NLIHC's HoUSed Campaign for Long-Term Housing Solutions

March 14, 2022

Agenda

Welcome & Updates

- Paul Kealey, NLIHC

FY22 Spending Bill & Budget Reconciliation Updates

- Kim Johnson, NLIHC

Conclusions from Preliminary Analysis of Eviction Filing Patterns in 2021

- Anne Kat Alexander, Emily Lemmerman, & Joe Fish, Eviction Lab at Princeton University

Findings from HUD's 2021 Annual Homelessness Assessment Report

- Meghan Henry, Tanya de Sousa, Anna Robinson, Abt Associates

Lessons from New NLIHC/UPenn Report on ERA

- Rebecca Yae, NLIHC
- Claudia Aiken, Housing Initiative at Penn

Latest ERA Spending Numbers Through January

- Sophie Siebach-Glover, NLIHC

Field Updates

- Robyn Powell, New Mexico Mortgage Finance Authority
- Brad Hirn, Housing Rights Committee of San Francisco
- Kim McCarthy, Community Alliance of Tenants

Next Steps

Welcome & Updates

Paul Kealey

Chief Operating Officer

National Low Income Housing Coalition

pkealey@nlihc.org

FY22 Spending Bill & Budget Reconciliation Updates

Kim Johnson

Senior Policy Analyst

National Low Income Housing Coalition

kjohnson@nlihc.org

Conclusions from Preliminary Analysis of Eviction Filing Patterns in 2021

Joe Fish

Research Specialist

Eviction Lab

jf42@princeton.edu

Emily Lemmerman

Research Specialist

Eviction Lab

emilyhl@princeton.edu

Anne Kat Alexander

Program Coordinator & Research Staff

Eviction Lab

akalexander@princeton.edu

U.S. Eviction Filing Patterns in 2021

March 14, 2022

Anne Kat Alexander, Joe Fish, Emily Lemmerman

Eviction Lab at Princeton University

PRINCETON UNIVERSITY

EVICTION LAB

Eviction Tracking System (ETS)

- 31 cities and 6 states
- 1 in 4 renters lives in an ETS site
- weekly eviction filings
- compares volume to "historical average": # of filings for that period in one or more typical years

EVICTION LAB UPDATES

April 27, 2021

U.S. Eviction Filing Patterns in 2020

Peter Hepburn, Renee Louis, Joe Fish, Emily Lemmerman, Anne Kat Alexander, Timothy A. Thomas, Robert Koehler, Emily Benfer, and Matthew Desmond
The Eviction Lab

EVICTION LAB UPDATES

August 21, 2021

Preliminary Analysis: 11 months of the CDC Moratorium

Jasmine Rangel, Jacob Haas, Emily Lemmerman, Joe Fish, and Peter Hepburn
The Eviction Lab

EVICTION LAB UPDATES

December 9, 2021

Preliminary Analysis: Eviction Filing Trends After the CDC Moratorium Expiration

Jacob Haas, Jasmine Rangel, Juan Pablo Garnham, and Peter Hepburn
Princeton University

Findings preview

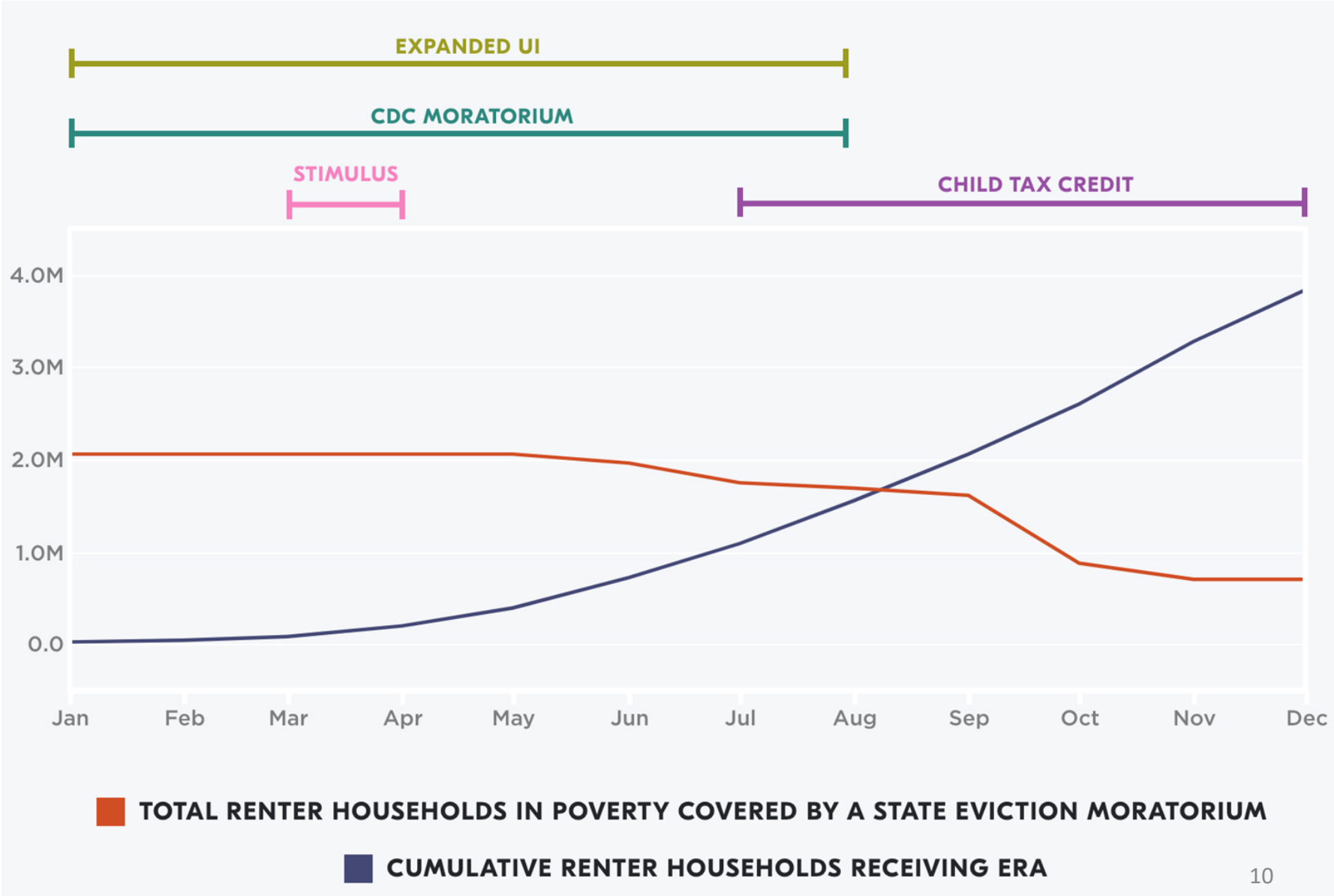
- Estimated **1.36 million eviction cases** averted nationwide
  - Conservative estimate based on typical year eviction volume - does not account for increased financial stress during the pandemic
  - Over **3 million cases averted during the pandemic**

- Greatest reductions in low-income and majority-Black neighborhoods

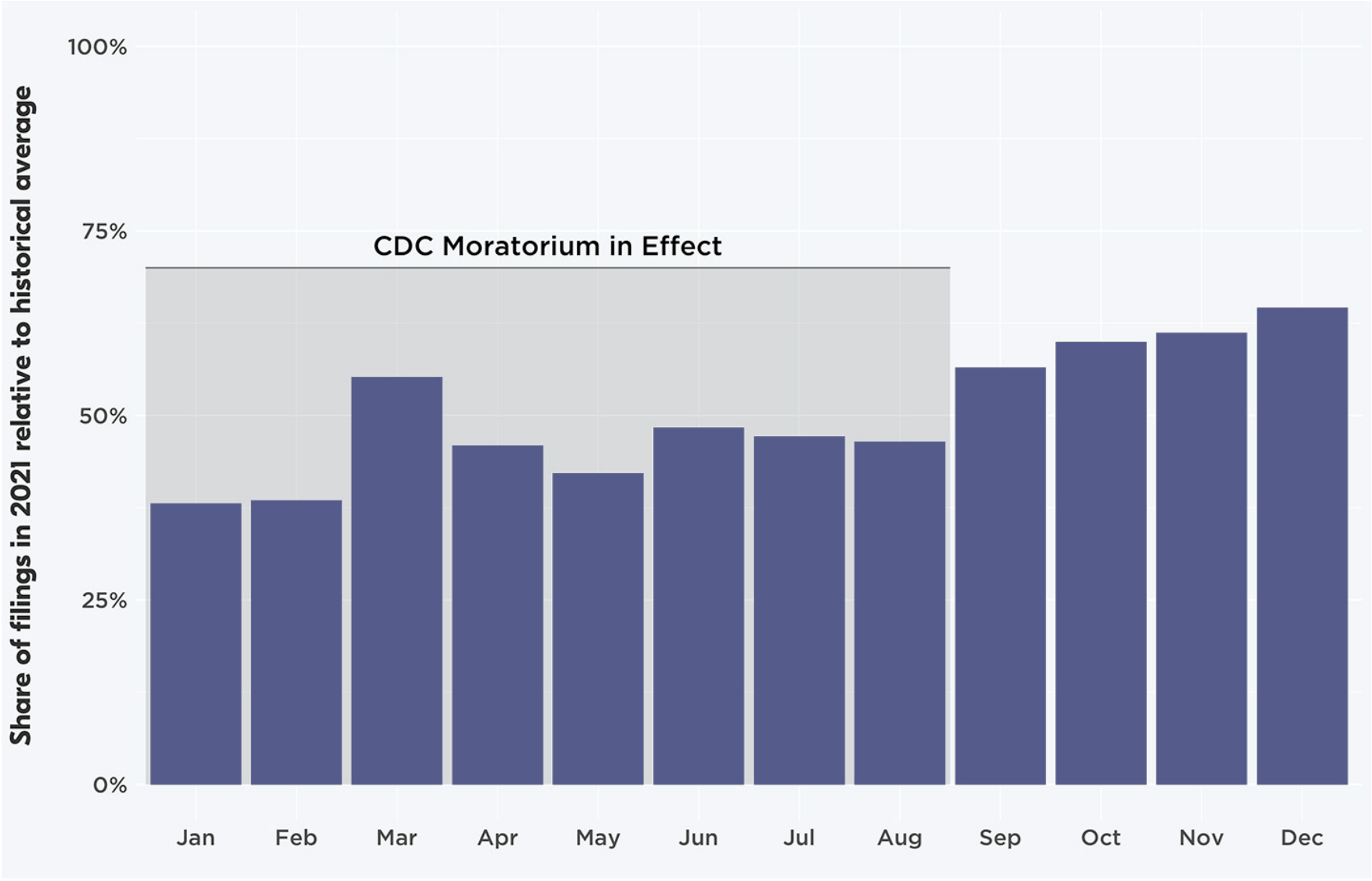
- Reductions vary by jurisdiction, over the course of the year, and depending on neighborhood demographics

** not a causal analysis, formal evictions only

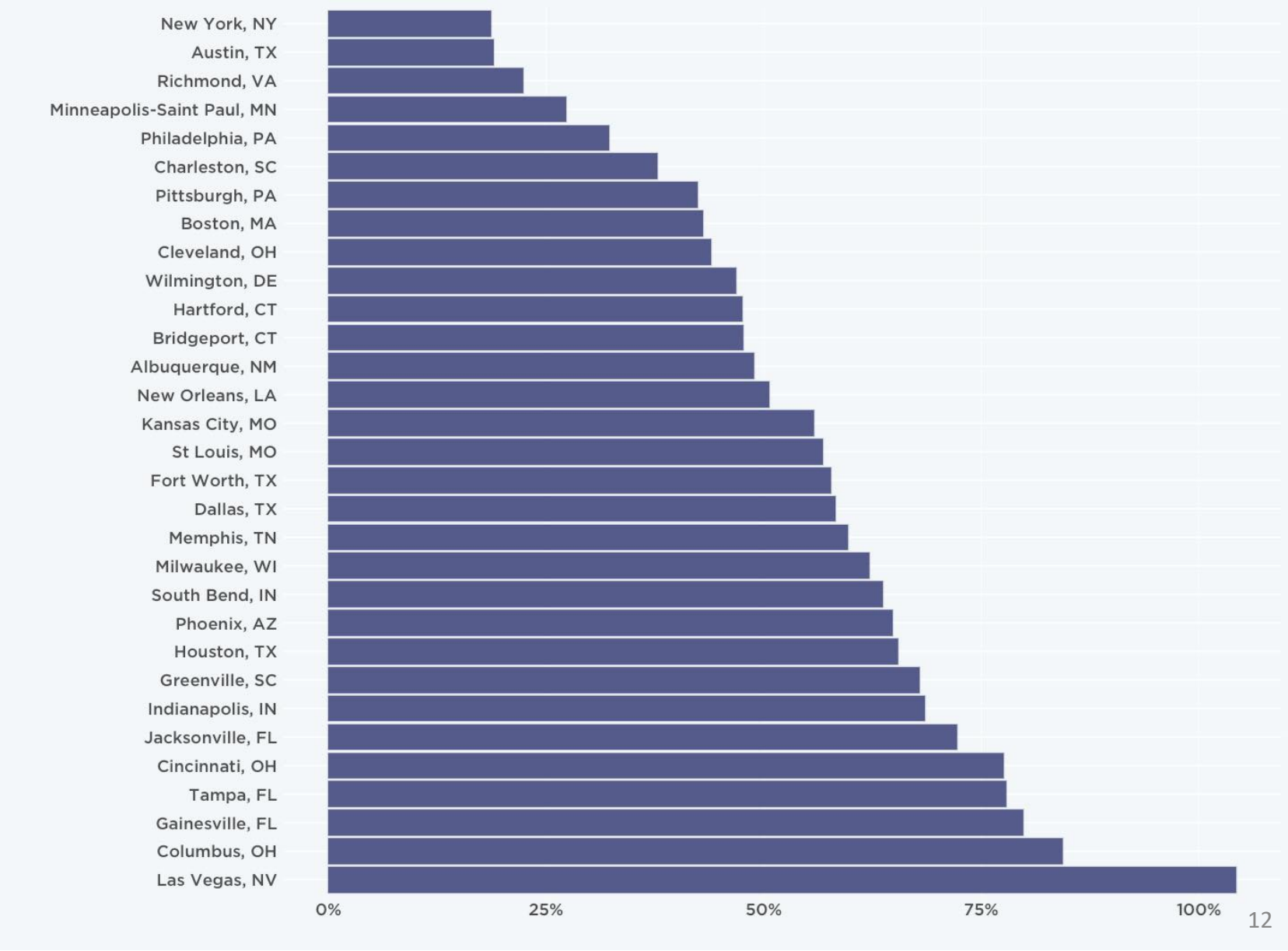
Policy context: emergency expansion of safety net



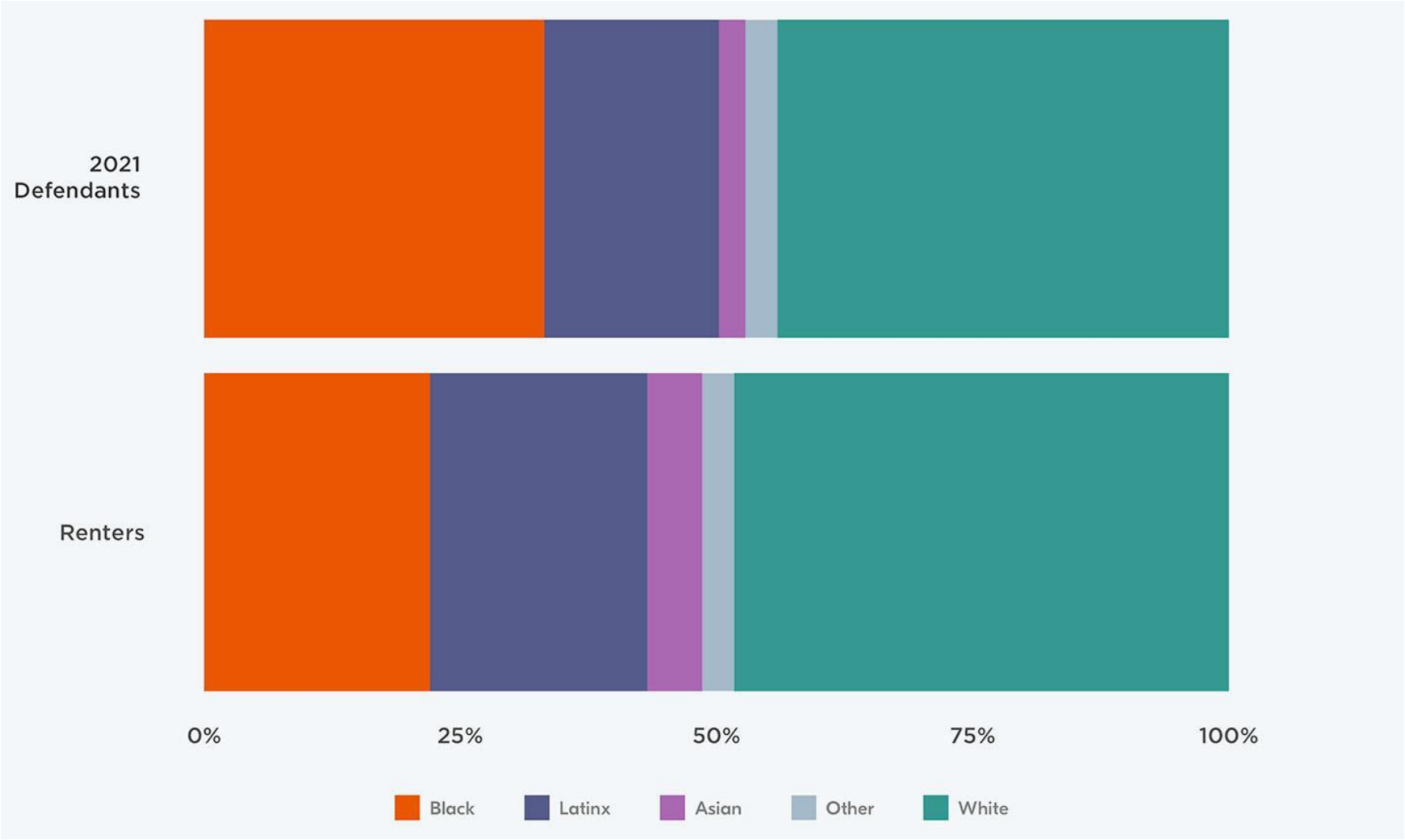
Filings remain down but are trending up



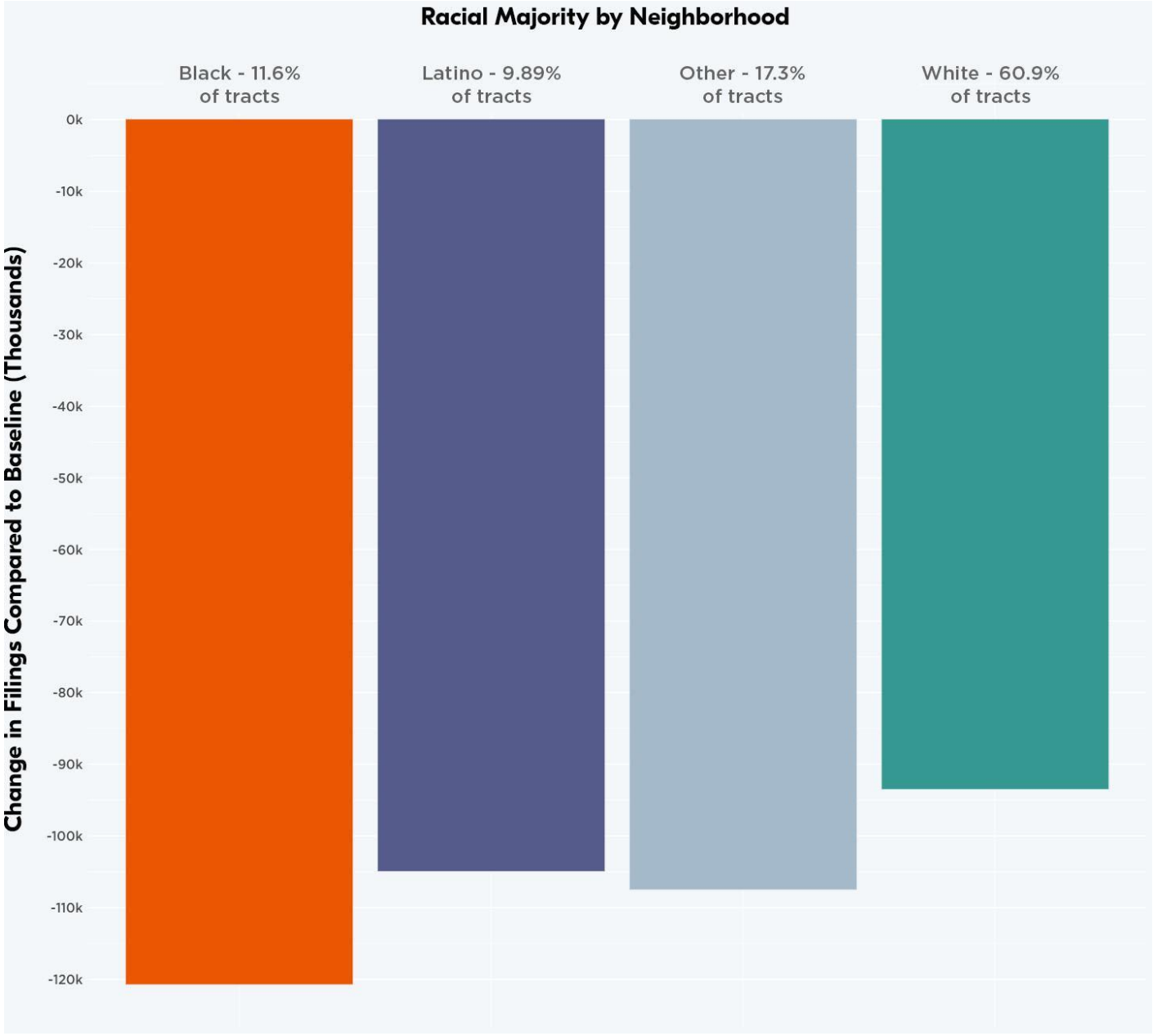
Where you live matters for whether you're evicted



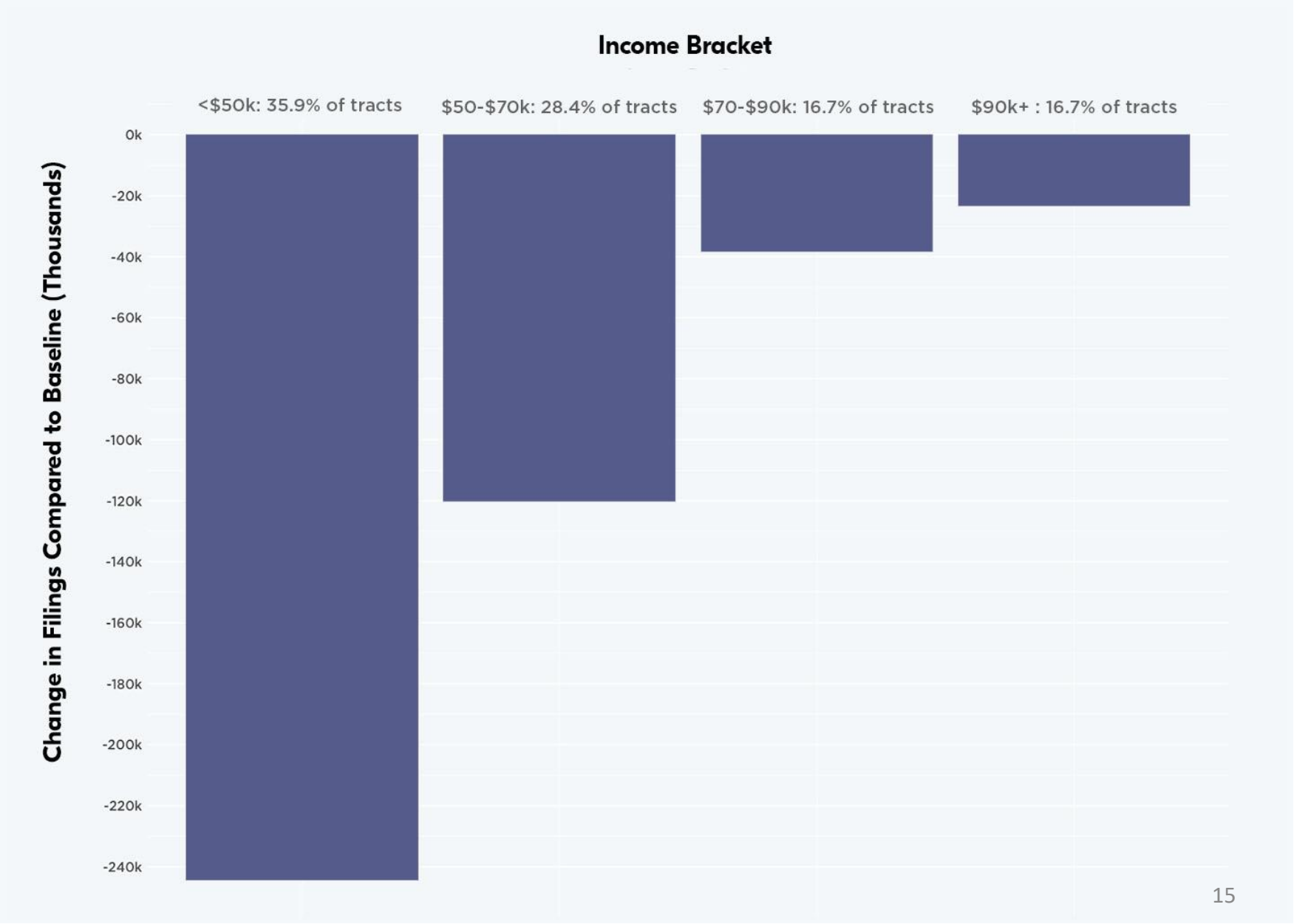
Demographics of filings in 2021



Greatest reductions in majority-Black neighborhoods



Greatest reductions in lower-income neighborhoods

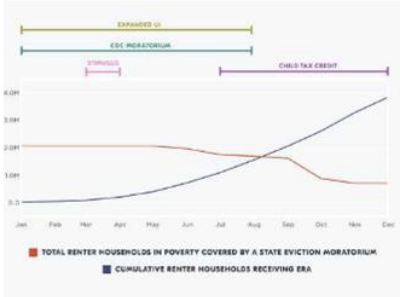


Final thoughts

- Causal analysis: Which policies helped the most?
  - Why were the same policies more effective in certain areas?
- How to transition from emergency policies to long-term structural change?
  - HIP+NLIHC brief later this call
- In 2022, cases are rising across the country and some areas are returning to normal volume.

BLOG & RESEARCH

SEE ALL



Preliminary Analysis: Eviction Filing Patterns in 2021

Over the last two years, the federal government intervened in the eviction crisis in a serious and unprecedented way. Our data show that that intervention has paid off.

Preliminary Analysis: Eviction Filing Trends After the CDC Moratorium Expiration

Eviction Depressed Voter Turnout in the 2016 Presidential Election

Eviction Diversion: Preventing Eviction Before Going to Court

Preliminary Analysis: 11 months of the CDC Moratorium

Questions and answers about evictions as the CDC moratorium ends

evictionlab.org

Olivia Jin, Joe Fish, Emily Lemmerman, Anne Kat Alexander,
and Matthew Desmond
Eviction Lab at Princeton University

Peter Hepburn
Rutgers University

akalexander@princeton.edu
emilyhl@princeton.edu
jf42@princeton.edu

The Eviction Lab is funded by the Russell Sage, JPB, and
Gates Foundations, C3.ai Digital Transformation Institute,
the Pew Charitable Trusts, and the Chan Zuckerberg Initiative

Findings from HUD's 2021 Annual Homelessness Assessment Report (AHAR)

Meghan Henry

Associate

Abt Associates

meghan_henry@abtassoc.com

Anna Robinson

Analyst

Abt Associates

anna_robinson@abtassoc.com

Tanya de Sousa

Social & Economic Policy Researcher

Abt Associates

tanya_desousa@abtassoc.com

2021 AHAR Part 1: Results in Brief

AHAR Overview

Annual Homeless Assessment Report to Congress (AHAR)

- Prepared by Abt Associates each year on behalf of HUD
- Nearly 400 communities participate each year
- AHAR has three data sources (see below)

Point-in-Time Data

Point-in-Time (PIT) count

Housing Inventory Count (HIC)

Year-Round Data

Longitudinal Systems Analysis (LSA)

Point-in-Time (PIT) Background

What is the PIT?	A count of all persons experiencing homelessness in a Continuum of Care (CoC) on a single night in the last 10 days of January.
Who conducts the PIT?	CoCs - cities, counties, groups of counties, or states that receive HUD funding for homeless programs.
How often is the PIT conducted?	CoCs are required to conduct a “sheltered” PIT count every year and an “unsheltered” count every other year (in odd years); many choose to conduct both counts annually. Due to COVID-19, not all CoCs had to conduct an unsheltered PIT count in 2021.

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Housing Inventory Count (HIC) Background

What is the HIC?	A national inventory of beds for homeless (and formerly homeless) individuals and families. The HIC measures community capacity to house homeless people (and previously homeless people) on the night it performed its count.
Who conducts the HIC?	CoCs - cities, counties, groups of counties, or states that receive HUD funding for homeless programs.
How often is the HIC conducted?	CoCs are required each year to conduct a HIC during the last 10 days of January (on the same night as the PIT count).

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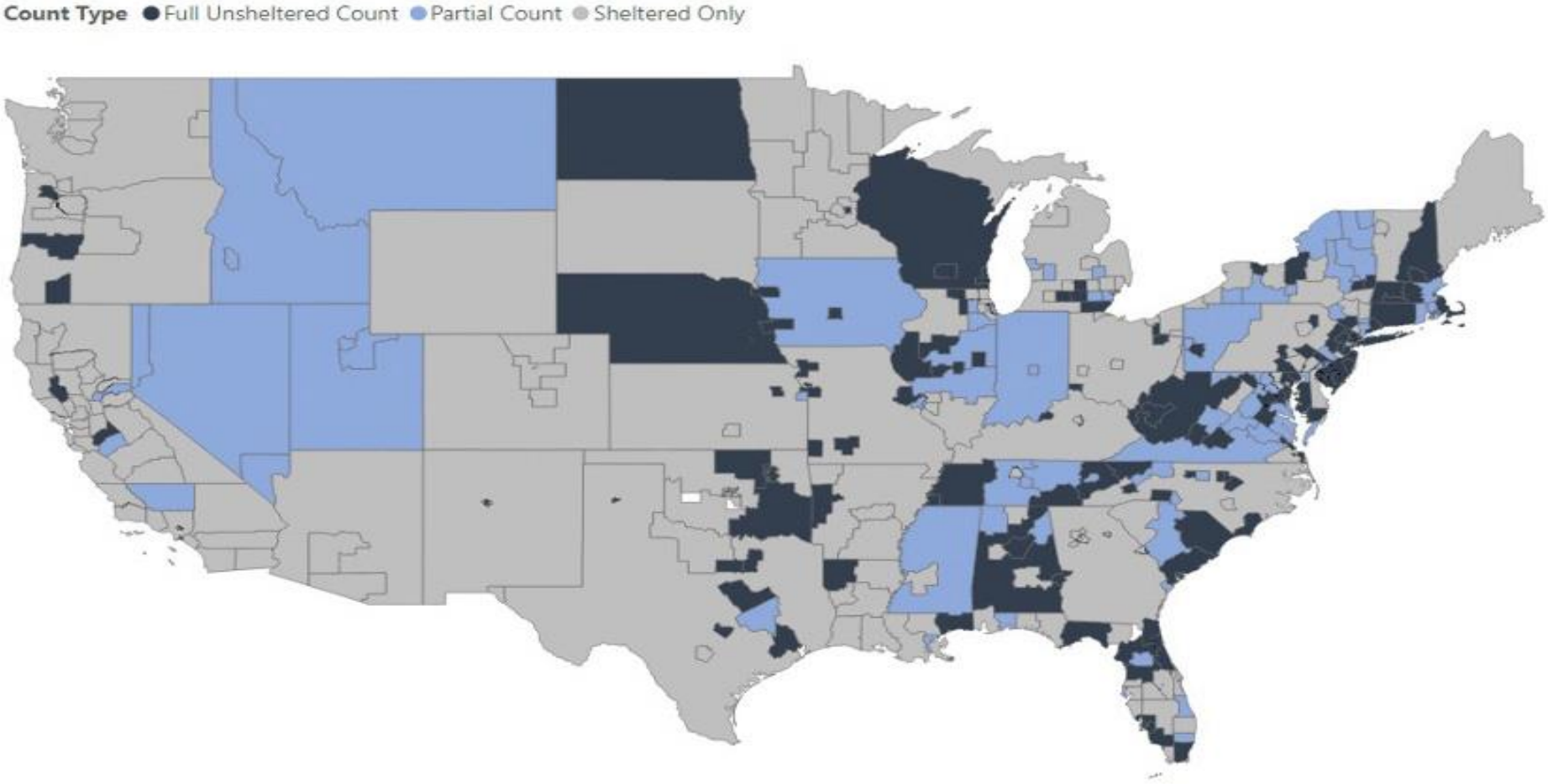
How is the 2021 AHAR different from prior years?

- Focuses primarily on sheltered homelessness across all populations
- Includes additional information throughout report on inventory and occupancy rates
- Provides more context than prior reports
- Includes qualitative review of narrative information provided by communities
- Appendix provides information on those communities that did conduct an unsheltered count

Which CoCs Conducted Unsheltered Counts?



2021 AHAR: Point-in-Time Topline Estimates

Population	2021 Estimate	Change 2020-2021 #	Change 2020-2021 %	Change 2007-2021 %
All People in Sheltered Programs	326,126	-28,260	-8%	-16.7%
Sheltered Individuals	194,749	-4,729	-2.4%	-8.6%
Sheltered People in Families with Children	131,377	-23,531	-15.2%	-26.3
Sheltered Unaccompanied Youth	15,763	-1,508	-8.7%	N/A
Sheltered Veterans	19,750	-2,298	-10.4%	-54.5%*
Sheltered Individuals with Chronic Patterns of Homelessness	44,346	7,235	19.5%	6.2%

Overall capacity increased slightly

Bed Inventory and Occupancy Rates by Bed Type

	Emergency Shelter Beds		
	2020	2021	Change
Total ES Beds	336,618	356,940	6.0%
Facility-based beds	304,561	303,174	-0.5%
Other beds	17,825	20,507	15.0%
Voucher beds	14,232	33,259	133.7%

Occupancy rates declined

Occupancy Rates of Programs for People in Sheltered Locations, 2020 and 2021		
	2020	2021
Total	82.1%	73.2%
ES	83.2%	73.7%
SH	85.9%	68.3%
TH	78.2%	71.5%

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Why did sheltered homelessness decline?

- Changes to shelter capacity to comply with social distancing requirements;
- Hesitancy in seeking shelter;
- Prioritizing Rapid Rehousing (RRH) and Permanent Supportive Housing (PSH); and
- Stemmed inflow into the homeless system
  - Eviction moratoria
  - CARES Act funding/Economic Impact Payments
  - Other homelessness prevention and shelter diversion efforts

What else?

- Communities that conducted unsheltered counts in both 2020 and 2021 show no change in unsheltered numbers.
- The 210 communities that conducted at least a head count accounted for only 22% of the unsheltered population in 2020.
- Data suggest increased vulnerability of those who were sheltered in 2021
  - Increase in individuals with chronic patterns of homelessness
  - Increase in transgender and gender non-conforming unaccompanied youth and individuals
  - Increase in Native American unaccompanied youth and individuals;
  - First time since data collection began that PSH beds for CH declined.

BOLD
THINKERS
DRIVING
REAL-WORLD
IMPACT

Questions?

Lessons from New NLIHC/UPenn Report on ERA

Rebecca Yae

Senior Research Analyst

National Low Income Housing Coalition

ryae@nlihc.org

Claudia Aiken

Director

Housing Initiative at Penn

claudf@design.upenn.edu

Emergency Rental Assistance (ERA) During the Pandemic: Implications for the Design of Permanent ERA Programs

THE HOUSING INITIATIVE at Penn

NATIONAL LOW INCOME HOUSING COALITION

A Critical Moment

- *Some state & local Treasury ERA programs are no longer accepting applicants as **funding runs out***
- *The infrastructure & knowledge developed by these programs is at risk of **being lost***
- *As of February, 11 million renter households still had **low confidence** in their ability to pay rent*
- *Simply returning to the **status quo** means millions of renters will continue to live on the edge of severe housing instability*

We have an opportunity to build on the lessons learned in ERA to stabilize renters going forward

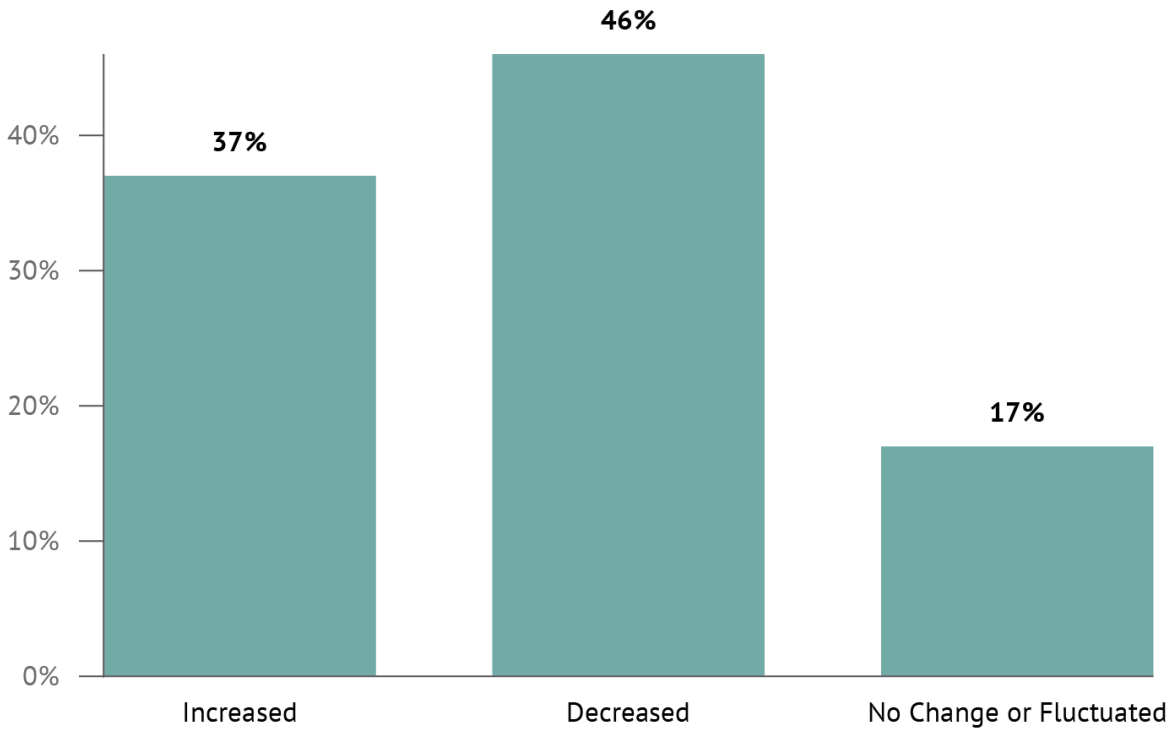
Methods

Survey 1	Survey 2	Survey 3	Survey 4
August-October 2020	*April 2021*	*July 2021*	*October-December 2021*
220 Early ERA Programs	*64 Treasury ERA1 Programs*	*105 Treasury ERA1 Programs*	*100 Treasury ERA1/ERA2 Programs*

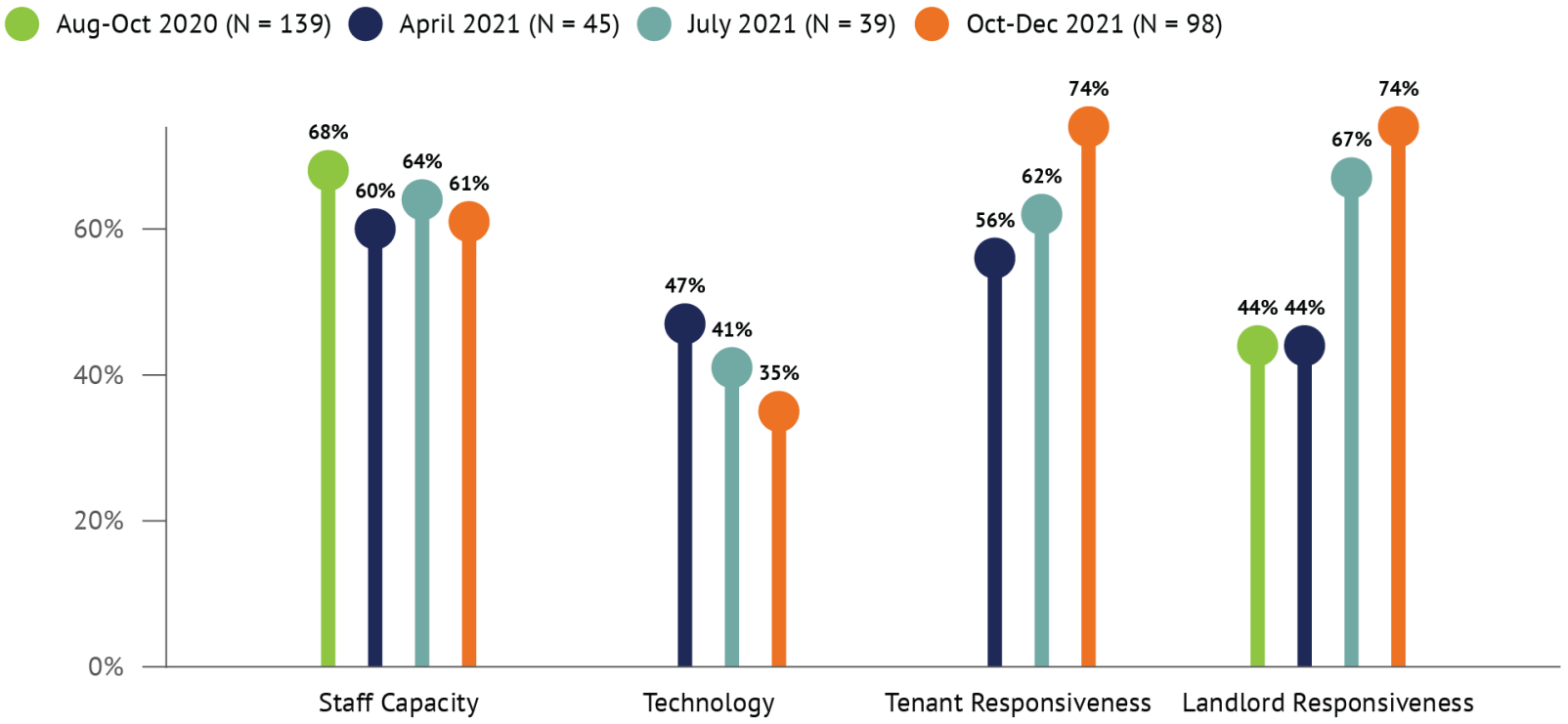
- *Compare responses from **full sample** of administrators who responded to the 2020 and late 2021 surveys*
- *Focus on **28 programs** that completed both surveys*
- *Use final survey to understand **transition from ERA1 to ERA2***
- *Use **retrospective question** in final survey to understand what aspects of their programs administrators would have changed given what they now know*

Challenges

Change in Challenges Over the Course of 2021 (Oct-Dec 2021, N=95)



Common Challenges Faced by ERA Programs



Key Strategies

Building Capacity

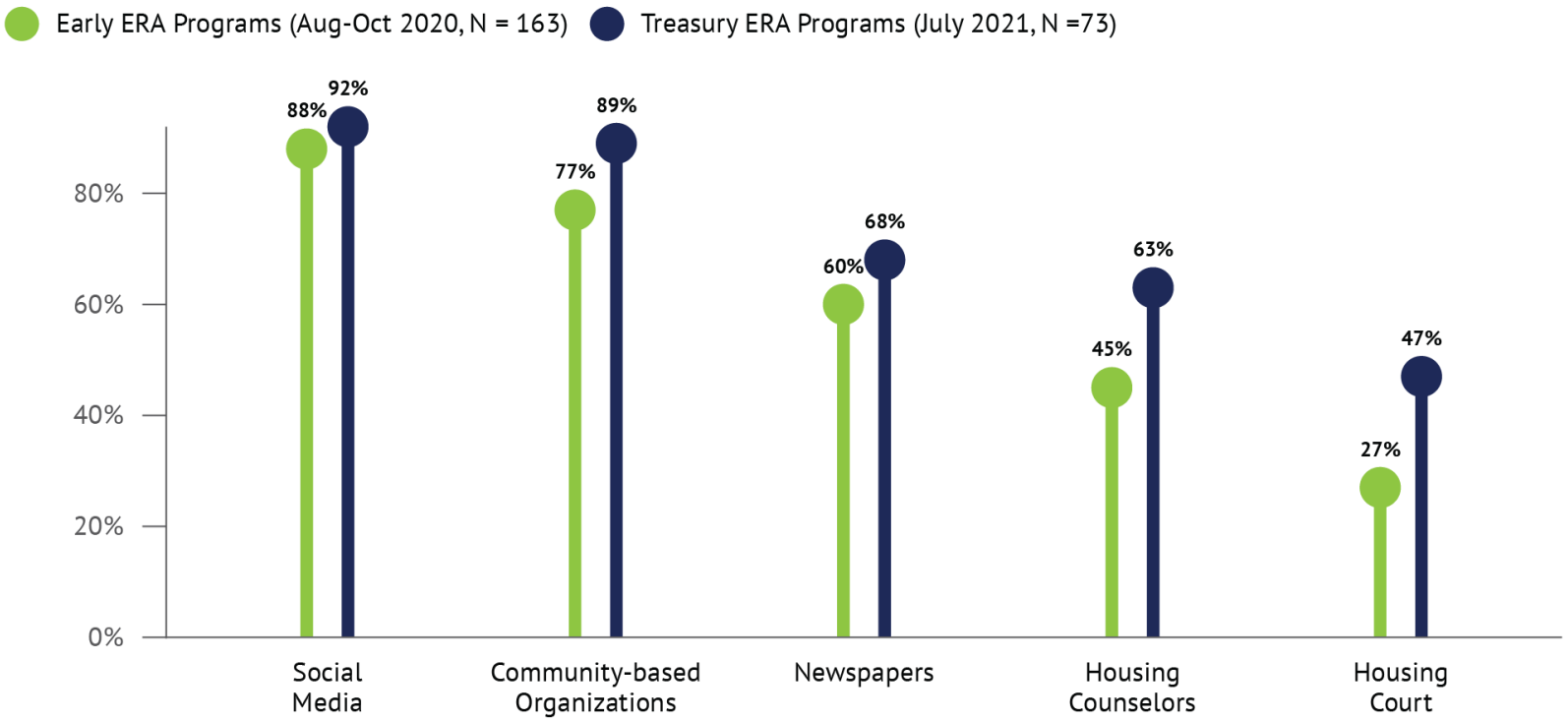
- *More programs worked with nonprofits in 2021 than in 2020 (68%, N=163 to 81%, N=99); all but one program that had not worked with nonprofits in 2020 were doing so in 2021*
- ***In retrospect**, program admins wished they had partnered sooner, with a greater number of orgs, had assigned greater responsibility, or had coordinated better*
- *Several admins reported that they would have made different decisions around **staffing** in retrospect, and 27% would have invested in better **technology** from the start*

Improving tenant responsiveness

- *Programs introduced flexible alternatives to source documentation, including:*
  - ***Self-attestation*** *of income (75%, N=53 in April; 81% N=99 by December 2021)*
  - ***Categorical eligibility*** *(71%, N=99 in late 2021) or* ***fact-specific proxies*** *(29%)*
- *ERA programs also adopted more* ***flexible definitions*** *of COVID-19-related hardship and* ***reduced*** *the number of documents required*
- *The transition to ERA2 further expanded these flexibilities*

Improving tenant responsiveness

OUTREACH STRATEGIES ADOPTED BY ERA PROGRAMS



Addressing landlord responsiveness

- *Treasury ERA programs overwhelmingly continued to send payments to landlords, but by late 2021, many allowed **direct-to-tenant payment** in some capacity*
  - *71% allow direct-to-tenant payment if landlords didn't participate*
  - *7% assist tenants directly **without landlord participation***
- *The number and stringency of **landlord requirements** have shifted – increasing in some respects, decreasing in others*
- *Overall, they likely decreased. Of the 17 programs surveyed in 2020 and again in late 2021, all but one had decreased the number of landlord requirements*

Implications for Future Policy

Implications

- *There are **current proposals** to make ERA a more permanent component of our housing safety net, e.g., the bipartisan Eviction Crisis Act*
- *Future programs can **learn from** COVID-19 ERA programs*

Sufficient and sustained funding

Flexibility in eligibility and documentation + targeted outreach

Direct-to-tenant assistance

Clear and timely program parameters

Responding to federal oversight

- *Treasury ERA program admins (18%, N=70) expressed frustration about **delayed** guidance from Treasury concerning reporting requirements and program design, or found the early guidance overly **restrictive***
- *Some program administrators have continually adapted their programs as guidance has evolved*
- *Over three-quarters (77%, N=84) planned to make at least one adjustment as they **transitioned** from ERA1 to ERA2, most often to increase the duration of assistance*

Report: https://bit.ly/3vWgwri

Thank you!

The Annie E. Casey Foundation, the Charles and Lynn Schusterman Family Philanthropies, the JPB Foundation, the Robert Wood Johnson Foundation, and the Stoneleigh Foundation generously supported this research. We thank them for their support but acknowledge that the findings and conclusions presented in this report are those of the authors alone, and do not necessarily reflect the opinions of these funders.

NATIONAL LOW INCOME HOUSING COALITION

Rebecca Yae
ryae@nlihc.org

THE HOUSING INITIATIVE at Penn

Claudia Aiken
claudf@upenn.edu

Latest ERA Spending Numbers Through January

Sophie Siebach-Glover

Research Specialist

National Low Income Housing Coalition

ssiebach-glover@nlihc.org

NATIONAL LOW INCOME HOUSING COALITION

Emergency Rental Assistance and ERASE

Updates on Treasury Spending Data

March 14, 2022

Sophie Siebach-Glover (she/her)
Research Specialist
ssiebach-glover@nlihc.org

January Spending Progress

NATIONAL LOW INCOME HOUSING COALITION

Overall

- $20.5 billion disbursed to households
- 4.3 million payments made

ERA1

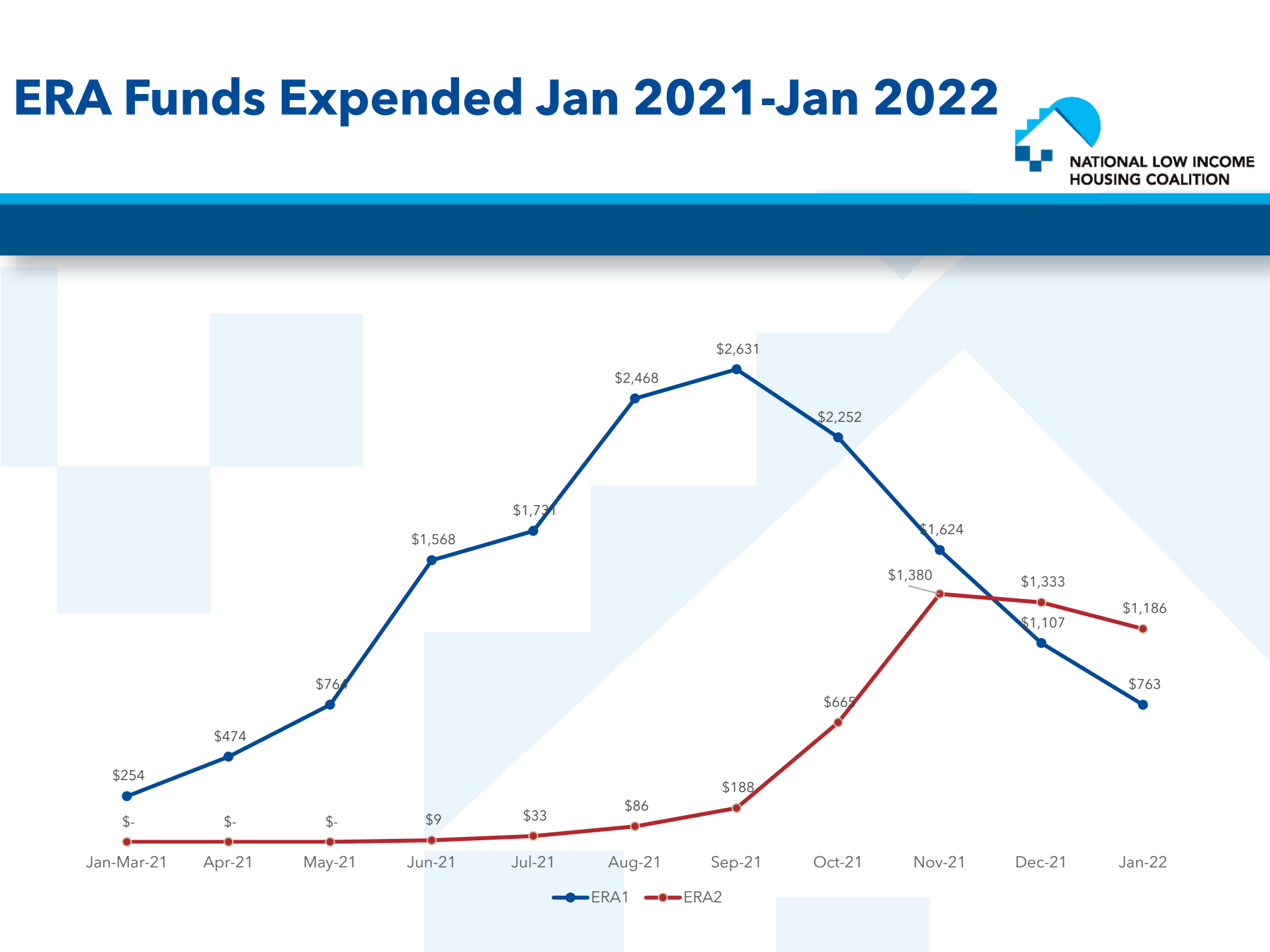
- $763 million disbursed to households in January
- $15.64 billion in spent on household assistance (63% of $25 billion)

ERA2

- $1.19 billion disbursed to households in January
- $4.88 billion in spent on household assistance (23% of $21.6 billion)

ERA Funds Expended Jan 2021-Jan 2022

NATIONAL LOW INCOME HOUSING COALITION



State Grantees That Expended Over 90% ERA1

NATIONAL LOW INCOME HOUSING COALITION

State Grantee	Percent ERA1 Spent: January Treasury Data	Percent ERA1 Spent: 1st Round Reallocation	Percent ERA2 Spent: January Treasury Data
California	94%	91%	44%
Virginia	91%	91%	26%
New Jersey	90%	80%	82%
North Carolina	90%	90%	58%

State Grantees That Expended Over 90% ERA1

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State Grantees That Expended Less 10% ERA1

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South Dakota	4%	5%	5%
North Dakota	6%	23%	4%
Arizona	7%	10%	0%
Wyoming	7%	7%	2%
Nebraska	9%	19%	0%

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ERA1 Reallocation Timeline

NATIONAL LOW INCOME HOUSING COALITION

Sept 2021: 1st Round of ERA1 Reallocation, data released

Nov 2021: 2nd Round of ERA1 Reallocation, data forthcoming

Jan 2022: 3rd Round of ERA1 Reallocation

Mar 2022: Final Round of ERA1 Reallocation

NLIHC ERA Spending Resources

NATIONAL LOW INCOME HOUSING COALITION

1.Treasury January Spending Data

https://bit.ly/3I9xJ3g

2. Spending Tracker

https://bit.ly/35ASYxy

3. ERA Dashboard

https://bit.ly/3CohcqY

For questions regarding ERA spending, email **research@nlihc.org**

Field Updates

Robyn Powell

Research & Development Manager

New Mexico Mortgage Finance Authority

rpowell@housingnm.org

Field Updates

Brad Hirn

Lead Organizer

Housing Rights Committee of San Francisco

brad@hrcsf.org

Legal Requirements for Landlord to Meet With Tenants:

- First time in the country, a landlord whose tenants form a tenant association has the legal obligation to "meet and confer" with the tenant association
- This means that tenant associations can request a meeting, decide their own attendees and representatives (including non-resident advocates like HRCSF staff), raise issues to the landlord, and present proposals to resolve those issues
  - Landlord has the obligation to negotiate and, when requested, put agreements into writing with the association

Organizing Activities Become Housing Services:

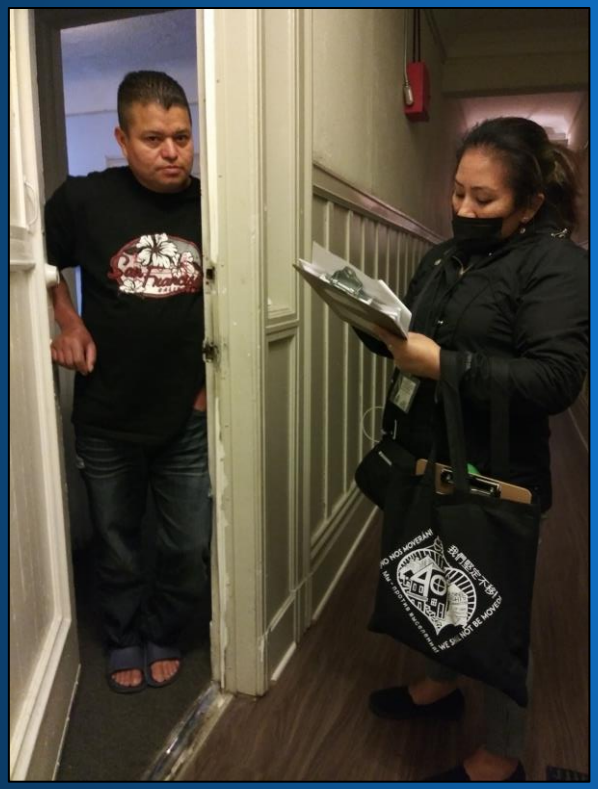
- For a building to form an association under this law, the tenants need to get a 50% + 1 majority of the occupied units in the building to sign a petition.
    - Not all tenants in an unit, just the leaseholder / primary tenant
- Once the tenant have the signatures, they need to send a copy of the petition to the landlord.
- If a landlord ignores the the request to meet with the tenant or interferes with outreach, the tenants could win rent reductions for all members of the association

New Protection for Outreach:

- San Francisco tenants have had the right to flyer their own buildings, but now tenants have expanded rights to door-knock their own buildings, hold tenant meetings in common areas and in their units, and allow non-resident advocates to enter and do outreach in their buildings as well.

- Residents managers and landlords cannot interfere with this outreach nor can they tamper with posted flyers or pamphlets in common areas.

If Landlord Violates These Rights and Protections:



- When the association requests a meeting with the landlord, and if the landlord refuses to meet or negotiate, the association can file a petition at the SF Rent Board for rent reductions
    - This applies to all “organizing activities,” including flyering, door-knocking, having tenant meetings, and inviting non-resident advocates into the building

Field Updates

Kim McCarthy

Executive Director

Community Alliance of Tenants

kmccarty@oregoncat.org

Next Steps

Paul Kealey

Chief Operating Officer

National Low Income Housing Coalition

pkealey@nlihc.org

Resources

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