NLIHC’s HoUSed Campaign for Long-Term Housing Solutions

November 1, 2021
Agenda

Welcome & Updates
- Paul Kealey, NLIHC

Historic Housing Investments in the Build Back Better Act
- Sarah Saadian, NLIHC

How Affordable Housing Investments in Build Back Better Strengthen Healthcare Provisions
- Megan Sandel

Field Updates
- Shakti Robbins-Cubas, New York Housing Conference
- Elizabeth Glidden, Minnesota Housing Partnership

ERASE Project Updates & ERA Spending Tracking
- Sarah Gallagher & Emma Foley, NLIHC
- Kody Glazer, Florida Housing Coalition
- Tonya Phillips, Tenesa Sanders, Gwendolyn Winston, Rea Marci, & Ted Phillips, Detroit Action

Guest Speaker
- Senator Chris Van Hollen (D-MD)

Next Steps
Welcome & Updates

Paul Kealey
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Historic Housing Investments in the Build Back Better Act

Sarah Saadian
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National Low Income Housing Coalition
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How Affordable Housing Investments in Build Back Better Strengthen Healthcare Provisions

Megan Sandel
Co-Lead Principal Investigator
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Co-Director, GROW Clinic
Boston Medical Center
Associate Professor of Pediatrics
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Field Updates

Shakti Robbins-Cubas
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New York Housing Conference
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New York Housing Conference
Federal Strategy

**Leveraging Partner Relationships**
- Biweekly advocacy call w/ broad coalition of 80 groups
- Calls to Action
- Providing communication capacity

**Outreach to members**
- Maintained constant contact with NY delegation, especially those in leadership positions
- Sign-On Letters
  - Letter to Congressional Leadership from almost 100 NY orgs, 34 Assembly members, 31 state senators, 11 City Council members, 6 mayoral candidates and 2 borough presidents covered in Crain’s New York
  - Letter to New York Delegation from 150+ NY orgs, referenced in the Real Deal
- Analysis
  - Analysis of Ending Homelessness Act covered in NY Daily News
  - Analysis of Affordable Housing Investment in Federal Infrastructure Bills
  - Private Activity Bond Change Impact on New York
  - Private Activity Bond Use in the IIJA

**Communications**
- Weekly social media engagement
- Press Conferences
- Op-eds
  - Washington Must Not Miss This Opportunity – NY Daily News
  - Expanding Section 8 Rental Assistance Would Be Transformative for NY – City Limits
  - Now or Never: The High Stakes of Federal Housing Funding – Gotham Gazette
  - We Can End New York’s Affordable Housing Crisis. Congress Must Come Through – Lohud, USA Today
Field Updates

Elizabeth Glidden
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Minnesota Housing Partnership
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American Rescue Plan: Fiscal Recovery Funds

Housing Opportunities and Resources

October 2021
MN Fiscal Recovery Funds: $2.833B

- $500m: Immediate Response (’21)
- $1.183B: Revenue Replacement
- $1.150B: 2022 Legislative Session

- Context:
  - $100m CARES: Emergency Rental Assistance
  - 2021 Legislature: Negotiated eviction off-ramp
MN Local Gov’t Fiscal Recovery Funds

- Counties: $1.11 billion
- 21 Largest Cities: $644 million
- All others: $377 million
Reimagine Housing with FRF

- Local gov’t taking it slow
- Longer timelines for short term funds:
  - Obligate by 12.31.24
  - Performance by 12.31.26
- Jurisdictions can amplify impact with pooling
- Transfer to partners an option
- Layer FRF with other resources
Ramsey County: pop 552,000

- $20M now + potential $17M more for housing
- Housing for 30% AMI
- NOAH preservation
- Supportive housing units
30% AMI Fund Opportunity

- Create a strategy for production of increased **permanent** supportive housing supply, reducing housing instability and homelessness, and reducing strain on shelter capacity.

- ARP funds provide additional opportunity to provide **deeply affordable** housing, including permanent supportive housing.

- ARP investment **provides the magnitude needed**, given the size of the problem and the costs associated with building deeply affordable housing, including permanent supportive housing.
Mankato: pop 39,300

- City received $10.1m in ARP founding total over two rounds
- Proposed $900k in funding for affordable housing including 51 units of family housing and 64 units of senior housing
- Potential for additional affordable housing uses – the city still has $6.7m in unallocated funding
• County was awarded $4.1m in ARPA funds total
• $1.6M for infrastructure prep for site intended for affordable housing. Located in QCT.
• The county has established a review board and a process for evaluating applications for use of funds
Hennepin County: pop 1.25 million

- $46m for housing recovery including the preservation and production of affordable housing
- $25.5m for homelessness response
- $2.2m for eviction prevention assistance in the courts
Minneapolis: $28.3M for Housing

- House people experiencing homelessness
- Increase BIPOC homeownership
- NOAH preservation; low income home repairs
- Public housing
Olmstead Cty: $16M for Housing

- Contribution to project to build/preserve 1,100 units ($10m)
- Affordable homeownership ($5m)
- Homeless supports (transitional housing & repairs - $1.5 m)
Duluth: Proposed Focus Areas

<table>
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<tr>
<th>Focus Area</th>
<th>Cost</th>
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<tr>
<td>#1 Housing for People Experiencing Homelessness</td>
<td>$1,600,000</td>
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<tr>
<td>Project(s) undefined</td>
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</tr>
<tr>
<td>#2 Partnering with existing projects to increase affordability</td>
<td>$600,000</td>
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<tr>
<td>Project/s undefined</td>
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<td>#3 Mixed Use Multifamily Projects with option for Community Space</td>
<td>$17,000,000</td>
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<td>Up to five mixed use projects</td>
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</tr>
<tr>
<td>TOTAL</td>
<td>$19,200,000</td>
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</table>
ERA Spending Tracking & ERASE Project Updates

Emma Foley
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Sarah Gallagher
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Emergency Rental Assistance and ERASE
Updates on tracking and resources
November 1, 2021

Sarah Gallagher (she/her)
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Emma Foley (she/her)
Research Analyst
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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).

nlihc.org/era-dashboard
September Spending

- Grantees spent $2.6 billion of ERA1 and $354 million of ERA2 in September, bringing the total ERA spent to $10.3 billion.

- State grantees spent 38% of their funding by September 30.
  - New Jersey, the District of Columbia, New York, and Illinois spent over three-quarters of their allocations.
  - Eighteen states spent less than 15% of their allocation by the end of September.

- Local grantees reporting their data spent 60% of their total ERA1 allocations by the end of September.

Source: Treasury ERA September Data
Grantees at Risk of Reallocation

List of Grantees at Risk of Recapture

- 32 state grantees (63%) and 80 local grantees (21%) did not reach the 30% expenditure ratio by the end of September.

- States with large renter populations and low distribution rates include Arizona, Georgia, Tennessee, and Ohio, which had all spent less than 15% by the end of September.
Additional Reallocation Resources

Reallocation Overview
  • Treasury Reallocation Guidance
  • NLIHC Reallocation Overview

New Resources from Treasury
  • Program Improvement Plan
  • Request for Reallocated Funds
For more detailed data, visit bit.ly/ERA-spending

Know of ERA dashboards not listed in the database?

Email research@nlihc.org and we will add them to the list!
38 ERASE Cohort Members

- Low Income Housing Coalition of Alabama
- Anchorage Coalition to End Homelessness
- CT Fair Housing Center
- Housing and Counseling Service of DC
- Empower DC
- United Community Housing Coalition
- Florida Housing Coalition
- Miami Workers Center
- Georgia Advancing Communities Together, Inc.
- Hawai‘i Appleseed
- Idaho Center for Fiscal Policy
- Housing Action IL
- Chicago Anti Eviction Campaign
- Prosperity Indiana
- Homeless & Housing Coalition of Kentucky
- HousingLOUISIANA
- Michigan Coalition Against Homelessness
- Minnesota Housing Partnership
- Hope Enterprise Corporation
- Nebraska Housing Developers Association
- Dataworks
- Housing Alliance PA
- Housing Network of Rhode Island
- Richland Library
- Texas Housers
- Utah Housing Coalition
- Washington Low Income Housing Alliance

- Byrd Barr Place Seattle
- Arkansas Coalition for Housing and Neighborhood Growth for Empowerment (ACHANGE)
- Coalition on Housing and Homelessness in Ohio
- Arizona Housing Coalition
- Neighborhood Preservation, Inc.
- Housing Alliance Delaware
- United Native American Housing Association
- Ayuda Legal
- Coalicion de Coaliciones (PR)
- CHAPA
- North Dakota Coalition for Homeless People
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.
Cohort 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.
ERASE Program Spotlight

Florida Housing Coalition
  • Kody Glazer, Legal Director

United Community Housing Coalition
  • Tonya Phillips
  • Tenesa Sanders
  • Gwendolyn Winston
  • Rea Maci
  • Ted Phillips
ERA Spending Tracking & ERASE Project Updates

Kody Glazer
Legal Director
Florida Housing Coalition

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NLIHC: ERASE
Project Update

Kody Glazer
Legal Director
Florida Housing Coalition
Florida Housing Coalition

• Statewide, 501(c)(3) training and technical assistance provider under the Catalyst Program
• Provide specialized technical support to local governments and community-based organizations on implementing federal, state, and local affordable housing programs
• Professional staff located throughout the state
• The Coalition was the state’s TA provider for the state’s CRF emergency housing assistance program that deployed $120 million+ to 119 local government housing offices
ERAP Cohort 1 Work

- Analyzed the state’s CRF program for emergency housing assistance
- Interviewed dozens of local housing administrators
- Tracked CRF & ESG expenditures
- Provided recommendations for current and future ERA programs
Data Mapping

CARES Dollars Spent by Local SHIP Offices Through CRF Strategy 2
With the passage of the CARES Act in March 2020, the state of Florida received billions of dollars to address the public health and economic impacts of the COVID-19 Pandemic. In June 2020, the Governor’s Office allocated $250 million of the state’s Coronavirus Relief Fund (CRF) dollars to the Florida Housing Finance Corporation for emergency housing assistance. Of this allocation, $120 million was sub-allocated to the 119 local government housing offices that participate in the State Housing Initiatives Partnership (SHIP) program. Despite a short timeframe to expend the funds by December 30, 2020, SHIP offices worked quickly and successfully spent the allocated $120 million plus another $13 million from other Coronavirus Relief Fund sources for a total of $133,300,907.

The map below provides information on the over 32,000 households served by this funding, aggregated at the Census tract level. It is layered over the Urban Institute’s “Rental Assistance Priority Index,” which identifies the level of need by Census Tract across the state.

Hover over the top left of the map to select a drop-down arrow to choose between the zoom and pan tools. The local government dropdown arrow on the right allows you to select one or more local governments to see how and where your government spent its funds. Selecting a dot or a local government allows you to see the homeowner/renter breakdown for that area.

Census Tract Map

Local Government

Funds by Tenure

Funds Disbursed
- $108,64
- $200,000.00
- $400,000.00
- $593,626.97

Urban Institute Rental Assistance Priority Index
1% 99%

Households Assisted
1 227
Data Mapping

Census Tract Map: hover over the map, select the arrow in the top left, and choose the circle or square to select an area and see how need and funding correlate.

Total Index Quantile

COVID Index Quantile

Equity Index Quantile

Housing Need Index Quantile
FHC’s ERASE Project

- **Goal:** use our existing partnerships as the state’s TA provider to help accelerate the equitable use of ERAP funds at the local level
- 32 direct grantee Treasury ERAP local governments in Florida
- **Actions:**
  - 1. Facilitate monthly workshops with the 32 local ERAP grantees & housing nonprofit network to share best practices, ideas, and admin challenges
  - 2. Provide free TA to local governments to facilitate course correction and systems change
  - 3. Collect and analyze real-time data from local government partners
Monitoring and Influencing Local Programs

• Is past due rent required?
• Are all allowable types of assistance being utilized?
• Are funds used for eviction prevention or to otherwise support legal aid attorneys?
• Direct-to-tenant assistance?
• Is there a partnership with local courts?
• Self-attestation?
• Is a lease required?
• What nonprofit groups can be partnered with locally?
• What is the current outreach strategy?
Takeaways – influencing local programs

• Act with grace
• Robust technical assistance is essential for a successful emergency program, especially when program rules change so frequently
• Staff turnover a persistent issue – need for consistent training
• Obligating future rental payments great for housing stability; so-so for new applicants
• Need more data/more impact on the success of direct-to-tenant programs
• Bring the resources and connections to the housing administrators – make it easier for them
Contact information

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ERA Spending Tracking & ERASE Project Updates

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KEEPING DETROITERS IN THEIR HOMES

A comprehensive eviction prevention collaboration
• The Keeping Detroiters In Their Homes Project is a continuation and expansion of the ongoing work of tenants, Detroit residents, nonprofit organizations; legal aid organizations; City of Detroit officials, and our district court to keep Detroiters in their homes.

• We organize, train, and support Detroit tenants and homeowners to conduct on-the-ground advocacy, outreach, partnership development, systems change, and reform needed to both shape Detroit’s ERA program in the short and adopt long-term eviction prevention measures like a right to counsel.

  BIG GOALS

  • ACCELERATE Use Of Emergency Rental Assistance Using Neighborhood Networks
  • APPLY Permanent Eviction Prevention Measures Through The Establishment Of A Right To Counsel For Detroiters Facing Eviction
  • CHANGE The Narrative On Data By Training Detroit Residents To Tell Their Own Stories And Narrative And Elevate Use Of Qualitative Data
We are a collaborative of five organizations & part of the Detroit Right To Counsel Coalition

Our collaborative includes legal service attorneys, community advocates, community organizers, & renters

Each of our organizations is Detroit-based

All organizational project leads live in the City of Detroit

3 of 5 project leads are Detroit renters
OUR APPROACH

❖ CONTINUING & EXPANDING THE WORK OF DIVERSE STAKEHOLDERS

Tenants
Organizers
Detroit residents
Nonprofit organizations
Legal aid organizations
City of Detroit officials
Court officials

❖ Going Where the People Are

Grassroots sensibilities, relational organizing, word of mouth as an urban communication system design

❖ Finding Common Ground -- An Intentionality

Black Indigenous People of Color at the center, power analysis, shared power, negotiating power, decision making
Art infused healing justice womanist activism within the rubric of actualizing project objectives
Solidarity, Collectivizing, Decolonizing
Resource Development – Grant writing teamwork (extemporaneous modeling)
Our Key Activities & Impact
1st Quarter of the Project
Aug 1st to October 31st

868 Cases

$8.9 Million in Emergency Rental Assistance Disbursed

4500+ Doors Knocked

3 Tenant Organizing Meetings

Healing Justice Listening Session

1 Phone Bank Conducted

1 Policy Education Meeting Conducted

3 External Stakeholder Meetings Conducted

Front Page Detroit Free Press Story & multiple media interviews
**CONCLUSION**

WE BELIEVE HOUSING IS A HUMAN RIGHT AND WE WORK TO PERMANENTLY REDUCE EVICTIONS!
YOU CAN REACH THE KEEPING DETROITERS IN THEIR HOME TEAM AT:

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Tenesa Sanders, Detroit Action
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Guest Speaker

Senator Chris Van Hollen

Maryland

United States Senate
Next Steps

Paul Kealey
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Resources

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