alliance to End Homelessness

President

Tingerthal Group

marytingerthal@usa.net



Hotels to Housing

HoUSed Campaign National Call 8/9/21

Mary Tingerthal

Consultant to NAEH

marytingerthal@usa.net

Hotels to Housing Project

- Research programs/projects funded in 2020 for insights
- Provide input for policymakers developing ARP legislation and funded programs
- Develop case studies to assist states, localities, developers, owners and service providers with future program development and implementation



Hotels to Housing Case Studies

Case Studies Available Now

www.endhomelessness.org/hotelstohousing

- Program level case studies
 - California, Oregon, Vermont, Hennepin Co. (MN)
- Project level case studies
 - San Diego, Fort Worth, Los Angeles (2)



Hotels to Housing Other Resources

National Housing Conference Webinars

https://nhc.org/events/category/policy/?tribe event display
=past

- Program level presenters
 - California, Oregon, Vermont
- Local level presenters
 - King County WA, Hennepin County MN, Fort Worth, TX





Field Updates

Nancy Brune

Founding Executive Director

Guinn Center

nbrune@guinncenter.org

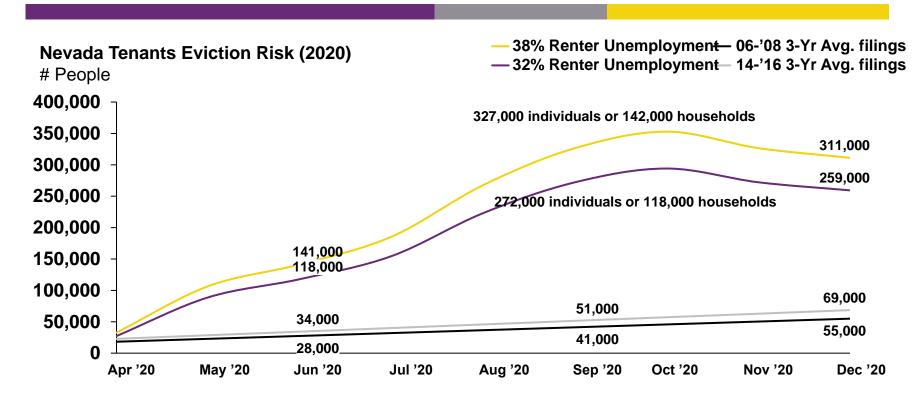
Eviction Update: Nevada

Nancy Brune, Ph.D.

Executive Director, Guinn Center nbrune@guinncenter.org



LAST SUMMER, WE ESTIMATED THAT 118,000-142,000 HOUSEHOLDS IN NEVADA COULD STRUGGLE TO PAY THEIR RENT

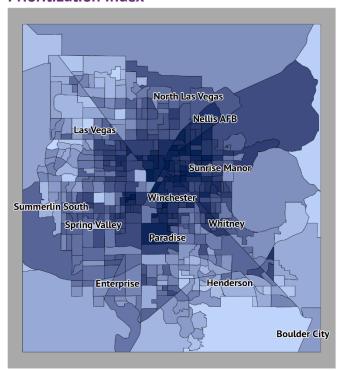


Source: COVID-19 Eviction Defense Project Model, 6/5/2020. See Methodology Page for Details; Eviction Lab Nevada eviction filing data, scaled to have same denominator (renter households). Note: COVID-19 EDP model includes evictions, eviction filings, and cases where tenants move to avoid an eviction filing.



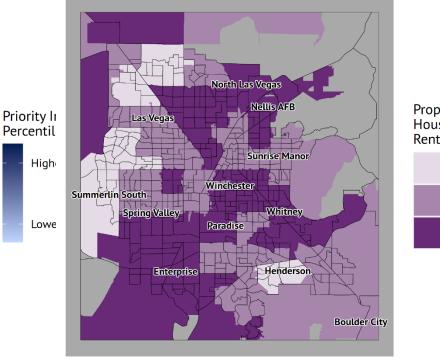
GOOD NEWS: Clark County has distributed \$162 million in rental utility assistance to 90,000 families in areas of greatest need

Emergency Rental Assistance Prioritization Index



Source: Urban Institute Analysis of U.S. Census Bureau Data

Approximate Percentage of Households Receiving CHAP Rental Assistance



Proportion of Rented Households Receiving Rental Assistance

Less than 3 percent

3 to 4 percent

More than 4 percent

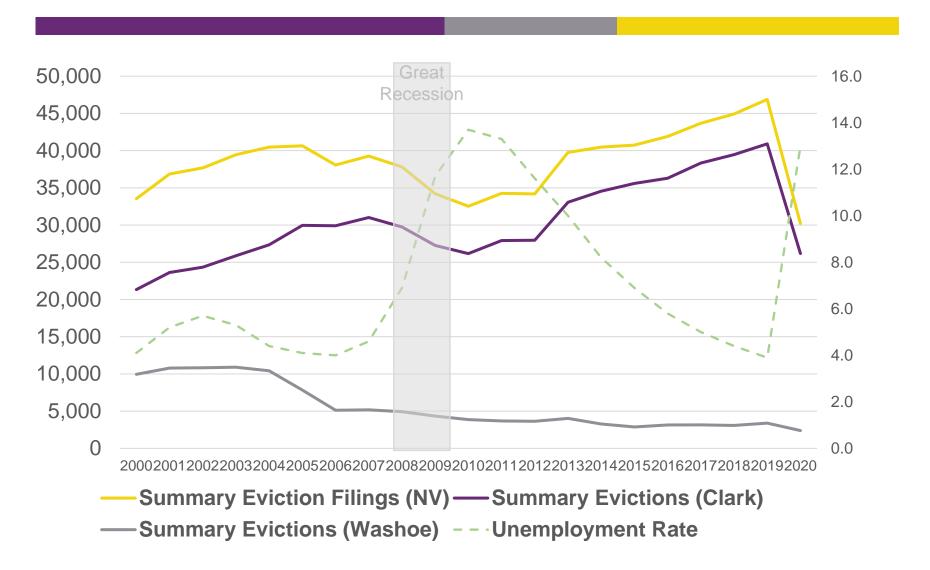
Source: Clark County Social Service and U.S. Census Bureau 2015-2019 ACS



NOT so good news: While eviction risk has declined, more than 50,000 Nevada households said were likely to be evicted



And.. historical data reveals evictions increased in Nevada as unemployment declined, and the economy began to recover





Field Updates

Teresa Hardy

President

NAACP DeKalb County, GA

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Field Updates

David Young

Multifamily Administrator

Alabama Housing Finance Authority

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ERA and ERASE Project Updates

Sarah Gallagher

ERASE Senior Project Director

National Low Income Housing Coalition sgallagher@nlihc.org

Emma Foley

Research Analyst

National Low Income Housing Coalition efoley@nlihc.org



Emergency Rental Assistanceand ERASE

Updates on tracking and resources

August 9, 2021

Sarah Gallagher (she/her)

Senior Project Director

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Research Analyst
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ERASE Checklists Now Online



https://nlihc.org/sites/default/files/End-Rental-Arrears-to-Stop-Evictions.pdf

- ✓ Make a quick assessment of emergency rental assistance programs
- ✓ Lay out attributes for model programs
- ✓ Offer strategies for program implementation, partnership development and course correction

ERASE Webinar Series Part 3 This Wednesday



Preventive: Connecting Emergency Rental Assistance to Courts and Tenant Protections

August 11, 2021, 3:00 - 4:30 EST

Speakers include:

- Christine Stoneman, principal deputy chief performing duties as chief, United States Department of Justice
- Zack Zarnow, principal court management consultant, National Center for State Courts
- Samira Nazem, Associate Director of Programs & Advocacy at The Chicago Bar Foundation
- Jay Rose, independent housing legal services consultant
- Webb Brewer, general counsel for ERA, Memphis and Shelby County Emergency Rental Assistance Program
- Greg Payne, director, Maine Affordable Housing Coalition

Ensure Multiple Streamlined Ways for Assistance

Financial Crisis



- Medicaid
- Health Centers
- Financial Counseling Centers
- Food Banks
- Schools

Pre-Eviction

- •Late Rental Payments
- Support tenants to access support before eviction notice
- Landlord can provide information or apply on behalf of tenant

Eviction Filing

- •Ensure information on ERA at filing
- Require ERA application prior to filing
- Share filing data with ERA program

Court Hearing

- Representation
- Engage judges to know about ERA
- Mediation
- Confirm status of ERA application and payout
- Court navigation and application assistance
- Fast track applications

Potential Housing

•Coordinate with 211, CoC, and CF

HOUSING COALITION

- •Enhance homelessness diversion efforts
- Use ERA to rapidly rehouse households who are homeless

Immediate State and Local Actions



- > Create or extend state and local eviction moratorium
- ➤ Quickly distribute emergency rental assistance
- Adopt policies and procedural safeguards to ensure additional time for discovery and access to legal representation:
 - Postpone hearing eviction cases to give renters time to apply for and receive ERA.
 - Bar landlords from evicting tenants while an application is pending.
 - Bar landlords receiving ERA from evicting renters for at least 3 months.
- > Enact additional renter protections
 - Right to counsel legislation
 - Develop and implement policies to seal eviction records

Immediate ERA Program Administrator Actions



- > Increase communication efforts in courts
- ➤ Implement data-sharing between courts and ERA programs
- ➤ Be present in court
- ➤ Fast track applications
- ➤Increase staffing
- ➤ Utilize ERA funding to fund legal attorneys

Additional Supports to Ensure Housing Stability



- Connect program, processes, and resources to local Continuum of Care and coordinated entry processes
- ➤ Provide a bridge to longer-term or intensive housing stability supports for household who have greater needs such as a history of homelessness, chronic health conditions or disabilities
- Provide or coordinate with case management and other support services to support long term stability

Updated! ERA Dashboard NATIONAL LOW INCOME HOUSING COALITION

492

Treasury ERA programs in database

Programs open or soon to open 94.9%

2

Programs closed 🔞

4.7%

35.6%

Programs serving households with federal rent subsidies 2

See Programs

55.3%

Programs allowing at least one form of self-attestation ?

See Programs

Self-attestation for COVID 41.7% hardships (2)

Self-attestation for income ? 15.4%

Self-attestation for nontraditional income ?

Self-attestation for housing 12.2% instability ?

Self-attestation for lease/ proof of **7.1%** tenancy ?

21.7%

Programs with additional prioritization

8

See Programs

27.0%

Programs allowing direct-to-tenant assistance ?

See Programs

47.4%

Programs covering other housing expenses ?

See Programs

Programs covering:

Relocation expenses ?

Late fees ?

Hotel/motel stays ?

Internet costs ?

Uncategorized housing expenses ?

7.3% 24.8%

20.9%

16.7%

14.0%

Updates:

- Programs
 covering other
 housing expenses
- ERA1 Spending Tracker

Link: nlihc.org/eradashboard

Updated! ERA Dashboard NATIONAL LOW INCOMPRISING COALITION

Spending Tracker (ERA1)

15.5%

Total funding amount:

\$25.00 billion

Amount approved or distributed so far: \$3.88 billion

NLIHC tracks data on ERA 1 funds approved or distributed from all 50 state ERA programs, the District of Columbia's ERA program, and nearly 300 local ERA programs. The tracker includes information from (1) U.S. Department of the Treasury's Emergency Rental Assistance Program Monthly Compliance Report and Quarterly Reports, (2) publicly available data from program dashboards, (3) data from communications with program administrators and advocates, and (4) news articles. Data is not yet available for ERA programs run by the Department of Hawaiian Home Lands, Tribes and Tribally Designated Housing Entities, so the tracker does not include spending data from these grantees. This data will be added as it becomes available.

Additional data points and disaggregated spending and other data from state and local programs with ERA dashboards can be found here (see State spending rates in the third tab).

Link: nlihc.org/era-dashboard

New Resource! ERA Spending Data



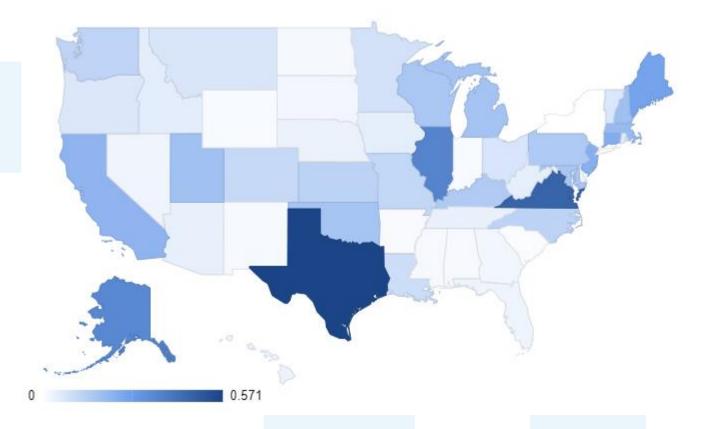
- Link: https://bit.ly/3CyuaBS
- Data Available:
 - Aggregated data for ERA programs
 - Program-level data for programs with public dashboards
 - Program-level data for state ERA programs
- Data Sources:
 - U.S. Department of the Treasury ERA Reports
 - Publicly available data from program dashboards
 - Data from communications with program administrators and advocates
 - News articles

New Resource! ERA Spending Data



ERA1 Spending by State - Map

Click the map and hover over a state to see the percent spent.





Next Steps

Paul Kealey

Chief Operating Officer

National Low Income Housing Coalition

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Resources

NLIHC's HoUSed Campaign (nlihc.org/housed): Campaign Updates