NLIHC’s HoUSed Campaign for Long-Term Housing Solutions

February 27, 2023
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Policy Updates
• Sarah Saadian, NLIHC
Welcome & Updates

Sarah Saadian
Senior Vice President for Public Policy & Field Organizing
National Low Income Housing Coalition
ssaadian@nlihc.org
Implications of Medicaid “Unwinding” for Renters & Unhoused People

Jennifer Sullivan
Director of Health Coverage Access
Center on Budget & Policy Priorities
jsullivan@cbpp.org
Unwinding the Medicaid COVID-19 Continuous Coverage Requirement

February 27, 2023
Medicaid Continuous Coverage Requirement

• Part of 2020 COVID legislation, requires states to keep most enrollees on Medicaid during the public health emergency (PHE)
• End of year budget legislation “delinked” the requirement from the PHE; Medicaid continuous eligibility now ends March 31st
• States will resume conducting full renewals and terminating coverage as early as April 1st – known as “unwinding”
• Eligible people could lose coverage if states don’t act carefully
• Largest health care event since ACA implementation
Medicaid “Unwinding”

• All enrollees will have to complete a full renewal
• Coverage ends if renewal not completed
• Experts estimate over 18 million people will lose coverage (millions of these will still be eligible)
• State agencies (already understaffed) will experience substantial workload increase
Consolidated Appropriations Act (CAA), 2023 Enacted December 29, 2022
Continuous Enrollment Requirement Expires: March 31, 2023

12/29/22
CAA 2023 is enacted

2/1/23
First day in which states may initiate renewals for April terminations

3/31/23
Continuous enrollment condition expires

4/1/23
Terminations may begin
Temporary increased FMAP decreases to 5 percentage points for Q2 2023 for qualifying states

Dec 2022
Jan 2023
Feb 2023
Mar 2023
Apr 2023

Week of 1/17/23
Begin CMS/State meetings on unwinding planning & systems readiness

2/1/23
If initiating renewals in February: last day to submit:
•Renewal Redistribution Plan
•System Configuration Plan
•System Test Plan and results

2/15/23
If initiating renewals in March or April, last day to submit:
•Renewal Redistribution Plan
•System Configuration Plan
•System Test Plan and results

Key CAA 2023 milestones
State actions related to renewals and key timelines for submission of deliverables to CMS

Data reporting: Baseline unwinding data submission dates will vary by state and will be due on either 2/8/2023, 3/8/2023, or 4/8/2023. Thereafter, monthly unwinding data submissions will be due on the 8th of the month. Additionally, state data submissions through the Medicaid and CHIP Performance Indicator dataset are also due on the 8th each month, and state data submissions through the Transformed Medicaid Statistical Information System (T-MISIS) dataset are due before the end of the subsequent calendar month.
Health Coverage Outcomes

- **71.7 million** Eligible for Medicaid & successfully renewed
- **3.8 million** Ineligible for Medicaid Can transition to job-based coverage
- **2.6 million** Ineligible for Medicaid Need to transition to marketplace
- **6.8 million** Eligible for Medicaid BUT lose coverage for procedural reasons
- **383,000** Ineligible for Medicaid & marketplace In non-expansion state

*ASPE estimates that 2.6 million people with income <400% FPL will be eligible for marketplace coverage with APTC and an additional 1.4 million people will be eligible for other coverage without APTC (marketplace, Medicare, military, individual nongroup).

Source: Unwinding the Medicaid Continuous Enrollment Provision: Projected Enrollment Effects and Policy Approaches, HHS Assistant Secretary for Planning and Evaluation, August 2022
Steps in the Medicaid Renewal Process

1. Medicaid enrollee to be redetermined
   - If state can, redetermine using *ex parte* process

2. Enrollee can’t be determined using *ex parte*, agency will mail a request for additional information
   - Enrollee determined to still be eligible, no action needed

3. Enrollee must respond in 30 days
   - If enrollee does not respond on time, will be procedurally denied
   - If still eligible, 90 days to get coverage reinstated following procedural denial

4. Still eligible
   - Need to enroll in job-based or marketplace coverage

   Determined no longer eligible
   - If believe still Medicaid eligible, can reapply or appeal

States *cannot* terminate Medicaid coverage based on an *ex parte* review alone.
Why Might Eligible People Lose Coverage?

• Enrollees might not:
  – Receive renewal notice
  – Understand renewal notice
  – Submit information on time

• Medicaid agencies may not be able to process documents in time

• Many will reapply, leading to additional work for agencies, gaps in coverage, and increased costs
Who is most likely to lose coverage?

- 45% of all who lose coverage still eligible
- 72.2% of children who lose coverage still eligible

“Unwinding the Medicaid Continuous Enrollment Provision,” Assistant Secretary for Planning and Evaluation, August 19, 2022
Who is most likely to lose coverage?

- 64% of Latinos who lose coverage still eligible
- 50.5% AAPI people who lose coverage still eligible
- 39.6% Black non-Latino people who lose coverage still eligible

“Unwinding the Medicaid Continuous Enrollment Provision,” Assistant Secretary for Planning and Evaluation, August 19, 2022
Opportunities to Minimize Coverage Loss

Massive coverage loss isn’t inevitable!

Proven strategies to reduce churn, lessen burden on enrollees and agencies, and improve program integrity while also addressing racial inequities

1. Robust outreach and communications
2. Stronger renewal processes
3. Facilitate transitions to the ACA marketplace
How Can State and Local Policy/Advocacy Organizations Help?

- Encourage people to update their contact info with the state Medicaid agency
- Remind people to look for notices in the mail, respond, and ask for help if needed
- If terminated, but likely still eligible, help people reapply (quickly)
- Partner with local Navigators and other enrollment assisters
- Feedback loops! If you see something, say something...
Resources

- CMS Communications Toolkit (English, Spanish, Chinese, Hindi, Korean, Tagalog, Vietnamese)
- Unwinding information from state Medicaid agencies (Georgetown CCF tracker)
- Organizing for Outreach Outreach Toolkit
- Find local Navigators and enrollment assisters: www.getcoveredamerica.org and localhelp.healthcare.gov
- National Health Care for the Homeless Council Unwinding Fact Sheet
- CBPP
  - Unwinding Fact Sheet
  - Tips for Community Partners (English, Spanish, Chinese, Korean, Vietnamese, Tagalog, Russian, Arabic)
  - FAQ for Housing and Homelessness Services Staff
NAEH Statement of Values Against the Criminalization of Homelessness

Jerry Jones
National Field Director
National Alliance to End Homelessness
jjones@naeh.org
Statement of Values Against the Criminalization of Homelessness

February 27, 2023
HoUSed Campaign National Call

Jerry Jones,
National Field Director
National Alliance to End Homelessness
President Trump Says Homelessness Is a Blight on America’s Cities
"The only way you’re going to remove the hundreds of thousands of people – and maybe throughout our nation, millions of people we’re talking about – and help make our cities clean, safe, and beautiful again, is to open up large parcels of inexpensive land in the outer reaches of the city [and] create thousands and thousands of high-quality tents, which can be done in one day."
“In cities where there has been a complete breakdown of law and order, where the fundamental rights of our citizens are being intolerably violated, I will not hesitate to send in federal assets including the National Guard until safety is restored . . . We will also take back our streets from the homeless, the drug addicted, and the mentally ill.”
Key features of Cicero Institute’s template legislation

• Statewide camping ban with criminal penalties
• Sanctioned camps or temporary shelters coercing people into designated places
• Financial penalties for local jurisdictions that refuse to enforce the camping ban
• Limitation of funding for permanent housing and/or repurposing of housing funds for sanctioned camps
Cicero Institute-backed or inspired legislation

**Kansas**: HB 2430 pending now  
**Arizona**: HB2284, SB 1585 and SCR 1011 pending now  
**Georgia**: SB 62 pending now  
**Tennessee**: HB 1192 pending now, builds on SB 1610  
**Missouri**: HB 1606 passed in 2022  
**Tennessee**: SB 1610 passed in 2022  
**Texas**: HB 1925 passed in 2021
Portland Mayor Ted Wheeler’s rationale for designated camps (November 7, 2022)

“I’ve already banned it in high volume pedestrian corridors, safe routes to school, high crash corridors. But at some point as we continue the roll out of the camping ban, people are going to ask us, ‘If not here, then where? Where can I go where you won’t hassle me, where I can potentially have access to hygiene and food and connection to services, where can I go?’ And right now, we don’t have anything that matches scale, the magnitude of the problem that we’re facing on our streets.”
Sign On to the Alliance’s Statement of Principles Against the Criminalization of Homelessness

In states all over the country, an organized effort is seeking to criminalize homelessness while attacking best practices like Housing First.

The Alliance and the frontline providers in these states have made a commitment to actively listening to people experiencing homelessness who will be impacted in these states. Their feedback is clear: that what they want and need is housing. We also know that many of these communities don’t have enough affordable housing, permanent supportive housing, or even emergency shelters for those in need.

Endorsement link to “Statement of Values” is in the chat.

Statement of Values Against the Criminalization of Homelessness

No one should ever have to experience homelessness and the trauma that accompanies it. Ending homelessness in the most effective manner requires equitable, housing-focused approaches that respect each person’s dignity and autonomy.

Eviction Expectations in the Post-Pandemic Housing Market

Andrew Haughwout
Director of Household & Public Policy Research
Federal Reserve Bank of New York
andrew.haughwout@ny.frb.org
Who Gets Evicted and Who Expects to?

Andrew Haughwout
Director of Household and Public Policy Research

The views expressed here are those of the author and do not necessarily reflect those of the Federal Reserve Bank of New York or the Federal Reserve System.
Housing and Eviction Research at New York Fed

- New York Fed Research does a lot of housing work
  - Homeownership
  - Mortgage performance and access to credit
  - House prices and housing wealth

- Survey of Consumer Expectations Housing Survey
  - Representative sample
  - Forward-looking
Eviction Experiences Negatively Related to Income

Ever been evicted from a home you were renting? Pool of survey years 2019, 2020, & 2022

Know individuals or families evicted since 2006? Pool of survey years 2019, 2020, & 2022
Income Loss and Change of Building Ownership Are Common Reasons for Evictions

Notes: Figure shows shares of different reasons for evictions. N = 61.
Credit Experiences
Large Increases in Rents Expected in Poorer Areas

Expected 1 year change to local rents by income
Pool of survey years 2019, 2020, & 2022

Expected 1 year change to local rents by quintiles of current local rent
Pool of survey years 2019, 2020, & 2022
Expectation of Eviction Correlated with Experience

What is the chance you are evicted in the next year?

Marginal effects of exposure and past eviction

Controls

- None
- Household income
- Rent-income ratio
- 1-year rent expectations

Marginal effects (pp)

- Know an evictee
- Ever evicted yourself
Field Updates

Scott Gottbreht
Vice President of Housing & Senior Program Officer
United Way of Central Maryland
scott.gottbreht@uwcm.org
PROJECTING E.R.A. NEED

- Goals of Need Projection
- Key Variables
- Key Sources
- Math Demo
- Advocating with the Data
Why Should You Create a Need Projection?

- Shows the severity of the crisis facing renters
- Serves as a rallying cry to mobilize coalitions
- Helps drive decision-making for public policy
- Great for PR, including the press and social media

United Way of Central Maryland
Key Variables

1. Number of households to be served
2. Number of months of assistance per household
3. Monthly rent amount

Application rate study:
https://www.jchs.harvard.edu/blog/emergency-rental-assistance-has-helped-stabilize-struggling-renters
Key Sources

U.S. Census Bureau
*Household Pulse Survey*

National Low Income Housing Coalition
*Out of Reach Report*
[https://nlihc.org/oor](https://nlihc.org/oor)

Joint Center for Housing Studies at Harvard
*Housing Perspectives*
[https://www.jchs.harvard.edu/blog/emergency-rental-assistance-has-helped-stabilize-struggling-renters](https://www.jchs.harvard.edu/blog/emergency-rental-assistance-has-helped-stabilize-struggling-renters)

National Equity Atlas
*Rent Debt Dashboard*
[https://nationalequityatlas.org/rent-debt](https://nationalequityatlas.org/rent-debt)
### Household Pulse Survey Data Table

#### Housing Table 3b. Likelihood of Having to Leave This House in Next Two Months Due to Eviction, by Select Characteristics: Maryland

Source: U.S. Census Bureau Household Pulse Survey, Week 54.

Note: These data are experimental. Users should take caution using estimates based on subpopulations of the data – sample sizes may be small and the standard errors may be large. **

Total Population 18 Years and Older in Renter–Occupied Housing Units, That Are Not Current on Rental Payments

<table>
<thead>
<tr>
<th>Select characteristics</th>
<th>Total</th>
<th>Very likely</th>
<th>Somewhat likely</th>
<th>Not very likely</th>
<th>Not likely at all</th>
<th>Did not report</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Months behind on rental payments</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Total</td>
<td>161,685</td>
<td>21,503</td>
<td>34,645</td>
<td>59,933</td>
<td>40,554</td>
<td>5,051</td>
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<td>Less than 1 month</td>
<td>30,328</td>
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<td>-</td>
<td>3,727</td>
<td>26,601</td>
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<tr>
<td>1 month</td>
<td>82,023</td>
<td>-</td>
<td>-</td>
<td>23,352</td>
<td>50,242</td>
<td>8,429</td>
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<tr>
<td>2 months</td>
<td>12,237</td>
<td>-</td>
<td>-</td>
<td>3,821</td>
<td>5,964</td>
<td>2,452</td>
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<tr>
<td>3 months</td>
<td>7,472</td>
<td>-</td>
<td>-</td>
<td>7,472</td>
<td>-</td>
<td>-</td>
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<tr>
<td>4 months</td>
<td>15,840</td>
<td>15,840</td>
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<td>5 months</td>
<td>4,314</td>
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<td>6 months</td>
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<tr>
<td>7 months</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>8 months or more</td>
<td>1,777</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1,777</td>
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<tr>
<td>Did not report</td>
<td>6,347</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>3,073</td>
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#### Household rental assistance through state or local government

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<tr>
<th></th>
<th>Total</th>
<th>Very likely</th>
<th>Somewhat likely</th>
<th>Not very likely</th>
<th>Not likely at all</th>
<th>Did not report</th>
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<tbody>
<tr>
<td>Applied and received assistance</td>
<td>22,692</td>
<td>6,556</td>
<td>14,300</td>
<td>1,835</td>
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<td>-</td>
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<tr>
<td>Applied for assistance and waiting for response</td>
<td>34,040</td>
<td>15,840</td>
<td>7,472</td>
<td>10,728</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Applied for assistance and application was denied</td>
<td>12,547</td>
<td>5,662</td>
<td>6,885</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Did not apply for assistance</td>
<td>89,132</td>
<td>13,733</td>
<td>34,904</td>
<td>38,719</td>
<td>1,777</td>
<td>-</td>
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<tr>
<td>Did not report</td>
<td>3,274</td>
<td>-</td>
<td>-</td>
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<td>3,274</td>
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#### Age

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<th></th>
<th>Total</th>
<th>Very likely</th>
<th>Somewhat likely</th>
<th>Not very likely</th>
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<tr>
<td>18 - 24</td>
<td>19,269</td>
<td>3,821</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>15,448</td>
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<tr>
<td>25 - 39</td>
<td>78,699</td>
<td>23,352</td>
<td>26,378</td>
<td>11,352</td>
<td>1,777</td>
<td>-</td>
</tr>
</tbody>
</table>
## Housing Table 3b. Likelihood of Having to Leave this House in Next Two Months Due to Eviction, by Select Characteristics: Maryland

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<table>
<thead>
<tr>
<th>Select characteristics</th>
<th>Total</th>
<th>Very likely</th>
<th>Somewhat likely</th>
<th>Not very likely</th>
<th>Not likely at all</th>
<th>Did not report</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>161,685</td>
<td>21,503</td>
<td>34,645</td>
<td>59,933</td>
<td>40,554</td>
<td>5,051</td>
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<tr>
<td>7 or more people in the household</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Presence of children under 18 years old</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Children in household</td>
<td>71,212</td>
<td>21,503</td>
<td>23,352</td>
<td>18,366</td>
<td>6,215</td>
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<td>No children</td>
<td>90,473</td>
<td>-</td>
<td>11,293</td>
<td>41,566</td>
<td>34,339</td>
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<td>Respondent or household member experienced loss of employment income in last 4 weeks</td>
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<td>-</td>
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<td>Yes</td>
<td>55,173</td>
<td>15,840</td>
<td>28,089</td>
<td>11,244</td>
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<td>No</td>
<td>106,512</td>
<td>5,662</td>
<td>6,556</td>
<td>48,689</td>
<td>40,554</td>
<td>5,051</td>
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<tr>
<td>Did not report</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Respondent employed in the last 7 days</td>
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<td>-</td>
<td>-</td>
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<tr>
<td>Yes</td>
<td>122,483</td>
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<td>27,760</td>
<td>46,731</td>
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<td>No</td>
<td>39,202</td>
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<td>3,274</td>
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<tr>
<td>Did not report</td>
<td>-</td>
<td>-</td>
<td>-</td>
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</tr>
<tr>
<td>Household income</td>
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<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Less than $25,000</td>
<td>34,759</td>
<td>15,840</td>
<td>16,467</td>
<td>-</td>
<td>2,452</td>
<td>-</td>
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<tr>
<td>$25,000 - $34,999</td>
<td>34,571</td>
<td>1,348</td>
<td>6,885</td>
<td>26,338</td>
<td>-</td>
<td>-</td>
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<tr>
<td>$35,000 - $49,999</td>
<td>24,889</td>
<td>4,314</td>
<td>-</td>
<td>18,740</td>
<td>1,835</td>
<td>-</td>
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<td>$50,000 - $74,999</td>
<td>3,056</td>
<td>-</td>
<td>-</td>
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<td>$75,000 - $99,999</td>
<td>26,098</td>
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<td>11,293</td>
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<td>7,065</td>
<td>1,777</td>
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<td>$100,000 - $149,999</td>
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<td>-</td>
<td>-</td>
<td>5,834</td>
<td>4,088</td>
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<td>$150,000 - $199,999</td>
<td>9,666</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>9,666</td>
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<td>$200,000 and above</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Did not report</td>
<td>18,722</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>15,448</td>
<td>3,274</td>
</tr>
<tr>
<td>Used in the last 7 days to meet spending needs*</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Regular income sources</td>
<td>116,035</td>
<td>21,503</td>
<td>17,849</td>
<td>34,353</td>
<td>40,554</td>
<td>1,777</td>
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<td>Credit cards or loans</td>
<td>33,694</td>
<td>-</td>
<td>7,472</td>
<td>17,851</td>
<td>8,371</td>
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<td>Money from savings or selling assets or possessions (including withdrawals from retirement accounts)</td>
<td>37,249</td>
<td>4,314</td>
<td>6,885</td>
<td>18,151</td>
<td>7,900</td>
<td>-</td>
</tr>
</tbody>
</table>
Application Rates

Joint Center for Housing Studies at Harvard
*Housing Perspectives*

[https://www.jchs.harvard.edu/blog/emergency-rental-assistance-has-helped-stabilize-struggling-renters](https://www.jchs.harvard.edu/blog/emergency-rental-assistance-has-helped-stabilize-struggling-renters)

<table>
<thead>
<tr>
<th>Income Bracket</th>
<th>Application Rate</th>
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<tr>
<td>&lt;$25k</td>
<td>45%</td>
</tr>
<tr>
<td>$25k - $50k</td>
<td>40%</td>
</tr>
<tr>
<td>$50k - $75k</td>
<td>30%</td>
</tr>
<tr>
<td>All Incomes</td>
<td>40%</td>
</tr>
</tbody>
</table>

United Way of Central Maryland
### Sample Calculation for Number Served at Income Bracket < $50k

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>11,761</td>
<td>HHs likely evicted in &lt; $25k bracket</td>
</tr>
<tr>
<td>45%</td>
<td>Application rate for &lt; $25k bracket</td>
</tr>
<tr>
<td>5,292</td>
<td>Projected ERA applicants &lt; $25k</td>
</tr>
<tr>
<td>37,228</td>
<td>HHs likely evicted $25k-$50k</td>
</tr>
<tr>
<td>40%</td>
<td>Application rate $25k-$50k bracket</td>
</tr>
<tr>
<td>14,891</td>
<td>Projected ERA apps $25k-$50k</td>
</tr>
<tr>
<td>20,183</td>
<td>PROJECTED ERA applicants &lt; $50k</td>
</tr>
</tbody>
</table>
## Households to be Served

### Sample Calculation for Maryland ERA Budget Allocation

#### Income Under $50k and 5 Months of Assistance Per Household

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income Under $50k</td>
<td>$1,505</td>
</tr>
<tr>
<td>FMR for 2-bedroom</td>
<td>10,495</td>
</tr>
<tr>
<td>52% of applicants (families)</td>
<td>10,495</td>
</tr>
<tr>
<td>5 Months of Assistance (4 back, 1 fwd)</td>
<td>5</td>
</tr>
<tr>
<td>ERA need for families &lt;$50k</td>
<td>$78,974,875</td>
</tr>
<tr>
<td>FMR for 1-bedroom</td>
<td>$1,262</td>
</tr>
<tr>
<td>48% of applicants (non-families)</td>
<td>9,688</td>
</tr>
<tr>
<td>5 Months of Assistance (4 back, 1 fwd)</td>
<td>5</td>
</tr>
<tr>
<td>ERA need for non-families &lt;$50k</td>
<td>$61,131,280</td>
</tr>
</tbody>
</table>

#### TOTAL ERA Need (all HH types)

- $140,106,155

#### Program admin (10% of total budget): processing applications; working with tenants and landlords

- $17,513,269

#### Self-sufficiency services (10% of total budget): help with finances, employment, government benefits

- $17,513,269

#### Total Allocation Needed for ERA

- $175,132,694
## How Much Funding is Required to Address the Crisis?

The Maryland Emergency Rental Assistance Coalition recommends an allocation of **$175 million** to serve approximately **20,000 low-income households**. The table below shows options for funding levels based on two variables: the months of assistance being offered and target income brackets.

<table>
<thead>
<tr>
<th>Months of Assistance</th>
<th>$35k and below 8,901 Households</th>
<th>$50k and below 20,183 Households</th>
<th>$75k and below 21,186 Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>$62 million</td>
<td>$140 million</td>
<td>$147 million</td>
</tr>
<tr>
<td>5</td>
<td>$77 million</td>
<td><strong>$175 million</strong></td>
<td>$184 million</td>
</tr>
<tr>
<td>7</td>
<td>$108 million</td>
<td>$245 million</td>
<td>$257 million</td>
</tr>
</tbody>
</table>

*4 months of assistance equates to rental arrears only; 5 months equates to 4 months of arrears and 1 month of forward rent; and 7 months equates to 4 months of arrears and 3 months of forward rent*
Bring additional stakeholders into the data conversation, and vet your projections with experts in your area.

Phrasing the ask as a range of funding options helps shift the conversation away from WHETHER to fund emergency rental assistance and instead towards HOW MUCH to fund emergency rental assistance.

We are emphasizing rent debt (instead of ongoing income Disruptions) as well as the extremely high percentage of families who are “very likely” to be evicted.
QUESTIONS?

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Visit UWCM.ORG for more information
Field Updates

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DC Eviction Prevention Framework

Presentation to HoUSed National Call

February 27, 2023

Peter A. Tatian, Urban Institute
Susan Jacob, Housing Counseling Services
New eviction case filings, judgments, writs, and scheduled evictions in DC are rising

https://greaterdc.urban.org/publication/collaborative-framework-eviction-prevention-dc
Overall goal and approach

The DC Eviction Prevention Co-Leaders Group believes that cross-sector collaboration among legal services providers, housing counselors, district government agencies, the DC Superior Court, philanthropic organizations, tenant organizers, housing providers, tenants, advocates, and community-based organizations is crucial to preventing eviction, displacement, and homelessness.

The overall goal of the Co-Leaders Group is to establish a cross-sector collaborative approach to prevent eviction and displacement of tenants in DC with low incomes and stabilize their housing for the future.
Framework key action areas

- Outreach to tenants
- Access to emergency financial resources
- Access to eviction defense
- Court processes
- Access to broader housing supports
- Access to community resources
- Data to support effective collaboration and track results
Collaboration Outcomes

► HCS staff are present in court hearings as housing counselors to provide information on current applications for assistance and to provide clients with information on how to apply (attended over 3000 hearings to date)

► Extensive collaboration among partners to make sure “last mile payments” are accurate and will in fact stop an eviction (every penny owed at the moment of eviction must be paid in order to redeem tenancy)

► Over 70% of scheduled evictions (due to non-payment of rent) are able to be stopped (FY22 data)

► Recognized that housing case management is vital in assisting tenants in reaching housing stability
<table>
<thead>
<tr>
<th>Outcome Description</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of clients where RISE housing counseling was able to resolve the gap between ERAP eligibility amount and total balance client owed</td>
<td>50</td>
<td>33%</td>
</tr>
<tr>
<td>Client counseled by RISE was able to receive ERAP</td>
<td>50</td>
<td>33%</td>
</tr>
<tr>
<td>RISE counselors engaged with client landlord to address balance</td>
<td>108</td>
<td>72%</td>
</tr>
<tr>
<td>RISE was able to negotiate a payment plan on behalf of client</td>
<td>46</td>
<td>30%</td>
</tr>
<tr>
<td>RISE was able to negotiate rent forgiveness on behalf of the client</td>
<td>26</td>
<td>17%</td>
</tr>
<tr>
<td>Client was connected to RELIEF match savings program</td>
<td>15</td>
<td>10%</td>
</tr>
<tr>
<td>Client’s housing was stabilized through RISE counseling</td>
<td>53</td>
<td>35%</td>
</tr>
<tr>
<td>Clients who remained in current housing at the end of RISE counseling</td>
<td>98</td>
<td>65%</td>
</tr>
<tr>
<td>Clients who moved out with RISE assistance</td>
<td>9</td>
<td>16%</td>
</tr>
</tbody>
</table>
Other Collaborative Efforts

- Conduct “Pop-ups” in the community, targeting rental properties where delinquency rates are high (over 17%)
- Train Housing Providers on the financial assistance programs available and how to assist tenants in accessing these programs
- Continue to train legal services providers and other partners about access to financial assistance programs.
- Continue to attend working groups where real time problem solving and discussion are key components.
Tenants with greater challenges

A fundamental cause of evictions is the high cost of housing in DC relative to what many people can afford to pay. Simply put, the rent is too high for too many.

For this reason, the Co-Leaders Group recognizes that there are DC tenants, particularly workers with low wages and people on fixed incomes, for whom existing solutions are inadequate to prevent eviction or displacement.

In addition to the efforts discussed in this framework, the Co-Leaders Group is committed to seeking solutions that will better meet the needs of all tenants in DC, including those who face unaffordable rents.
Thank you!

https://greaterdc.urban.org/publication/collaborative-framework-eviction-prevention-dc

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Policy Updates

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Resources

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