Agenda

**Welcome & Updates**
- Joey Lindstrom, NLIHC

**Advancing Long Term Solutions: Updates, Resources & Next Steps**
- Sarah Saadian, NLIHC

**How Affordable Housing Investments in Build Back Better Strengthen Childcare & Climate Change Provisions**
- Kyra Miller, National Women’s Law Center
- Khalil Shahyd, National Resources Defense Council

**New Report on Affordable Housing Preservation**
- Dan Emmanuel, NLIHC

**Field Updates**
- Natalie James, Prosperity Indiana
- Sue Watlov-Phillips, Metropolitan Interfaith Coalition for Affordable Housing
- Lindsay Thrall, Evernorth (VT)

**ERASE Project Updates & ERA Spending Tracking**
- Emma Foley & Jade Vasquez, NLIHC

**Special Guest**
- Senator Jeff Merkley (D-OR)

**Next Steps**
Welcome & Updates

Joey Lindstrom
Director for Field Organizing
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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How Affordable Housing Investments in Build Back Better Strengthen Childcare & Climate Change Provisions

Kyra Miller
State Policy & Outreach Manager
National Women’s Law Center
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How Affordable Housing Investments in Build Back Better Strengthen Childcare & Climate Change Provisions

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New Report on Affordable Housing Preservation

Dan Emmanuel
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Picture of Preservation 2021

Dan Emmanuel
Senior Research Analyst
National Low Income Housing Coalition
Background

- Partnership with the Public and Affordable Housing Research Corporation (PAHRC)
- The National Housing Preservation Database (NHPD)
- Picture of Preservation (PoP) is an annual report
The Federally Assisted Stock

<table>
<thead>
<tr>
<th>Program</th>
<th>2020 Assisted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Income Housing Tax Credit (LIHTC)</td>
<td>2,485,828</td>
</tr>
<tr>
<td>Section 8*</td>
<td>1,408,227</td>
</tr>
<tr>
<td>Public Housing</td>
<td>913,326</td>
</tr>
<tr>
<td>Section 515</td>
<td>383,317</td>
</tr>
<tr>
<td>Section 521</td>
<td>272,878</td>
</tr>
<tr>
<td>HOME Investment Partnerships Program (HOME)</td>
<td>252,576</td>
</tr>
<tr>
<td>HUD insured mortgages</td>
<td>155,228</td>
</tr>
<tr>
<td>Project Based Vouchers (PBVs)</td>
<td>128,061**</td>
</tr>
<tr>
<td>Section 538</td>
<td>60,448</td>
</tr>
<tr>
<td>State HFA Funded</td>
<td>35,605</td>
</tr>
<tr>
<td>Section 202 Direct Loans</td>
<td>32,887</td>
</tr>
<tr>
<td>Mod Rehab</td>
<td>17,553**</td>
</tr>
</tbody>
</table>

**Note:** Multiple programs can assist federally assisted homes. Tax Exempt Multifamily Housing Bonds, Community Development Block Grants (CDBG), national Housing Trust Fund (HTF), McKinney Vento Permanent Housing, and Housing Opportunities for Persons with AIDS (HOPEWA) are not included in this report.

*Section 8 includes any property with a project-based Section 8 contract, including Section 8 Project Based Assistance (PBRA), Section 202 Supportive Housing for the Elderly, and Section 811 Supportive Housing for Persons with Disabilities.

**This is underestimated since buildings with less than 11 assisted by this program are excluded due to data censoring.
Affordability restrictions are set to expire for 745,017 federally assisted homes in the next ten years

*Publicly Supported Homes with Affordability Restrictions Expiring by 2031*

- **LIHTC**
- **Section 8**
- **All Others**
- **Overall**

Source: Picture of Preservation 2021
Housing Quality

• Limited Data (not collected for 51% homes)
• 23% of public housing homes and 4% of homes assisted by project-based Section 8 failed their last REAC inspection
• $79 billion Public Housing backlog
Historical and Projected Losses

• In recent years....
  – 44,629 homes lost
  – 129,819 homes preserved

• LIHTC since 1990...
  – 143,456 LIHTC homes total, ~114k to QC loophole

• 176,760 homes could be lost in next 5 years
Preservation and Build Back Better

• Federally assisted housing is not a one-time investment
• Preservation is part of closing the affordable housing gap
• Need historic investment in deeply targeted programs and strengthened preservation policies
Questions?

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PAHRC
Kelly McElwain
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800-873-0242, ext. 259

www.preservationdatabase.org
Field Updates

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Field Updates

Sue Watlov-Phillips

Executive Director

Metropolitan Interfaith Coalition for Affordable Housing

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Field Updates

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ERA Spending Tracking & ERASE Project Updates

Emma Foley
Research Analyst
National Low Income Housing Coalition
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Jade Vasquez
ERASE Project Coordinator
National Low Income Housing Coalition
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Emergency Rental Assistance and ERASE

Updates on tracking and resources

October 25, 2021

Emma Foley (she/her)
Research Analyst
efoley@nlihc.org
Treasury Releases September Spending Data

ERA1 Spending (in billions)

Source: Emergency Rental Assistance Program (ERA1) Interim Report, January 1 - September 30, 2021
## State Grantees at Risk of Reallocation

<table>
<thead>
<tr>
<th>State</th>
<th>Expenditure Ratio</th>
<th>State</th>
<th>Expenditure Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Dakota</td>
<td>3%</td>
<td>Vermont</td>
<td>14%</td>
</tr>
<tr>
<td>Wyoming</td>
<td>3%</td>
<td>Indiana</td>
<td>15%</td>
</tr>
<tr>
<td>North Dakota</td>
<td>4%</td>
<td>Mississippi</td>
<td>17%</td>
</tr>
<tr>
<td>Arizona</td>
<td>5%</td>
<td>Rhode Island</td>
<td>17%</td>
</tr>
<tr>
<td>Nebraska</td>
<td>6%</td>
<td>Missouri</td>
<td>18%</td>
</tr>
<tr>
<td>Arkansas</td>
<td>8%</td>
<td>Utah</td>
<td>22%</td>
</tr>
<tr>
<td>Delaware</td>
<td>9%</td>
<td>Wisconsin</td>
<td>23%</td>
</tr>
<tr>
<td>Idaho</td>
<td>9%</td>
<td>Florida</td>
<td>24%</td>
</tr>
<tr>
<td>Georgia</td>
<td>9%</td>
<td>Louisiana</td>
<td>24%</td>
</tr>
<tr>
<td>Tennessee</td>
<td>10%</td>
<td>Nevada</td>
<td>24%</td>
</tr>
<tr>
<td>Alabama</td>
<td>10%</td>
<td>New Mexico</td>
<td>25%</td>
</tr>
<tr>
<td>South Carolina</td>
<td>10%</td>
<td>Oklahoma</td>
<td>25%</td>
</tr>
<tr>
<td>Montana</td>
<td>11%</td>
<td>Maryland</td>
<td>26%</td>
</tr>
<tr>
<td>Iowa</td>
<td>11%</td>
<td>Maine</td>
<td>26%</td>
</tr>
<tr>
<td>West Virginia</td>
<td>13%</td>
<td>Kentucky</td>
<td>27%</td>
</tr>
<tr>
<td>Ohio</td>
<td>14%</td>
<td>New Hampshire</td>
<td>28%</td>
</tr>
</tbody>
</table>
## High Spending State Grantees

<table>
<thead>
<tr>
<th>State</th>
<th>Expenditure Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Jersey</td>
<td>100+%</td>
</tr>
<tr>
<td>District of Columbia</td>
<td>99%</td>
</tr>
<tr>
<td>New York</td>
<td>93%</td>
</tr>
<tr>
<td>Illinois</td>
<td>83%</td>
</tr>
<tr>
<td>Virginia</td>
<td>80%</td>
</tr>
<tr>
<td>California</td>
<td>79%</td>
</tr>
<tr>
<td>North Carolina</td>
<td>72%</td>
</tr>
<tr>
<td>Texas</td>
<td>71%</td>
</tr>
<tr>
<td>Alaska</td>
<td>56%</td>
</tr>
<tr>
<td>Massachusetts</td>
<td>54%</td>
</tr>
</tbody>
</table>
NLIHC tracks data on ERA1 funds approved or paid to households from all 50 state ERA programs, the District of Columbia’s ERA program, and nearly 300 local ERA programs. The tracker includes information from (1) U.S. Department of the Treasury’s Emergency Rental Assistance Program Monthly Compliance Report and Quarterly Reports, (2) publicly available data from program dashboards, (3) data from communications with program administrators and advocates, and (4) news articles. Data is not yet available for ERA programs run by the Department of Hawaiian Home Lands, Tribes and Tribally Designated Housing Entities, so the tracker does not include spending data from these grantees. This data will be added as it becomes available.

Additional data points and disaggregated spending and other data from state and local programs with ERA dashboards can be found here (see State spending rates in the third tab).
Reallocation

- Reallocation will be based on September spending and obligation numbers
  - Treasury Reallocation Guidance
  - NLIHC Reallocation Overview
- Several states and localities have begun submitting letters to Treasury requesting more funds:
  - New York
  - District of Columbia
  - Philadelphia
Know of ERA dashboards not listed in the database?

Email research@nlihc.org and we will add them to the list!
Special Guest

Senator Jeff Merkley
Oregon
United States Senate
Ending Rental Arrears to Stop Evictions (ERASE)
https://nlihc.org/erase-project

- Overview
- The ERASE Cohort
- Advocacy & Action
- ERA Dashboard
- ERA Resource Hub
- NLIHC ERA Spending Tracking
- Contact Us
End Rental Arrears to Stop Evictions (ERASE) is a national effort led and coordinated by the National Low Income Housing Coalition (NLIHC) to ensure that the historic aid enacted by Congress reaches the lowest income and most marginalized renters.

**Website Resources:** The [ERASE Checklist](#) and the [ERASE Assessment](#)
The ERASE Cohort

- NLIHC is currently providing funding and technical assistance to 35 state and local nonprofit partners.
- Cohort members meet biweekly to advance strategies, policies, and legislation that accelerate equitable distribution of emergency rental assistance funds, promote tenant protections, and prevent evictions.
- Resources on the website include presentations and briefings conducted by cohort members.
Advocacy & Action

Federal

NLHC is utilizing the information and experiences we are collecting from our research and our work with state and local partners to advocate for program improvements and tenant protections that would support successful implementation and sustainability of emergency rental assistance.

Letters to Biden: NLIHC Eviction Lab Treasury Data NLIHC

NLHC and the Eviction Lab sent a joint letter to Secretary Janet Yellen on August 30, requesting a data sharing agreement with the US Department of Treasury. Specifically, NLHC and the Eviction Lab requested monthly aggregated data related to households receiving emergency rental assistance (ERA), so the organizations can analyze the relationship between ERA payments and eviction patterns (both historical and during the pandemic); analyze the neighborhood racial characteristics of ERA distribution, and further examine the relationship between program elements (i.e. self-attestation or direct-to-tenant assistance) and ERA distribution.

State Advocacy

Everyone Can Help Ensure that Emergency Rental Assistance Gets to Households in Need

- **Governors and Mayors.** Adopt the state and local policies that support emergency rental assistance distribution and tenant protections provided in the ERASE Checklists.
- **Program Administrators.** Ensure that your ERA program is accessible, streamlined, and low barrier. Use Treasury Guidance and avoid layering on additional requirements.
- **State and Local Courts.** Utilize ERA to support eviction prevention and diversion efforts. Communicate with your ERA administrator.
- **State and Local Coalitions.** Encourage your state and local administrators to implement program flexibilities and best practices into your local ERA programs. Send letters and written guidance, convene stakeholders, including tenants and other state and local coalitions to add their voice to the effort. Track and monitor program and eviction data.
- **Tenants and Low-Income Renters.** If you have received ERA, share your experience. Assist neighbors and friends who might be in need.

North Carolina Pro Bono Resource Center:

Volunteers Needed

Disability Rights North Carolina

Eviction Prevention Hotline

Thursday, October 21
11 A.M. - 7 P.M.

Help Answer Callers’ Questions Relating to Eviction Prevention

HOPE
Additions to the Database:

- Contact Jade Vasquez @ jvasquez@nlihc.org
Contact Us!

ERASE Team

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Jade Vasquez, Project Coordinator
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Next Steps

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Resources

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