NLIHC’s HoUSed Campaign for Long-Term Housing Solutions

April 12, 2021
Agenda

Welcome
• Paul Kealey, NLIHC

Advancing Long Term Housing Solutions: Updates & Next Steps
• American Jobs Plan & FY22 Budget - Sarah Saadian, NLIHC

New ERA Prioritization Tool
• Samantha Batko, Urban Institute

Updates on ERA Programs
• Rebecca Yae & Neetu Nair, NLIHC

Report on Landlords Driving Eviction Crisis
• Devin Rutan, Eviction Lab

Updates on Legal Challenges to CDC Eviction Moratorium
• Martin Siegel, Law Offices of Martin Siegel

Field Updates
• Benjamin Larsen, Idaho Policy Institute at Boise State, & Zoe Ann Olson, Intermountain Fair Housing Council

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 ERA Prioritization Tool

Samantha Batko
Senior Research Associate
Urban Institute
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Updates on ERA Programs

Rebecca Yae
Senior Research Analyst
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Neetu Nair
Research Analyst
National Low Income Housing Coalition
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Emergency Rental Assistance

Updates on tracking and initial findings.

April 12, 2021

Neetu Nair and Rebecca Yae
nnair@nlihc.org | rya@nlihc.org
What we’re tracking

As of April 11, NLIHC is tracking over 800 programs, 190 of which are from the Treasury ERA program. The ERA Treasury program includes: 50 States + D.C., 382 cities/counties, 252 Tribal govts. and 6 Territories/Entities

Rental Assistance resources available at: https://nlihc.org/rental-assistance
What we’re tracking

**Latest Updates***

<table>
<thead>
<tr>
<th>ERA Treasury Programs in Database</th>
<th>190</th>
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<tbody>
<tr>
<td>Jurisdictions Represented</td>
<td>224</td>
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- **Opened Programs**: 161
  - State Programs: 36
  - County Programs: 86
  - City Programs: 35
  - Territory/Tribal Govt/Other: 4

- **Closed Programs**: 14
  - State Programs: 1
  - County Programs: 11
  - City Programs: 2
  - Territory/Tribal Govt/Other: 0

**40 STATE**, **147 CITY/COUNTY**, **4 TERRITORY/TRIBAL GOVT.**

$15,320,877,329.18

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*NLIHC updates these numbers each week. If you are aware of a program not included in our database, please contact nnair@nlihc.org or rya@nlihc.org*
Initial Observations

- **Self-attestation**
  - Only 46 programs explicitly state that self-attestation is an acceptable substitute for proof of documentation.
  - COVID Hardship is the most common “acceptable area” of self-attestation.
  - Only 10 programs allow self-attestation for Income or Housing Instability (lease).

- **Direct to Tenant options**
  - Only 30 programs have stated that they will directly issue assistance to tenants if landlords refuse to participate.
  - Some programs state that they will dismiss the application if landlords do not respond.
Initial Observations

• Incorporating equity measures and prioritizing applications
  • San Diego’s program is prioritizing based on Healthy Places Index
  • Alachua County is doing targeted landlord outreach in high-impact areas
  • Some programs are prioritizing 30% AMI or less, households with active eviction status

• Fewer conditions for eligibility
  • Conditions like Timely Payment of Rent Pre-COVID, Ability to Pay Moving Forward/Payment Plan, or Liquid Asset Limitations are no longer required.
Thank You!
Report on Landlords Driving Eviction Crisis

Devin Rutan
Graduate Research Assistant
Eviction Lab
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Top Evictors Drive U.S. Eviction Crisis
The Concentrated Geography of Eviction

Devin Rutan, Princeton University

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Questions

- Are there patterns to where evictions occur over time?

- How concentrated are evictions in buildings?

- Can policy/interventions anticipate where and when eviction will occur?
Findings

- We examined evictions in 17 midsized cities
  - 10 consecutive years of data
  - ~660,000 eviction judgements, 2003-2016
  - Neighborhoods and city blocks

- Distribution of evictions repeats itself year after year

- Evictions are most common in the pockets of cities where they were most common a decade ago
Findings

• We zoomed in on 3 cities
  • Cleveland, OH; Fayetteville, NC; Tucson, AZ
  • Located evictions at the building level

• Most landlords evict infrequently, if they evict

• A small set of landlords evict large numbers of tenants every year
Findings

1 in 5 evictions
Findings

1 in 5 evictions
Findings

2 in 5 evictions
Findings

2 in 3 evictions

Contribution to Eviction Rate By Year In Tucson, AZ

- Routine Evictors: 295 Buildings
- Infrequent Evictors: 8,752 Buildings
Conclusions

• Evictions occur in the same places and buildings year after year – they can be anticipated

• In 2018, we already knew the most-evicting landlords of 2019
Conclusions

- Evictions are concentrated
  - If a small set of landlords produced outsized share of evictions …
  - … then we can make outsized progress in reducing eviction by targeting those buildings
Implications for policy and practice

- Target legal aid and mediation services
- Target rental assistance or homelessness services
Implications for policy and practice

• Cities can sanction, negotiate or incentivize the most-evicting landlords to change behavior

• Mandate mediation for buildings with multiple evictions

• Prioritize these buildings for code enforcement, tax assessments
Implications for policy and practice

• The diagnostic tools in this paper are not complicated

• But, they require data which can be difficult to access

• A federal eviction database could allow any organization to do this anywhere
Thank you!

Please feel free to reach out to:

drutan @ princeton . edu

The Eviction Lab is funded by the JPB and Gates Foundations, C3.ai, and the Chan Zuckerberg Initiative

[Link to the research]
Updates on Legal Challenges to CDC Eviction Moratorium

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Field Updates

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Definitions

Eviction filings*

occur when a landlord initiates an eviction case in court that may or may not result in expulsion of a tenant from a residence

Formal evictions

only those where a court judgment results in the expulsion of a tenant from a residence

*Data for all eviction filings in Idaho for 2019 and 2020 obtained from Idaho Supreme Court
Results

Statewide Results

3.1 evictions per day on average

1,893 (1.0%) of households with eviction filings (of 189,292 households)

1,127 (0.6%) of households with formal evictions

30% decrease in eviction filings and formal evictions from 2019.
Year to Year Comparison

Monthly Eviction Filings

Monthly Formal Evictions

- 2019 Eviction Filings
- 2020 Eviction Filings
- 2019 Formal Evictions
- 2020 Formal Evictions
County Results on IPI’s Website

Formal Eviction Rates in Idaho Counties

[Map showing eviction rates across Idaho counties]
Next Steps

Paul Kealey
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Resources

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