



NLIHC's HoUSed Campaign for
Long-Term Housing Solutions

June 28, 2021

Agenda



Welcome

- 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

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

sroller@nhlp.org

Rachel Garland

Managing Attorney - Housing Unit

Community Legal Services of Philadelphia

rgarland@clsphila.org

Updates on Federal Actions to Prevent Evictions

Sarah Saadian

Vice President of Policy

National Low Income Housing Coalition

ssaadian@nlihc.org

New FAQ on Emergency Housing Vouchers

Deborah Thrope

Deputy Director

National Housing Law Project

dthrope@nhlp.org



Emergency Housing Vouchers

Deborah Thrope, Deputy Director

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

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 EHV's 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

HUD's EHV website

- 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

Field Updates

Whitney Reynolds

Director of Development

Homeless & Housing Coalition of
Kentucky

wreynolds@hhck.org

Field Updates

Elizabeth Benton

Legal Aid Attorney

Center for Community Progress
ebenton@communityprogress.org

Robert Goodspeed

Assistant Professor of Urban & Regional Planning

University of Michigan
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

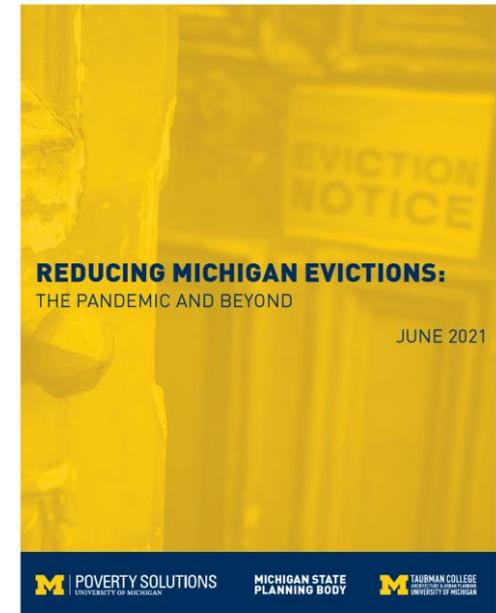


Robert Goodspeed, PhD, AICP, Assistant Professor of Urban Planning, University of Michigan
Elizabeth Benton, Staff Attorney, Legal Services of South Central Michigan
Jim Schaafsma, Michigan Poverty Law Program
Margi Dewar, Professor of Urban Planning Emerita, University of Michigan



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**

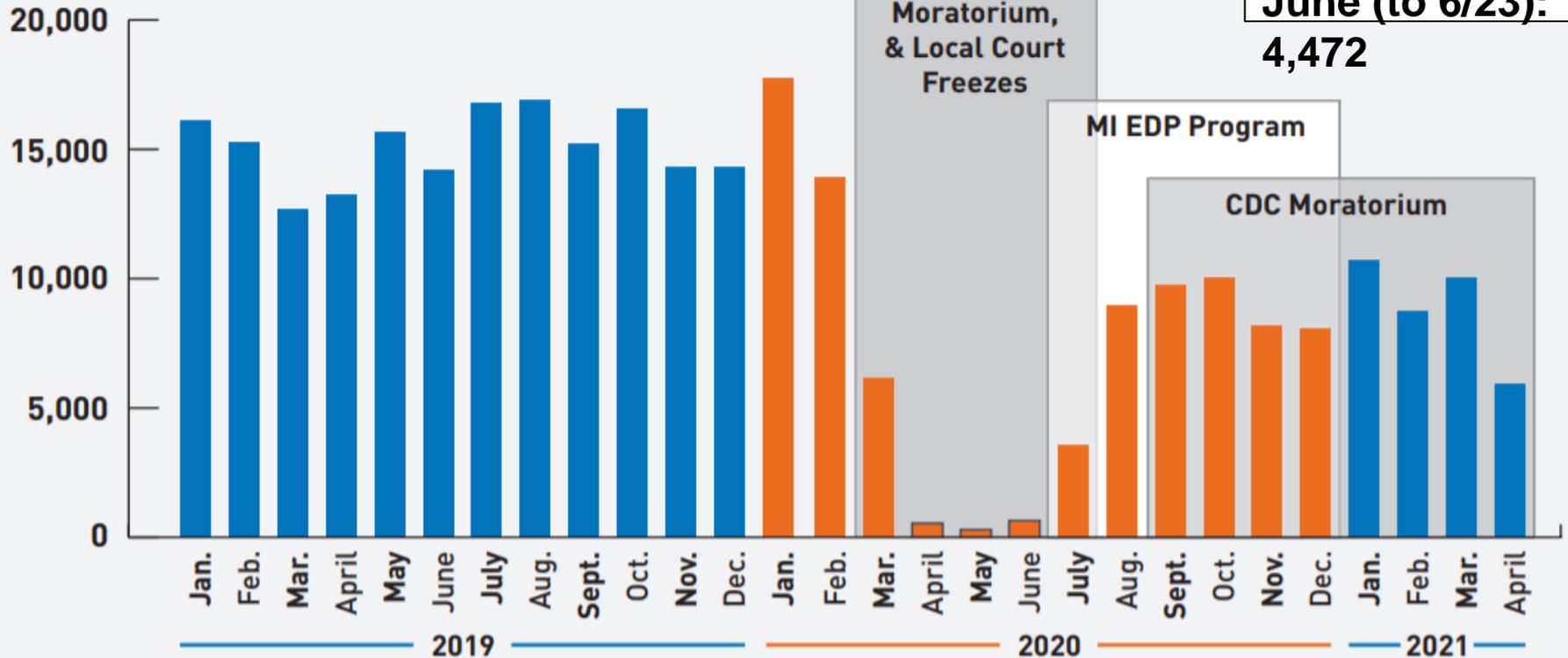
M TAUBMAN COLLEGE
ARCHITECTURE & URBAN PLANNING
UNIVERSITY OF MICHIGAN

M
POVERTY SOLUTIONS
UNIVERSITY OF MICHIGAN

FIGURE 1

LANDLORD/TENANT NEW FILINGS

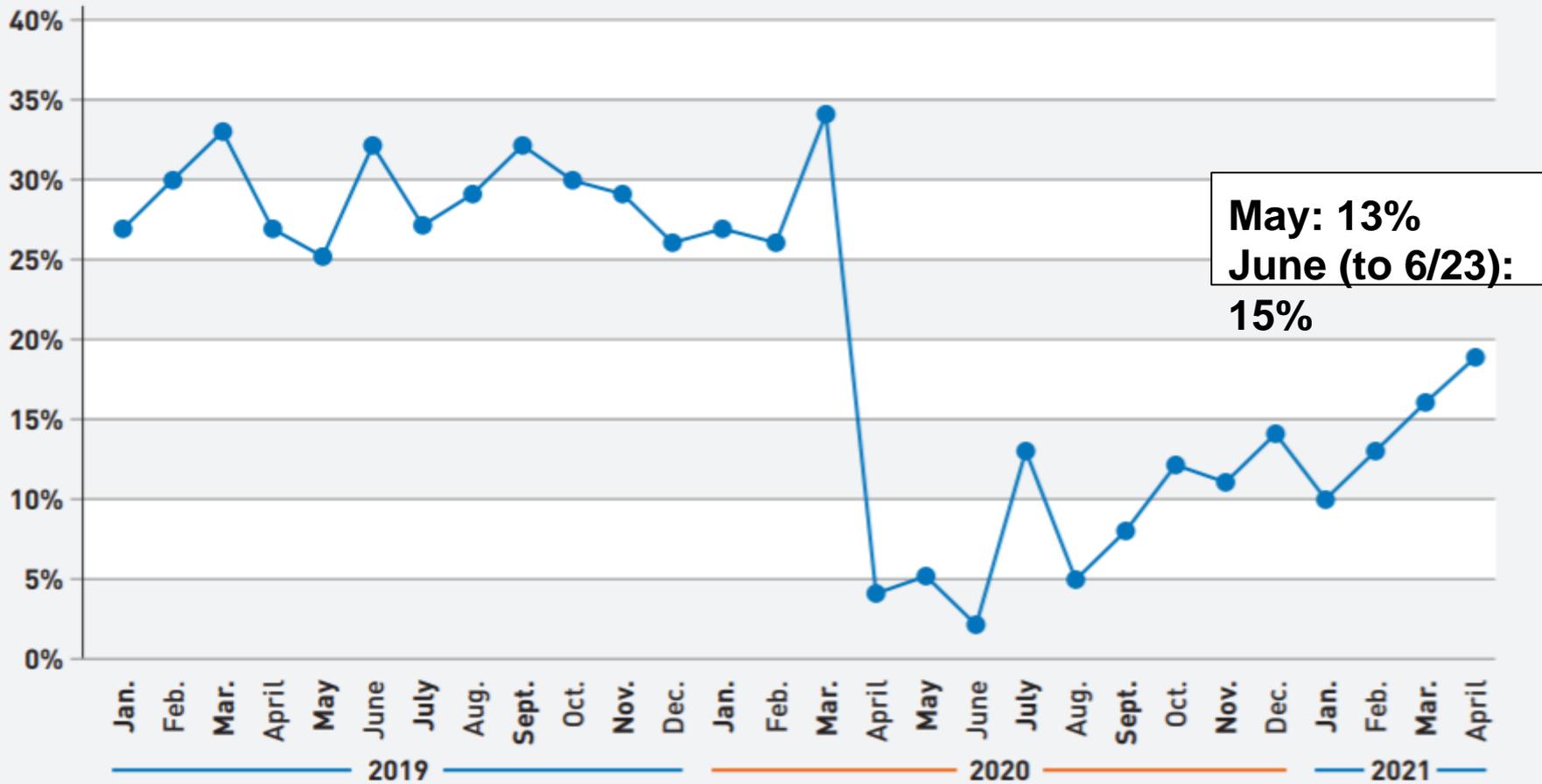
Jan. 2019 - April 2021.



May: 7,011
June (to 6/23):
4,472

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>

EVICTION 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

Robert Goodspeed

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



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, 2021
- Proposed Start Date: August 1, 2021
- Submit completed proposals to eraseproject@nlihc.org

Advancing Long Term Housing Solutions: Updates & Next Steps

Sarah Saadian

Vice President of Policy

National Low Income Housing Coalition

ssaadian@nlihc.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