



NLIHC's HoUSed Campaign for  
Long-Term Housing Solutions

June 28, 2021

# Agenda



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- Paul Kealey, NLIHC

## **Using Fiscal Recovery Funds for Affordable Housing**

- Jacob Leibenluft, Kitty Richards & Andrea Taverna, US Department of Treasury

## **HUD & DOJ Eviction Diversion Guidance**

- Shamus Roller, NHLP & Rachel Garland, Community Legal Services of Philadelphia

## **Updates on Federal Actions to Prevent Evictions**

- Sarah Saadian, NLIHC

## **New FAQ on Emergency Housing Vouchers**

- Deborah Thrope, NHLP

## **Field Updates**

- Whitney Reynolds, Homeless and Housing Coalition of Kentucky
- Elisabeth Benton, Center for Community Progress & Robert Goodspeed, University of Michigan

## **End Rental Arrears to Stop Evictions (ERASE) Project**

- Sarah Gallagher, NLIHC

## **Advancing Long Term Solutions: Updates, Resources & Next Steps**

- Sarah Saadian, NLIHC

## **Next Steps**

# Welcome

**Paul Kealey**

*Chief Operating Officer*

National Low Income Housing Coalition

[pkealey@nlihc.org](mailto:pkealey@nlihc.org)

# Using State & Local Fiscal Relief Funds for Affordable Housing

**Jacob Leibenluft**

*Counselor to the Secretary*  
US Department of the  
Treasury

**Andrea Taverna**

*Senior Advisor to the Chief  
Recovery Officer*  
US Department of the  
Treasury

**Kitty Richards**

*Program Lead, State & Local  
Fiscal Recovery Funds*  
US Department of the Treasury

# HUD & DOJ Eviction Diversion Guidance

**Shamus Roller**

*Executive Director*

National Housing Law Project

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**Rachel Garland**

*Managing Attorney – Housing Unit*

Community Legal Services of Philadelphia

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# Updates on Federal Actions to Prevent Evictions

**Sarah Saadian**

*Vice President of Policy*

National Low Income Housing Coalition

[ssaadian@nlihc.org](mailto:ssaadian@nlihc.org)

# New FAQ on Emergency Housing Vouchers

**Deborah Thrope**

*Deputy Director*

National Housing Law Project

[dthrope@nhlp.org](mailto:dthrope@nhlp.org)



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## Emergency Housing Vouchers

Deborah Thrope, Deputy Director

[dthrope@nhlp.org](mailto:dthrope@nhlp.org)

July 6, 2021



# What are Emergency Housing Vouchers (EHVs)?

- The American Rescue Plan appropriated \$5 billion (about 70,000 vouchers) for EHVs.
- Eligible PHAs will receive fees for expanded services.
- PHAs must collaborate with community partners, primarily the local Continuum of Care (CoC).
- Families are eligible if they are (1) homeless (2) at-risk of homeless (3) recently homeless and providing the voucher would prevent homelessness or housing instability or (4) fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking

# What PHAs received vouchers?

[Home](#) / [Emergency Housing Vouchers](#)

## Need Housing?

Contact your local [Continuum of Care \(CoC\)](#)

## Service Providers

### Important Resources

[EHV Notice \(PIH 2021-15\)](#) Published  
5/5/2021

[List of EHV Awardees \(MS EXCEL\)](#)

[Find Your Local Public Housing Agency  
\(PHA\)](#)

[PHA and CoC Crosswalk](#)

[FAQs](#) (Published 6/9/2021)

See [Archived FAQs](#)

### Questions

Email [EHV@hud.gov](mailto:EHV@hud.gov)

## EMERGENCY HOUSING VOUCHERS



The Emergency Housing Voucher (EHV) program is available through the American Rescue Plan Act (ARPA). Through EHV, HUD is providing 70,000 housing choice vouchers to local Public Housing Authorities (PHAs) in order to assist individuals and families who are:

# Are EHVs like Housing Choice (Section 8) Vouchers?



- Administered by HUD via local PHAs
- Tenant-based rental assistance
- Participants use the voucher to lease up in the private rental market
- Regular HCV statutory and regulatory requirements apply unless waived
- PHAs required to report household and financial data



- PHAs must work with CoCs and other service providers
- Housing search assistance is required
- Mandatory policies to facilitate admissions and leasing
- Other waivers including flexibility to verify income and immigration status
- After September 30, 2023, PHA may not reissue turnover voucher

## NHLP's EHV FAQs and Advocacy Tips

- <https://www.nhlp.org/wp-content/uploads/EHV-FAQ.pdf>

## EHV guidance for victim service providers

- [https://docs.google.com/document/d/14cWYGn8hDDCFHPynyCscuiEiUcDdP6IVQI7\\_J1M\\_DI/edit?usp=sharing](https://docs.google.com/document/d/14cWYGn8hDDCFHPynyCscuiEiUcDdP6IVQI7_J1M_DI/edit?usp=sharing)

## HUD's EHV website

- [www.hud.gov/ehv](http://www.hud.gov/ehv)

## HUD Notice PIH 2021-15

- <https://www.hud.gov/sites/dfiles/PIH/documents/PIH2021-15.pdf>

## HUD Notice PIH 2021-20

- <https://www.hud.gov/sites/dfiles/PIH/documents/PIH2021-20.pdf>

## HUD FAQs (June 9, 20210):

- [https://www.hud.gov/sites/dfiles/PIH/documents/EHV\\_FAQ\\_v3\\_06092021.pdf](https://www.hud.gov/sites/dfiles/PIH/documents/EHV_FAQ_v3_06092021.pdf)

# Field Updates

**Whitney Reynolds**

*Director of Development*

Homeless & Housing Coalition of  
Kentucky

[wreynolds@hhck.org](mailto:wreynolds@hhck.org)

# Field Updates

**Elizabeth Benton**

*Legal Aid Attorney*

Center for Community Progress

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**Robert Goodspeed**

*Assistant Professor of Urban & Regional Planning*

University of Michigan

[rgoodspe@umich.edu](mailto:rgoodspe@umich.edu)

# Michigan Evictions Research

*July 6, 2021, HoUSed Campaign National Call*

**Elizabeth Benton**

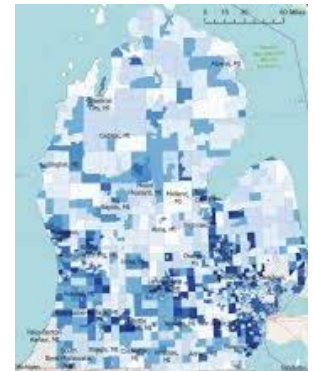
Center for Community Progress  
(formerly Legal Services of South Central Michigan)

**Robert Goodspeed**

Taubman College of Architecture and Urban Planning  
University of Michigan

# Michigan Evictions Report & Policy Brief (May 2020)

- Comprehensive [report](#) on Michigan eviction law, policy, and trends
- Analyzed statewide eviction case filing data (2014-2018)
- Key finding: 17% eviction filing rate
- Policy recommendations at the eve of the pandemic



**Robert Goodspeed**, PhD, AICP, Assistant Professor of Urban Planning, University of Michigan

**Elizabeth Benton**, Staff Attorney, Legal Services of South Central Michigan

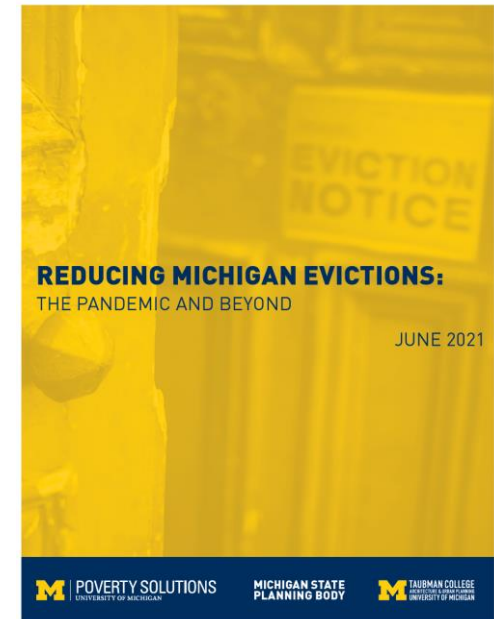
**Jim Schaafsma**, Michigan Poverty Law Program

**Margi Dewar**, Professor of Urban Planning Emerita, University of Michigan



# Reducing Michigan Evictions: The Pandemic and Beyond (June 2021)

- Statewide filing & eviction data
- Policy updates & recommendations in the following areas:
  - Moratoriums
  - Emergency Rental Assistance
  - Eviction Diversion Programs and Right to Counsel
  - Eviction Procedure Changes
  - Eviction data
  - Tenant Organizing
  - Housing Affordability



**Elizabeth Benton**, Staff Attorney, Legal Services of South Central Michigan

**Margi Dewar**, Professor of Urban Planning Emerita, University of Michigan

**Robert Goodspeed**, PhD, AICP, Assistant Professor of Urban Planning, University of Michigan

**Robert Gillett**, Attorney and Chair, Housing Committee, State Planning Body

**MICHIGAN STATE  
PLANNING BODY**

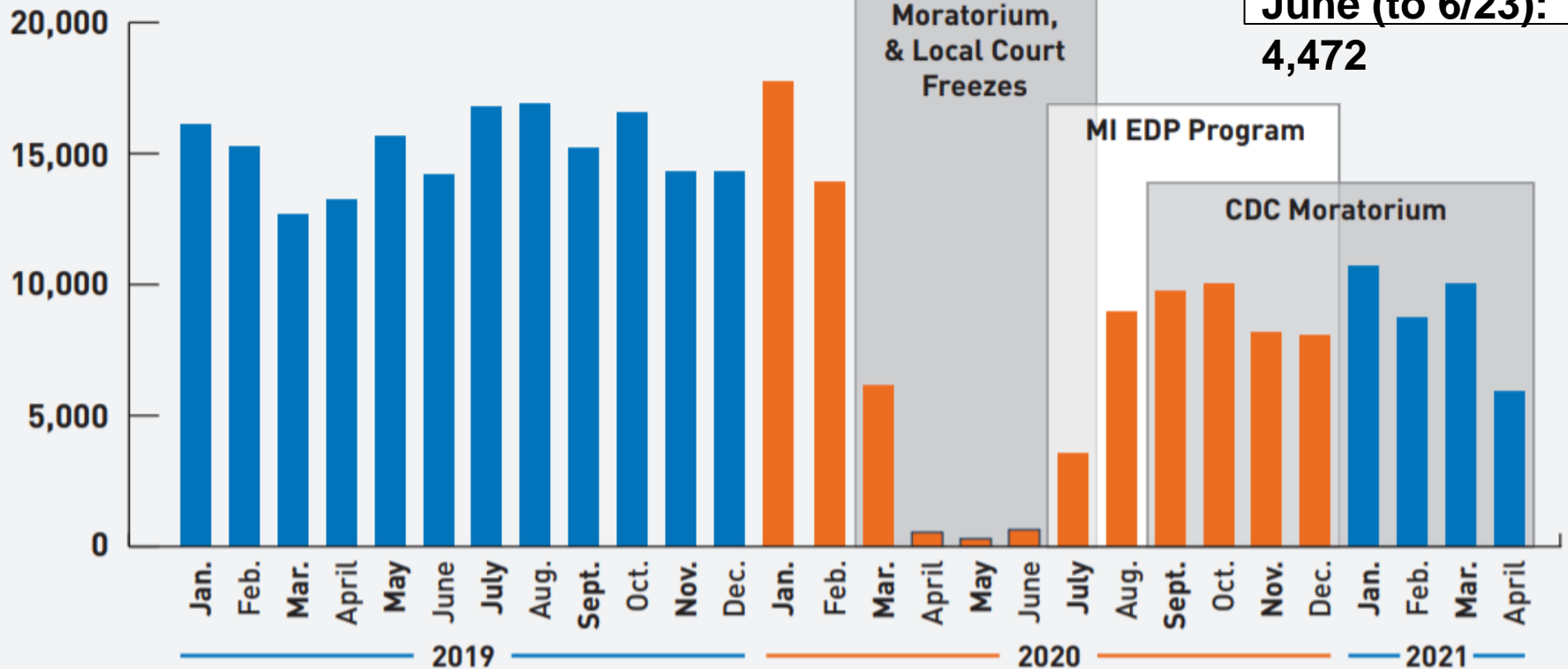
**M TAUBMAN COLLEGE**  
ARCHITECTURE & URBAN PLANNING  
UNIVERSITY OF MICHIGAN

**M**  
**POVERTY SOLUTIONS**  
UNIVERSITY OF MICHIGAN

**FIGURE 1**

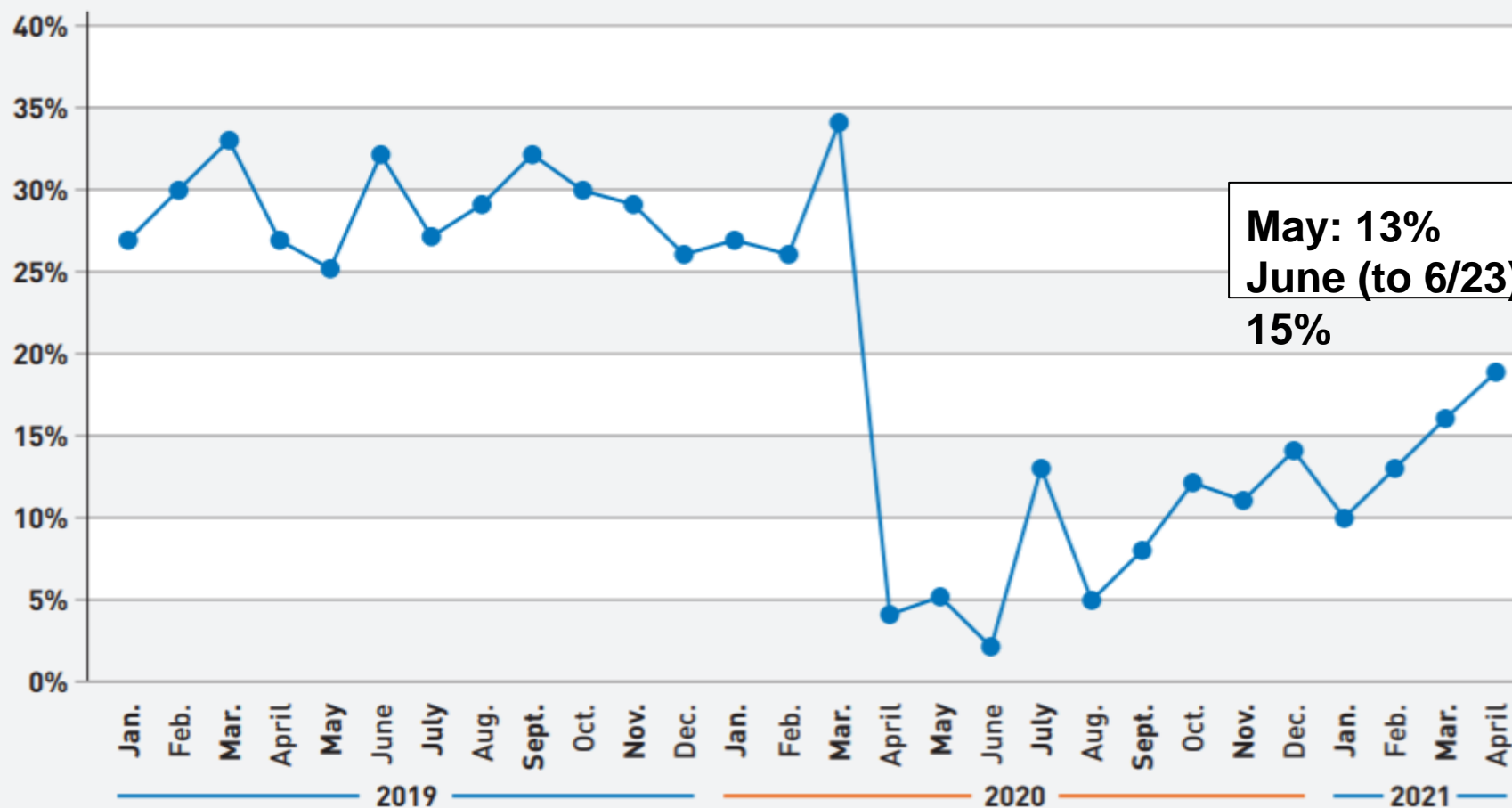
**LANDLORD/TENANT NEW FILINGS**

Jan. 2019 - April 2021.



Source: SCAO, "Landlord Tenant New Filings 2019-2021," last modified May 4, 2021, <https://courts.michigan.gov/News-Events/covid19-resources/Documents/Landlord-Tenant%20New%20Filings%202019-2021.pdf>

## EVICITION RATE, SELECTED MICHIGAN COURTS | Jan. 2019 - April 2021



Note: The cases resulting in evictions are often not the cases filed that month because decisions may not occur in the same month. Source: SCAO, "Eviction Rate," last modified May 4, 2021, <https://courts.michigan.gov/News-Events/covid19-resources/Documents/Eviction%20Rate.pdf>.

# Resources

Links to all project products (reports, policy briefs, tract-level filing rate map):

<https://sites.google.com/umich.edu/rgoodspe/evictions?authuser=1>

Elizabeth Benton

[ebenton@communityprogress.org](mailto:ebenton@communityprogress.org)

Robert Goodspeed

[rgoodspe@umich.edu](mailto:rgoodspe@umich.edu)

# End Rental Arrears to Stop Evictions (ERASE) Project

**Sarah Gallagher**

*ERASE Senior Project Director*

National Low Income Housing Coalition

[sgallagher@nlihc.org](mailto:sgallagher@nlihc.org)



NATIONAL LOW INCOME  
HOUSING COALITION

# ERASE Request for Proposals

July 6, 2021

# ERASE Call to Action



To prepare for the end of the moratorium, NLIHC is asking state partners, local jurisdictions, and Emergency Rental Assistance Program (ERAP) administrators to focus on three key areas to ensure that ERAP is **visible, accessible, and preventive**:

- 1. Visible:** Conduct equitable and robust marketing and outreach efforts to ensure that all landlords and low-income renters know about the Emergency Rental Arrears Program (ERAP) and how to access it in their community.
- 2. Accessible:** Support access to and disbursement of financial support to landlords and tenants by ensuring an accessible, streamlined, and low-barrier ERAP application process.
- 3. Preventive:** Prevent housing displacement by creating formal partnerships with your state and/or local court to support eviction prevention and eviction diversion in coordination with ERAP.

# RFP Goals and Activities



## Influence programs to accelerate use of funds

- **Convening partners to support program planning, design and** address system barriers in real time.
- **Educate program administrators and others** on emerging, innovative, and best practices.
- **Enhance marketing and outreach efforts** and center equity in program design.
- **Provide technical assistance.**
- **Build public and political will.**

## Support eviction prevention and diversion

- **Advance strategies, legislation and policy** that promote tenant protections, eviction diversion and prevention.
- **Hold education sessions with court staff** to ensure they are up to date on eviction procedures.
- **Monitor and track eviction filings** and ensure eviction diversion policy is being implemented as intended.

## Transparency through data

- **Create and utilize a data dashboard and/or program scorecard.**
- **Using data to develop and share best practices**
- **Conduct qualitative interviews, surveys. Story telling and other activities** to understand the impact of COVID 19, ERA and eviction prevention and diversion activities on low-income renters.



# RFP Timeline



- One-year awards will range from \$60,000 - \$80,000
- RFP Release Date: July 6, 2021
- Proposal Due Date: July 20, 2021
- Award Notification Date: July 30, 2012
- Proposed Start Date: August 1, 2021
- Submit completed proposals to [eraseproject@nlihc.org](mailto:eraseproject@nlihc.org)

# Advancing Long Term Housing Solutions: Updates & Next Steps

**Sarah Saadian**

*Vice President of Policy*

National Low Income Housing Coalition

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# Next Steps

**Paul Kealey**

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## Resources

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