



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

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Advancing Long Term Housing Solutions: Updates & Next Steps

Sarah Saadian

Vice President of Policy

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New ERA Prioritization Tool

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Updates on ERA Programs

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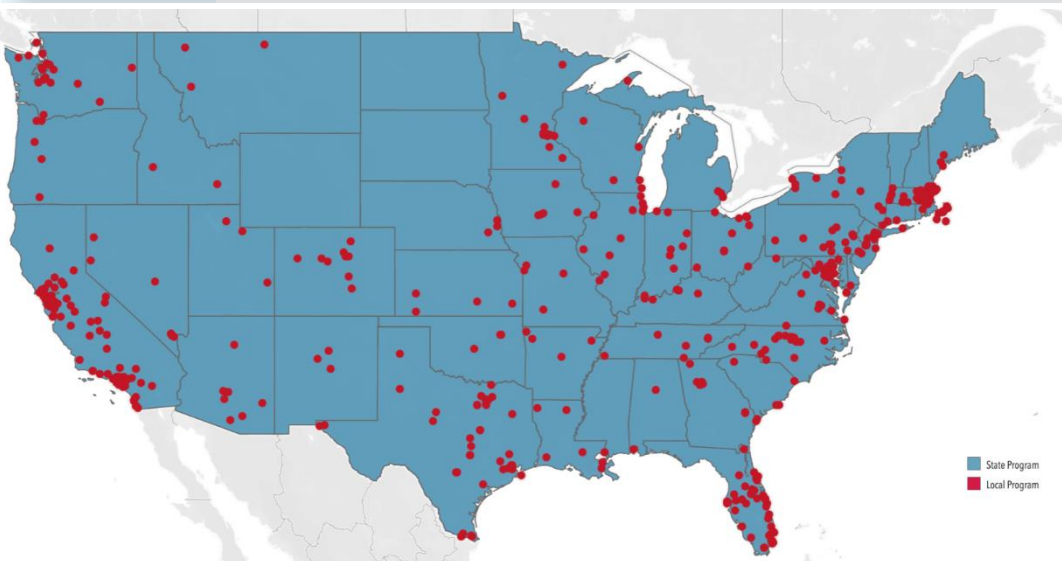
Emergency Rental Assistance

Updates on tracking and initial findings.

April 12, 2021

Neetu Nair and Rebecca Yae
nnair@nlihc.org | ryae@nlihc.org

What we're tracking



COVID-19 Emergency Rental Assistance Programs

State	Locality	COVID Pr.	Program	Link/Phone
Alabama	Alabama	ERA (Treasury)	Emergency Rental Assistance Alabama	https://eraalabama.com/
	Jefferson Cou.		JCCOE CSBG Rental Assistance Program	https://www.jccoe.org/csbg
	Mobile County	ERA (Treasury)	Mobile County Treasury Emergency Rental	https://www.mobilecountyal.gov/grants/rental-and-utility-assistance/
Alaska	Alaska	ERA (Treasury)	Alaska Housing Relief	https://www.alaskahousingrelief.org/
			Alaska Housing Relief	https://www.alaskahousingrelief.org/renters
	Anchorage		ANCHORAGE CARES COVID-19 Response F.	https://www.liveunitedanc.org/connect/get-help/
	Juneau		CBJ COVID-19 Housing Assistance Grant Pr.	https://www.ccsak.org/cbjgrant.html
			CBJ COVID-19 Short-Term Rental Assistanc.	https://juneau.org/newsroom-item/covid-19-housing-resources
	Kenai		Kenai Housing Relief	https://www.kenaihousingrelief.org/
	Petersburg		Petersburg COVID-19 General Assistance	https://piatribal.org/covid-19-response
Arizona	Soldotna		Soldotna Housing Relief	https://www.soldotnahousingrelief.org/
	Arizona	ERA (Treasury)	Emergency Rental Assistance Program	https://des.az.gov/ERAP
			COVID-19 Rental Eviction Prevention Assist.	https://housing.az.gov/general-public/eviction-prevention-assistance
	Coconino Cou.		Rental & Utility Assistance	https://www.coconino.az.gov/143/Community-Services
	Glendale	ERA (Treasury)	COVID-19 Emergency Rent Assistance Prog.	https://www.glendaleaz.com/live/city_services/citizen_assistance_programs/crisis
	Maricopa County	ERA (Treasury)	Maricopa County Emergency Rental Assista.	https://www.maricopa.gov/5691/Emergency-Rental-Assistance
			COBG Rental and Utility Assistance	https://www.maricopa.gov/5584/COBG-Rental-Utility-Assistance
			COVID Crisis Rental Assistance	https://www.maricopa.gov/5583/COVID-Crisis-Rental-Assistance
	Mesa	ERA (Treasury)	Mesa Emergency Rental and Utility Assista.	https://www.mesaaz.gov/government/coronavirus/emergency-rental-utility-assista
	Phoenix	ERA (Treasury)	Phoenix City Emergency Rental Assistance	https://www.phoenix.gov/human-services/rental-assistance

Emergency Rental Assistance (Treasury) indicates that the program uses funding from the COVID relief package enacted in December 2020. Learn more at <https://home.treasury.gov/policy-issues/care/emergency-rental-assistance-program>

Source: NLIHC COVID-19 Rental Assistance Database <https://bit.ly/3tq9l3e>

Note: NLIHC continues to update our database on a weekly basis as additional jurisdictions enact rental assistance programs in response to the coronavirus. If you are aware of a program not included in our database, please contact research@nlihc.org or ryan@nlihc.org. Likewise, if you see a program in our database that is now closed, please let us know. We do our best to maintain accuracy, but cannot guarantee it because of the constantly changing situation. Last updated 3/24/2021.

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>



NLIHC COVID-19 Rental Assistance Database available at: <https://bit.ly/3hQUdce>.

Latest Updates*

ERA Treasury Programs in Database	190
Jurisdictions Represented	224
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.

\$ REPRESENTING
\$15,320,877,329.1
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STATE ERA PROGRAMS

Open	Not Yet Open	Closed
Alabama, Arizona, California, Colorado, Connecticut, Delaware, D.C., Georgia, Idaho, Indiana, Kansas, Kentucky, Louisiana, Maine, Michigan, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, Oklahoma, Pennsylvania, Rhode Island, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, and Wisconsin	Arkansas, Florida, Hawaii, Illinois, Iowa, Maryland, Massachusetts, Minnesota, New York, North Carolina, North Dakota, Ohio, Oregon, South Carolina, and Wyoming	Alaska

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

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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?

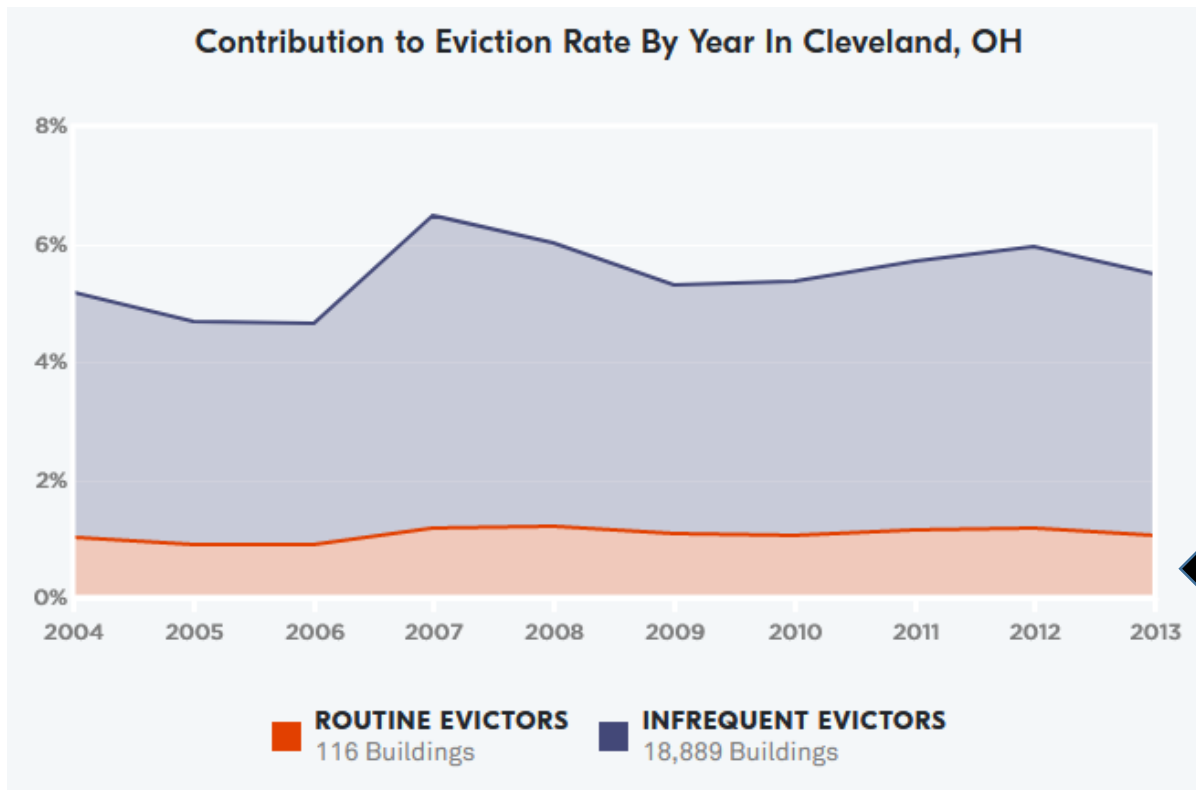
Findings

- We examined evictions in 17 midsize cities
 - 10 consecutive years of data
 - ~660,000 eviction judgments, 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

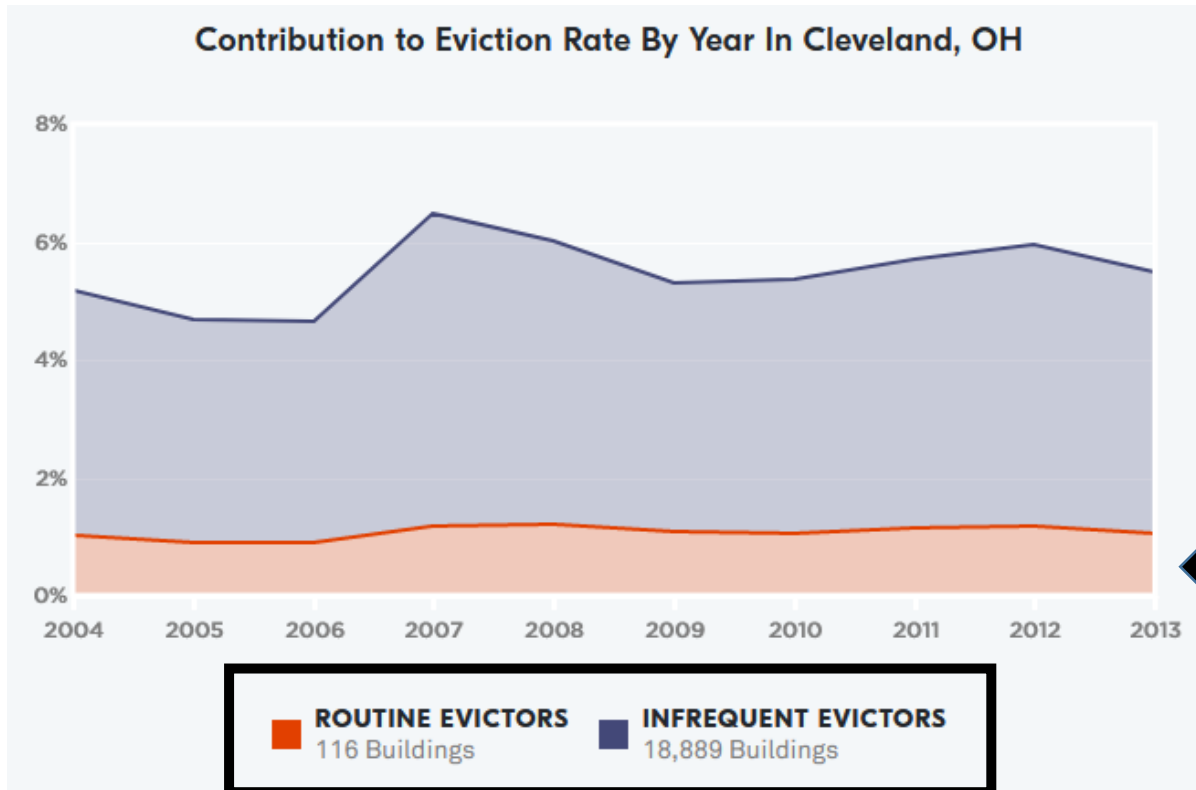
- We zoomed in on 3 cities
 - Cleveland, OH; Fayetteville, NC; Tucson, AZ
 - Located evictions at the building level
- Most landlords evict infrequently, if they evict
- A small set of landlords evict large numbers of tenants every year

Findings



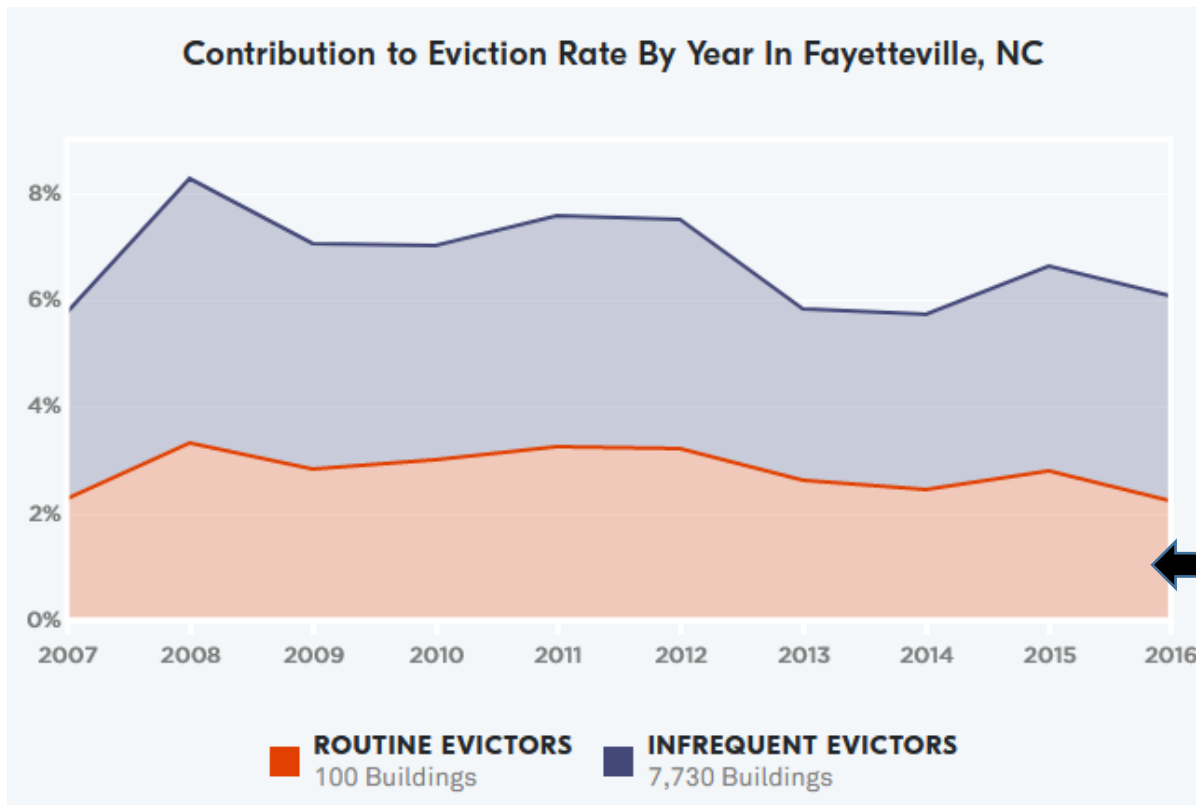
← 1 in 5 evictions

Findings



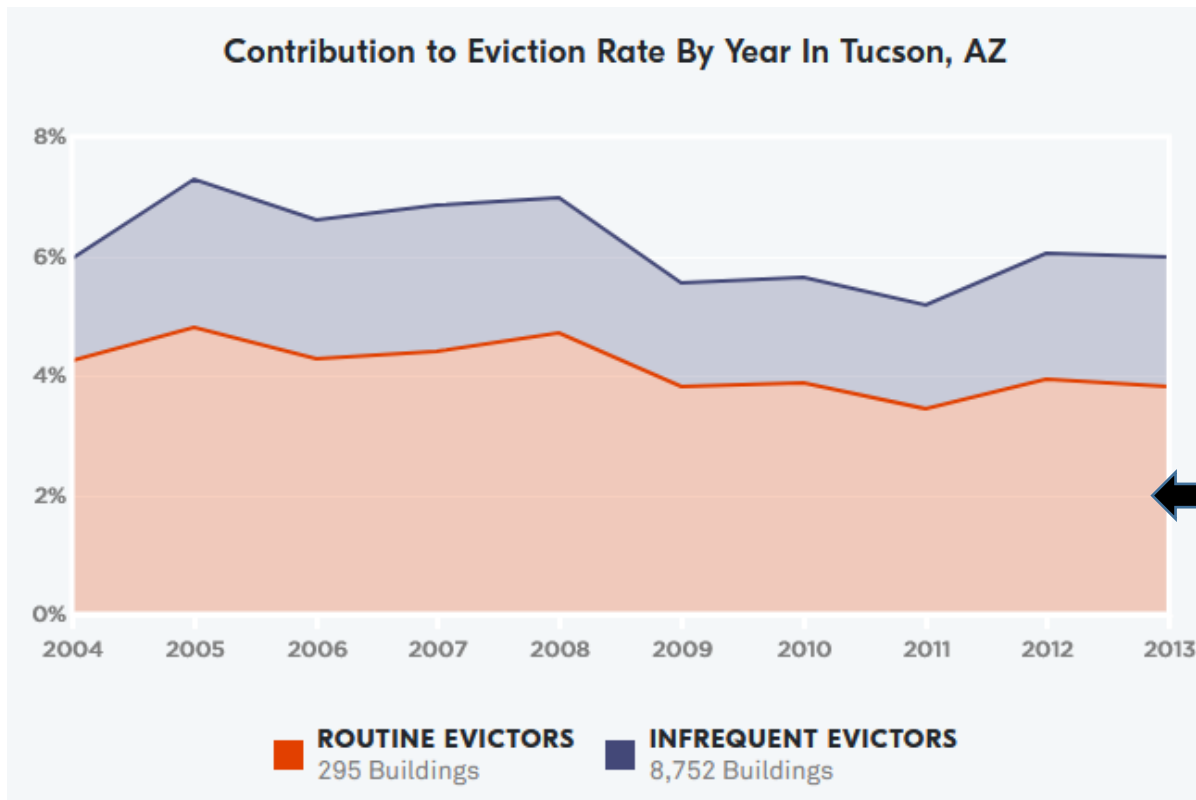
← 1 in 5 evictions

Findings



← 2 in 5 evictions

Findings



← 2 in 3 evictions

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!

[Link to the research](#)

Please feel free to reach out to:

drutan @ princeton . edu



The Eviction Lab is funded by the
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and the Chan Zuckerberg Initiative

Updates on Legal Challenges to CDC Eviction Moratorium

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Field Updates

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2020 Idaho Eviction Study

Idaho Policy Institute
Updated March 2021



BOISE STATE UNIVERSITY

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)

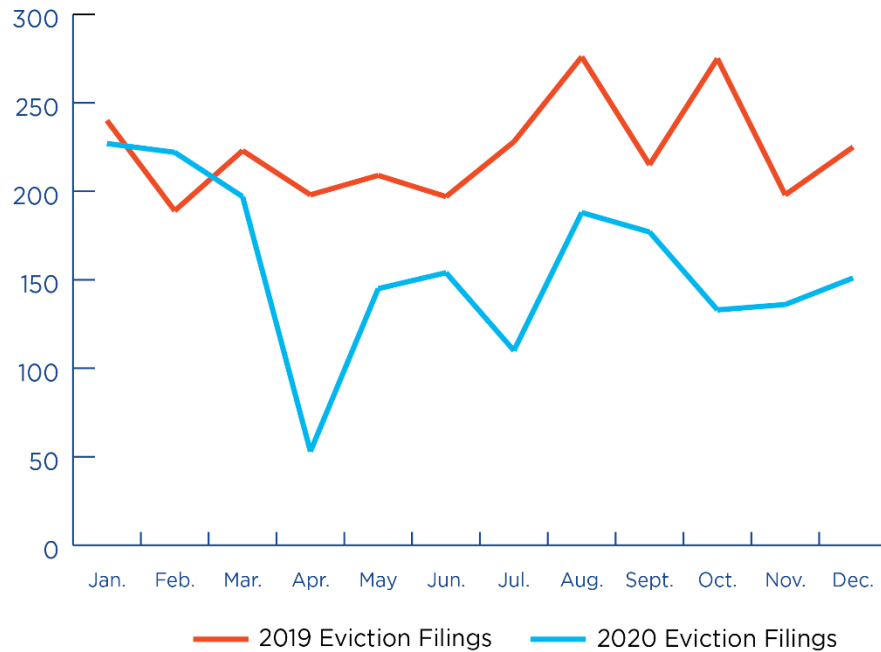
1,127 (0.6%) of households with formal evictions

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

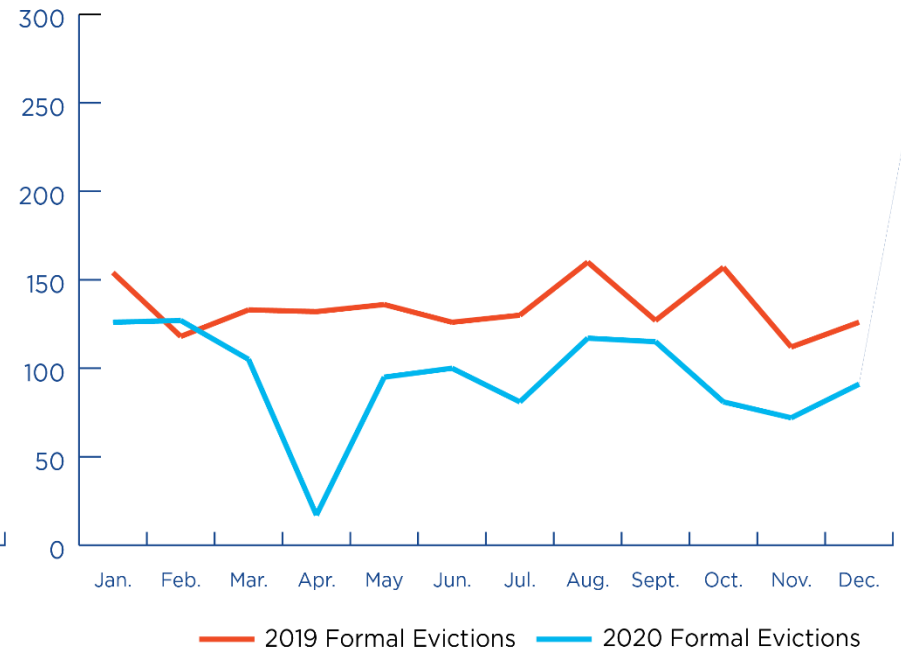


Year to Year Comparison

Monthly Eviction Filings



Monthly Formal Evictions



County Results on IPI's Website

Formal Eviction Rates in Idaho Counties

The map displays the following distribution of eviction rates across Idaho's 44 counties:

- Dark Blue (Highest Rates):** Blaine, Bonanza, Burley.
- Medium Blue:** Ada, Albany, Alameda, Andover, Blaine, Bonanza, Burley, Camanche, Cassia, Chelan, Clearwater, Elmore, Franklin, Goshute, Idaho, Kootenai, Lemhi, Lincoln, Madison, Minner, Nez Perce, Oneida, Owyhee, Power, Shoshone, Teton, Twin Falls, Valley, Washington, Weiser.
- Light Blue (Lowest Rates):** Blaine, Bonanza, Burley.

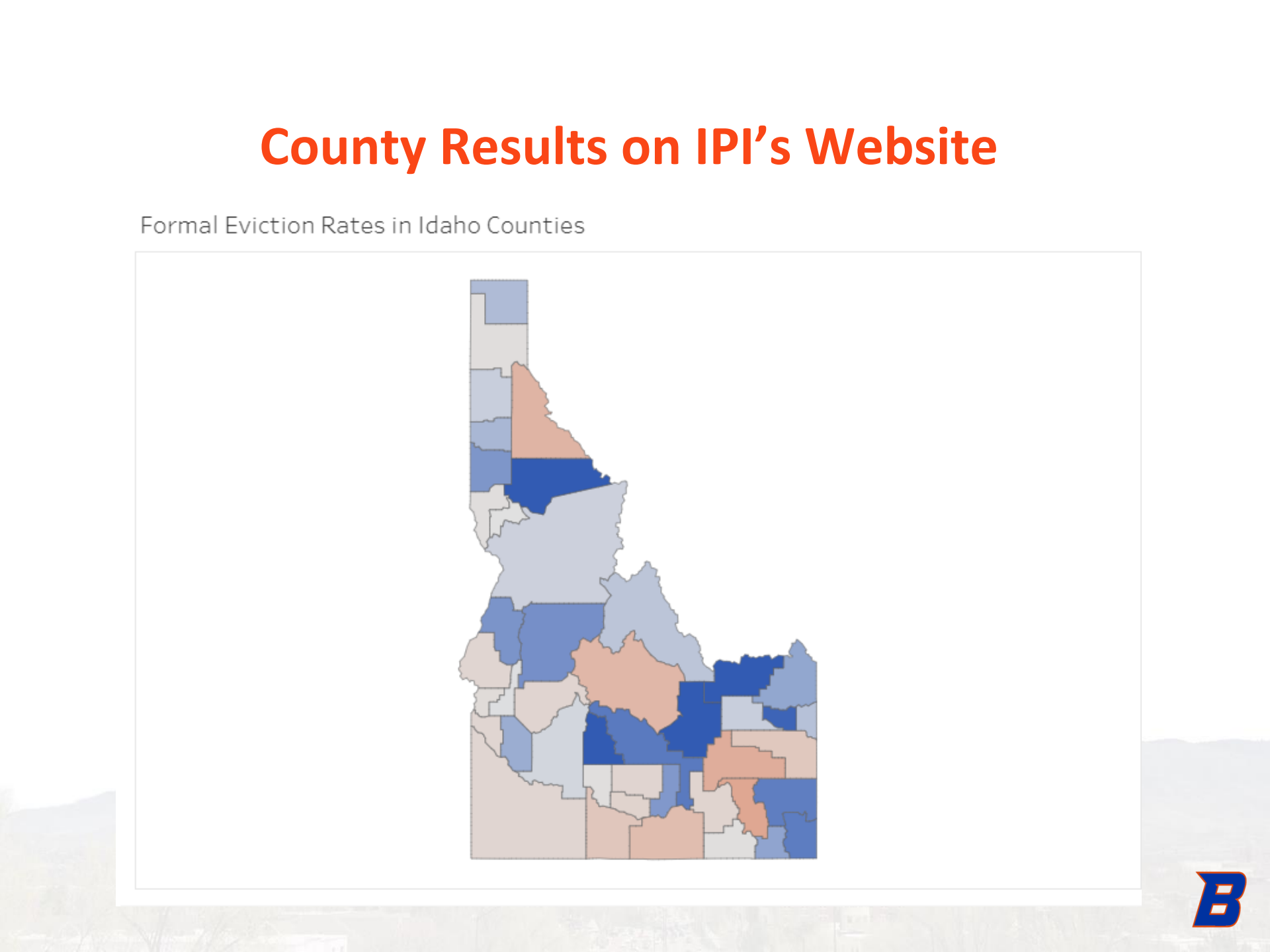

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County Results on IPI's Website

Formal Eviction Rates in Idaho Counties

The map displays the formal eviction rates for each of Idaho's 44 counties. The rates are categorized into five levels, represented by different shades of blue. The highest rates (darkest blue) are found in Blaine, Bannock, and Blaine counties. Moderate rates (medium blue) are seen in Ada, Blaine, and Blaine counties. Low rates (light blue) are found in Blaine, Blaine, and Blaine counties. The lowest rates (lightest blue) are found in Blaine, Blaine, and Blaine counties.

County	Eviction Rate Category
Blaine	Highest
Bannock	Highest
Blaine	Highest
Ada	Moderate
Blaine	Moderate
Blaine	Moderate
Blaine	Low
Blaine	Low
Blaine	Low
Blaine	Lowest
Blaine	Lowest
Blaine	Lowest



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<https://boisestate.edu/sps-ipi/>



Next Steps

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Resources

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