



NLIHC's HoUSed Campaign for
Long-Term Housing Solutions

August 2, 2021

Agenda



Welcome

- Renee Willis, NLIHC

The End of the CDC Moratorium: Immediate Actions Needed to Keep Renters Safe

- Sarah Saadian, NLIHC

ERASE Project Updates

- Sarah Gallagher, NLIHC

Advancing Long Term Solutions: Updates, Resources & Next Steps

- Sarah Saadian, NLIHC

Housing Precarity Risk Model

- Tim Thomas, PhD, Urban Displacement Project at UC Berkeley

Field Updates

- Erin Hahn, Texas Housers
- Deborah Heffner, Community Advocates, & Kristi Luzar, Urban Economic Development Association of Wisconsin, Inc.
- Ariadna Godreau-Aubert, Ayuda Legal Puerto Rico, Inc.

ERASE Project Updates

- Rebecca Yae & Emma Foley, NLIHC

Next Steps

Welcome

Renee Willis

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Communications*

National Low Income Housing Coalition

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The End of the CDC Eviction Moratorium: Immediate Actions Needed to Keep Renters Safe



Sarah Saadian

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ERA and ERASE Project Updates

Sarah Gallagher

ERASE Senior Project Director

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Immediate State and Local Actions



- Quickly create or extend state and local eviction moratorium
- Quickly distribute emergency rental assistance
- Enact additional renter protections

Immediate ERA Program Administrator Actions



- Increase communication efforts in courts
- Implement data-sharing between courts and ERA programs
- Be present in court
- Fast track applications
- Increase staffing

ERASE Webinar Series Part 2

This Wednesday



Accessible: Creating Flexible, Streamlined and Low Barrier Application Processes

August 4, 2021, 3:00 – 4:30 EST

- Claire Stanley, Public Policy Analyst, National Disabilities Rights Network
- Erin Hahn, Texas Housers
- Veronica Soto, Director, San Antonio Neighborhood and Housing Services Department
- Gregory Zlotnick, Director of Pro Bono Programs, St. Mary's University School of Law's Center for Legal and Social Justice
- Erin Barbee, Senior Vice President of Programs, DreamKey Partners, North Carolina

Advancing Long Term Housing Solutions: Updates & Next Steps

Sarah Saadian

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Housing Precarity Risk Model

Tim Thomas, PhD

Research Director

Urban Displacement Project at the
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Housing Precarity Risk Model

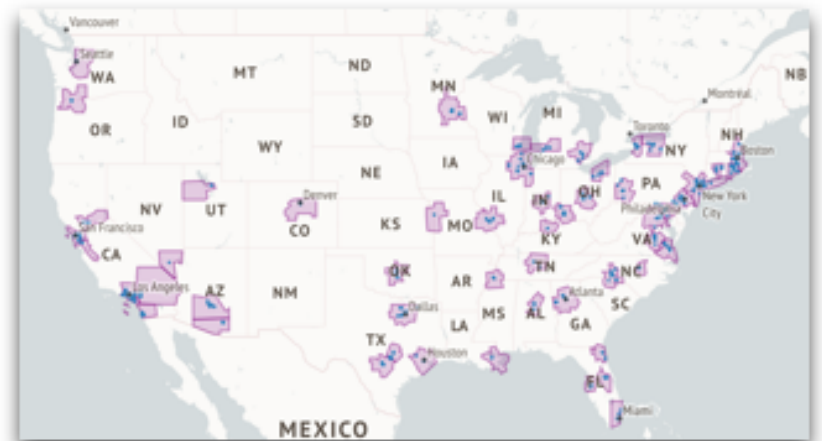
timthomas@berkeley.edu

Berkeley
UNIVERSITY OF CALIFORNIA



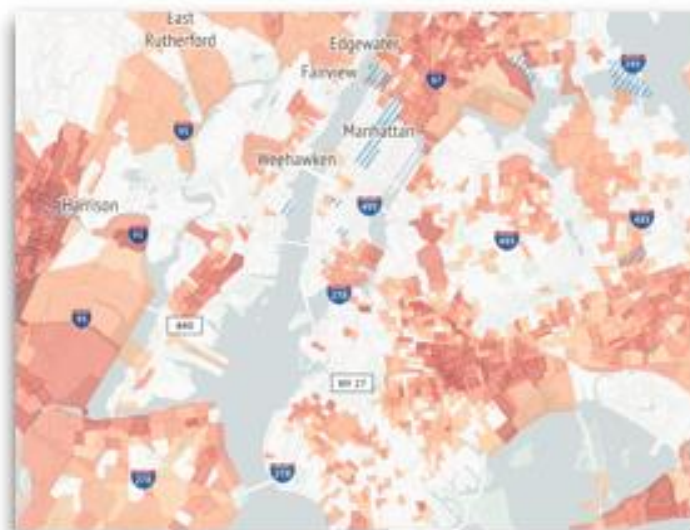
What is the Housing Precarity Risk Model?

- A national vulnerability map forecasting where *displacement, eviction, and long-term poverty* may amplify after moratoriums lift
- To help agencies direct resources to vulnerable communities.
- Released on June 28th
- These maps are a conservative estimates requiring local engagement to understand true risks.
 - Community feedback is helpful in improving the maps.



What is the Housing Precarity Risk Model?

- **Precarity:**
 - Household resilience to economic and environmental shocks
- Measured by
 - Pre-pandemic *displacement* & *eviction* risk
 - Interacted by 2020 *unemployment*
 - 53 metropolitan areas with > 1 million people
- Each metro tract receives a precarity score between 0-9



HPRM = 0 - 9 point scale

HPRM = 0 - 9 point scale

2019

Displacement

HPRM = 0 - 9 point scale

2019

Displacement

+

Eviction

HPRM = 0 - 9 point scale

2020



2019

Displacement

+

Eviction

41% of all households

Live in moderate to high eviction or displacement risk neighborhoods across 53 metros



52% of all renters

**Live in moderate to high eviction or displacement risk
neighborhoods across 53 metros**



73% of all ***Black*** renters

Live in moderate to high eviction or displacement risk
neighborhoods across 53 metros

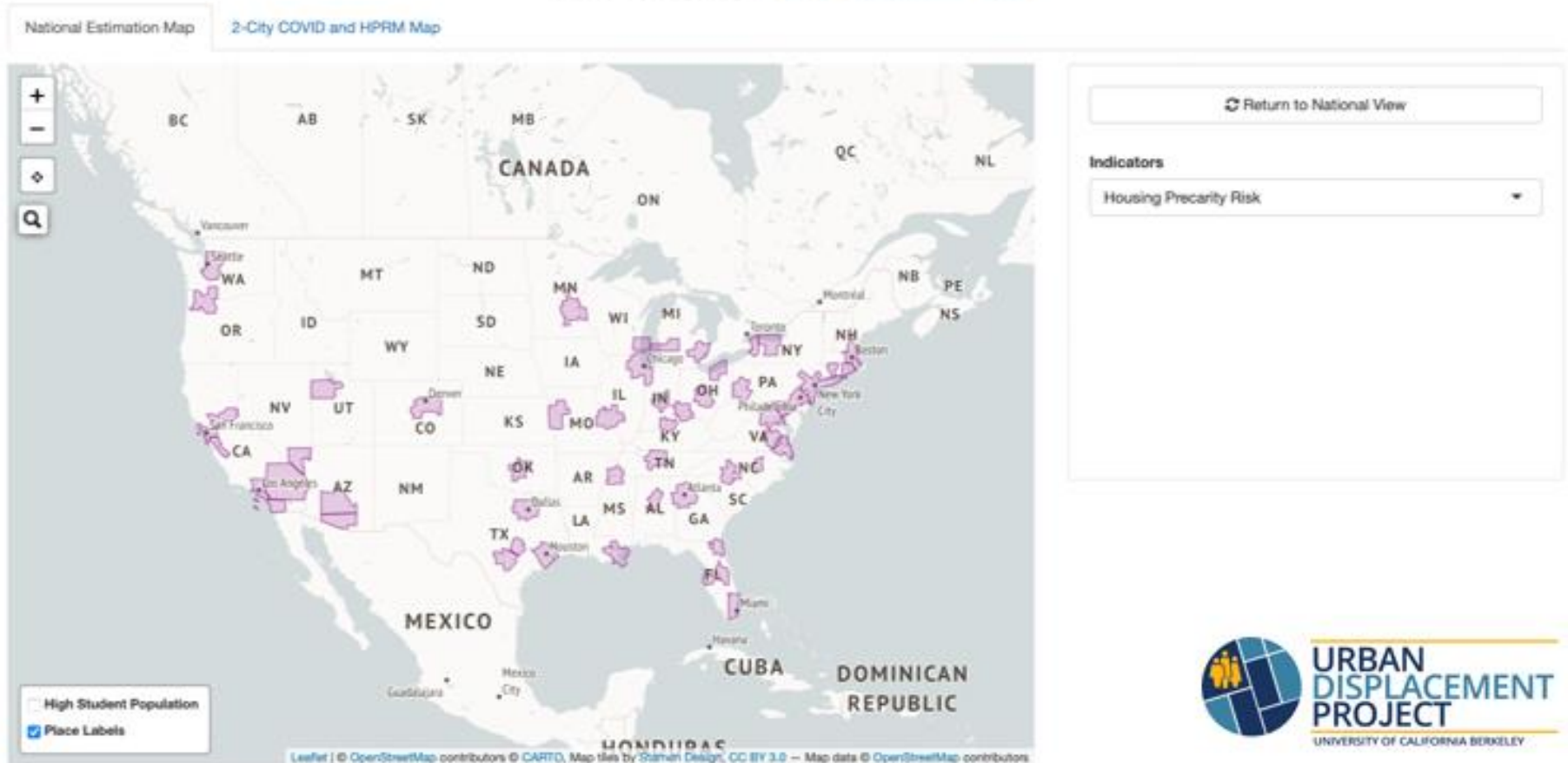


Top 10 most precarious metros

1. Las Vegas-Henderson-Paradise, NV
2. New Orleans-Metairie, LA
3. Detroit-Warren-Dearborn, MI
4. Providence-Warwick, RI-MA
5. Buffalo-Cheektowaga, NY
6. Memphis, TN-MS-AR
7. Cleveland-Elyria, OH
8. Philadelphia-Camden-Wilmington, PA-NJ-DE-MD
9. New York-Newark-Jersey City, NY-NJ-PA
10. Los Angeles-Long Beach-Anaheim, CA

Housing Precarity Risk Model Dashboard

Created by UC Berkeley's [Urban Displacement Project](#)



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<https://www.urbandisplacement.org/us-regions/housing-precarity-risk-model>

Field Updates

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Field Updates

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Kristi Luzar

Executive Director

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Milwaukee Rental Housing Resource Center

A virtual and physical one-stop shop for tenants and landlords in need of assistance to maintain or provide stable rental housing.



Deb Heffner
Housing Strategy Director
Community Advocates



Kristi Luzar
Executive Director
Urban Economic Development
Association of Wisconsin (UEDA)



Apartment Association of Southeastern Wisconsin



City of Milwaukee
Department of
Neighborhood Services



Community Advocates



Hope House



IMPACT



Legal Action of Wisconsin



Legal Aid Society of Milwaukee



Known locally as
Mediate Milwaukee



A Division of the
Department of Health
& Human Services

Milwaukee County
Housing Division



Urban Economic Development
Association of WI

MEET THE PARTNERS

a collaborative, cross-sector effort with 9 co-partners & 1 convener

WHO WE ARE



The MKE RHRC is a collaborative that leverages expertise from many facets of the rental housing system, bringing them together under one roof:

- The **Apartment Association of Southeastern Wisconsin**, the largest rental property owner trade association in the state.
- **Community Advocates**, the host for the MKE RHRC at its downtown location due to its co-location of services, transit accessibility, infrastructure, and proximity to legal/mediation service providers.
- **IMPACT** and **Hope House**, both part of the Continuum of Care for homelessness prevention.
- **Legal Action of Wisconsin** and **Legal Aid Society of Milwaukee**, which offer free or low-cost civil legal services and eviction defense.
- **Mediate Wisconsin**, which provides free tenant-landlord mediation services.
- **City of Milwaukee Department of Neighborhood Services**, which offers landlord/tenant training and helps address property condition issues.
- **Milwaukee County Housing Division**, which runs several programs to alleviate housing insecurity.
- The **Urban Economic Development Association of WI** provides facilitation and project support.

OUR SOLUTIONS

Streamlined Intake

A central intake process allows clients to submit their information to multiple organizations simultaneously.

Cross-Sector Collaboration

A partnership that leverages public, private, and nonprofit interests.

Engaging both tenants and landlords

Acknowledging that both are important to promote and preserve stable housing.



WHAT WE'VE LEARNED SO FAR

Increasing access to rental housing services is best served through **coordination**.

Access to **rent assistance** is a critical tool to prevent eviction.

Community Advocates, Hope House, and partner SDC deployed over \$40 million in rent assistance to 13,000+ families since June, 2020.

We need one source of **consistent, trusted information** on rental housing.

Collaboration is hard work but ultimately more effective, especially at the systems level.

Communication with landlords is key to success.

HOW TO FIND US

www.RentHelpMKE.org

The “virtual” RHRC is a tool for tenants and landlords to navigate resources and get support.

We’re on social media!

[Twitter](#)

[Instagram](#)

[LinkedIn](#)

[Facebook](#)



Tenants

Which option best describes your current situation: *

- I'm being evicted! (i.e. termination notice, court papers, etc.)
- I need help paying rent or other housing costs (i.e. rent, utilities, security deposit, etc.)
- I need help resolving issues with my landlord (i.e. repairs, maintenance, won't respond, termination notice, etc.)
- I need help finding a place to live (i.e. help with relocation, lease not renewed, am staying with family/friends, homelessness)
- Other

Reset

Landlords

Which option best describes your situation: *

- My tenant is behind in rent (i.e. unpaid, late, partial payments, etc.)
- My tenant is violating non-rent related lease agreements (i.e. disputes, behavior, etc.)

Top

(414) 895-RENT (7368) | info@renthelpmke.org | [#RentHelpMKE](#)

Field Updates

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ERA and ERASE Project Updates

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Emma Foley

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NATIONAL LOW INCOME
HOUSING COALITION

Emergency Rental Assistance and ERASE

Updates on tracking and resources

August 2, 2021

Emma Foley (she/her)

Research Analyst

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Rebecca Yae (she/her)

Senior Research Analyst

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Spending Tracking



	Assistance \$ Approved or Distributed	Total Funding Amount	% ERA1 Allocation Approved or Distributed*
All Programs	\$3.6B	\$24.6B	16.3%
States	\$2.4B	\$18.4B	14.4%
Cities/Counties	\$1.2B	\$5.9B	23.1%
Territories	\$2.4M	\$369.0M	0.7%

*The percent of ERA1 approved or distributed calculation assumes that programs are using 10% of their allocations on administrative funds.

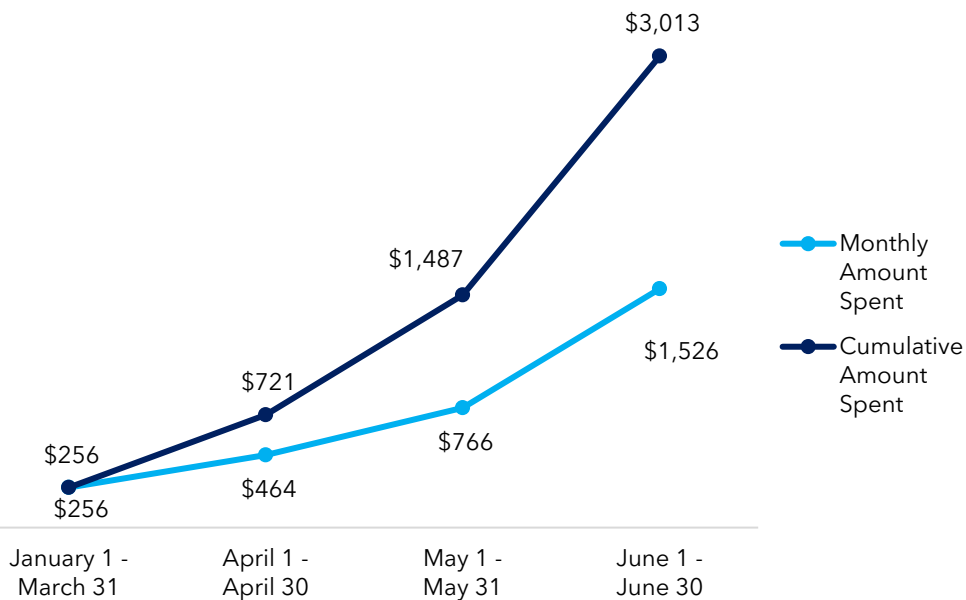
Note: This data includes information from (1) U.S. Department of the Treasury's Monthly Compliance Reports, (2) publicly available data from program dashboards, (3) data from communications with program administrators and advocates, and (4) news articles. Individual program data are from different time points due to data availability. The most updated data for each program are used in this tally.

State ERA Progress

State	% ERA1 Allocation Approved or Distributed	State	% ERA1 Allocation Approved or Distributed	State	% ERA1 Allocation Approved or Distributed
Alabama	1.6%	Kentucky	10.5%	North Dakota	1.9%
Alaska	32.7%	Louisiana	9.2%	Ohio	7.6%
Arizona	3.9%	Maine	25.7%	Oregon	6.2%
Arkansas	1.5%	Maryland	1.3%	Pennsylvania	15.6%
California	19.1%	Massachusetts	20.0%	Rhode Island	4.9%
Colorado	9.6%	Michigan	13.2%	South Carolina	0.0%
Connecticut	21.6%	Minnesota	7.8%	South Dakota	2.3%
Delaware	3.0%	Mississippi	1.8%	Tennessee	4.0%
D.C.	30.5%	Missouri	10.5%	Texas	54.8%
Florida	3.1%	Montana	5.7%	Utah	18.4%
Georgia	1.7%	Nebraska	3.6%	Vermont	6.6%
Hawaii	3.4%	Nevada	2.9%	Virginia	47.3%
Idaho	5.2%	New Hampshire	16.5%	Washington	12.5%
Illinois	33.9%	New Jersey	23.2%	West Virginia	4.8%
Indiana	1.6%	New Mexico	1.8%	Wisconsin	12.4%
Iowa	2.4%	New York	0.0%	Wyoming	1.4%
Kansas	12.8%	North Carolina	12.7%		

Spending Progress

Emergency Rental Assistance Funding Spent as of June 30th (in millions)



**12% of \$25 billion ERA1
allocation spent as of
June 30th**

**New NLIHC Spending Tracker -
Coming Soon:
nlihc.org/era-dashboard**

ERA Best Practices



- **Allow tenants to self-attest to eligibility requirements** including income, COVID hardship, housing instability, and lease.
- **Allow direct-to-tenant assistance** when landlords do not respond or refuse to participate.
- **Use categorical eligibility and fact-specific proxies** to decrease income documentation burden.
- **Integrate housing stability services** including eviction prevention, legal aid, and housing navigator services for tenants at imminent risk of eviction.
- **Use ERA for relocation assistance and forward rent** to provide help to people who have been already evicted or are experiencing homelessness.
- **Enact policy that protects renters from eviction** 30 to 90 days after the landlord receives rental assistance.

ERA Program Locator



Treasury Emergency Rental Assistance (ERA) Programs

Use the search bar to find programs in your area. If you cannot find a city or county program, your state, territory, or tribal program may be able to serve you. If you cannot find any program in your area, call 2-1-1 or your local housing authority for assistance.

SEARCH STATE, TERRITORY, TRIBE, OR LOCALITY

Search for the city or county you reside in; if you don't see a program for your locality, you should search for your state, territory, or tribe, as applicable.

484 programs were found.

Last updated: 8/2/21

State / Territory	Communities Served	Program	Program Status
Alabama		Alabama Emergency Rental Assistance Program	Accepting applications
Alabama	Baldwin County	Baldwin County Emergency Rental Assistance Program	Accepting applications
Alabama	Birmingham	Birmingham Emergency Rental Assistance Program	Accepting applications
Alabama	Huntsville	City of Huntsville COVID-19 Emergency Rental Assistance Program	Accepting applications
Alabama	Jefferson County	Jefferson County Alabama Emergency Rental Assistance Program	Accepting applications

Purpose: Find ERA programs near you and get the word out.

Link: nlihc.org/rental-assistance

ERA Dashboard



484

Treasury ERA programs in database

Treasury ERA programs that are currently accepting applications, accepting waitlists, or have rolling applications **457**

Programs closed **25**

Share of programs closed **5.17%**

167

Programs serving households with federal rent subsidy

[See Programs](#)

263

Programs allowing self-attestation

[See Programs](#)

Self-attestation for COVID hardships **199**

Self-attestation for income **75**

Self-attestation for non-traditional income **111**

Self-attestation for housing instability **58**

Self-attestation for lease/ proof of tenancy **32**

130

Programs allowing direct-to-tenant assistance

[See Programs](#)

103

Programs with additional prioritization

[See Programs](#)

Purpose: Find out if your ERA program is using best practices.

Link: nlihc.org/era-dashboard

ERA Dashboard



PROGRAM ATTRIBUTES

- Programs allowing self-attestation
- Programs with additional prioritization
- Programs allowing direct-to-tenant assistance
- Programs serving tenants with federal rent subsidy

95 programs were found.

Last updated: 8/2/21



State / Territory	Program	Program Status	Self-Attestation	Allowable Areas of Self-Attestation	Direct to Tenant	Households with Federal Rent Subsidy Eligible	Programs with Additional Prioritization
Alabama	Alabama Emergency Rental Assistance Program	Accepting applications	Self-Attestation Permitted	Income Non-Traditional	Yes	Yes	Eviction notice
Alabama	Birmingham Emergency Rental Assistance Program	Accepting applications	Self-Attestation Permitted	Income Non-Traditional	Yes	No	
Alabama	Jefferson County Alabama Emergency Rental Assistance Program	Accepting applications	Self-Attestation Permitted	Income Non-Traditional	Yes	Yes	

Purpose: Find out if your ERA program is using best practices.

Link: nlihc.org/era-dashboard

Resource Hub



Self-Attestation Forms



Recent Treasury guidance strongly discourages burdensome documentation requirements and provides alternative ways to verify eligibility, including self-attestation. These forms provide examples of how ERA Treasury programs are allowing applicants to attest to experiencing COVID hardship, having an income less than 80% AMI, experiencing housing instability, and having a tenant/landlord relationship in the absence of a lease.

Self-Attestation Forms

Program Location	Link
Washington	ERA Resources - Self-Attestation Multiple - Washington
Wyoming	ERA Resources - Self-Attestation Multiple - Wyoming
Mississippi	ERA Resources - Self-Attestation Housing Instability - Mississippi
Mississippi	ERA Resources - Self-Attestation Income - Mississippi
Minnesota	ERA Resources - Self-Attestation Income - Minnesota
Mississippi	ERA Resources - Self-Attestation COVID Hardship - Mississippi
West Virginia	ERA Resources - Self-Attestation Lease - West Virginia
Minnesota	ERA Resources - Self-Attestation Lease - Minnesota

Purpose: Locate resources to help ERA programs quickly integrate best practices using examples from the field.

Link: nlihc.org/resource-hub

Next Steps

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Resources

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