NLHIC's HoUSed Campaign for Long-Term Housing Solutions

November 22, 2021
Agenda

Welcome & Updates
• Joey Lindstrom, NLIHC

“Build Back Better Act” Updates and Next Steps
• Kim Johnson, NLIHC

ERA Technical Assistance Program
• Lauren Lowery, National League of Cities

HUD’s Emergency Housing Voucher Dashboard
• Chad Ruppel, HUD

ERA Tracking & ERASE Project Updates
• Emma Foley & Sarah Gallagher, NLIHC
• Michelle Gilbert, Lawyers Committee for Better Housing

Field Updates
• Eric Hufnagel, Michigan Coalition Against Homelessness
• Kristin Maun, Tulsa Authority for Economic Opportunity

Next Steps
“Build Back Better Act” Updates & Next Steps

Kim Johnson
Policy Analyst
National Low Income Housing Coalition
kjohnson@nlihc.org
ERA Technical Assistance Program

Lauren Lowery
Director of Housing & Community Development,
Center for City Solutions
National League of Cities
lowery@nlc.org
To increase timely, critical and equitable support to cities as they look toward responding, recovering and rebuilding during and after the COVID-19 pandemic, National League of Cities and Stanford Legal Design Lab are serving as strategic thought-partners in the creation or improvement of local ERA programs and will support five (5) cities in the areas of:

- Data analysis or support
- Communication, outreach, or engagement strategies
- Program development
- Program improvement
- Program evaluation

*This program was made possible by the generous support of the Annie E. Casey Foundation.*
Through a competitive application process, open to only cities participating in the 2021 Eviction Prevention Learning Lab, five cities from four states were accepted into the ERA Program, including:

- Chattanooga, Tennessee
- Chicago, Illinois
- Kankakee, Illinois
- Milwaukee, Wisconsin
- Thornton, Colorado
The individualized technical assistance delivered through this initiative is designed to support cities by:

- **Improving disbursement** processes that accelerate the delivery of emergency rental assistance to households in need.
- **Utilizing data to improve targeted community outreach strategies** and increase the number of “hard-to-reach” households that are served by emergency rental assistance programs.
- **Increasing emergency rental assistance program participation rates** among landlords that own or manage ten properties or less.
- **Evaluating the outcomes** of local emergency rental assistance programs.
- **Providing stabilization strategies** for households not served by emergency rental assistance programs due to the exhaust of funding or eligibility challenges.
- **Providing a dedicated project manager** to facilitate discussions and sessions with internal and external municipal stakeholders.
QUESTIONS? GET IN TOUCH.

Lauren Lowery
Director, Housing & Community Development
lowery@nlc.org
HUD’s Emergency Housing Voucher Dashboard

Chad Ruppel
Director of Program Support Division, Office of Housing Voucher Programs, Department of Housing and Urban Development
Welcome to the Emergency Housing Voucher Dashboard!

These reports attempt to portray detailed information on Public Housing Authorities' issuances, leasing and unit utilization for the Emergency Housing Voucher (EHV) program. All data is sourced from HUD Administrative Systems including HUDCAPS and IMS/PIC and is updated nightly.

Data is current as of: 11/21/21

To navigate this report please click the arrows below to examine various aspects of this dashboard.
HUD’s Emergency Housing Voucher Dashboard

Summary of EHV Award, Current Issuances and Leased Vouchers

<table>
<thead>
<tr>
<th>PHA Code</th>
<th>PHA Name</th>
<th>Total Awards</th>
<th>Active Issuances</th>
<th>Current Leased Vouchers</th>
<th>Unit Utilization</th>
</tr>
</thead>
<tbody>
<tr>
<td>AR215</td>
<td>Johnson County Public Housing Agency</td>
<td>15</td>
<td>8</td>
<td>18</td>
<td>120.00%</td>
</tr>
<tr>
<td>CA064</td>
<td>Housing Authority of the City of San Luis Obispo</td>
<td>156</td>
<td>55</td>
<td>163</td>
<td>104.49%</td>
</tr>
<tr>
<td>NJ006</td>
<td>Perth Amboy Housing Authority</td>
<td>31</td>
<td>2</td>
<td>31</td>
<td>100.00%</td>
</tr>
<tr>
<td>OR001</td>
<td>Housing Authority of Clackamas County</td>
<td>41</td>
<td>4</td>
<td>41</td>
<td>100.00%</td>
</tr>
<tr>
<td>FL083</td>
<td>Delray Beach Housing Authority</td>
<td>30</td>
<td>7</td>
<td>29</td>
<td>96.67%</td>
</tr>
<tr>
<td>UT007</td>
<td>Housing Authority of the City of Provo</td>
<td>34</td>
<td>26</td>
<td>32</td>
<td>94.12%</td>
</tr>
<tr>
<td>KY026</td>
<td>Housing Authority of Glasgow</td>
<td>15</td>
<td>1</td>
<td>14</td>
<td>93.33%</td>
</tr>
<tr>
<td>PA009</td>
<td>Reading Housing Authority</td>
<td>45</td>
<td>4</td>
<td>41</td>
<td>91.11%</td>
</tr>
<tr>
<td>AR015</td>
<td>Housing Authority of the City of Texarkana</td>
<td>24</td>
<td>2</td>
<td>21</td>
<td>87.50%</td>
</tr>
<tr>
<td>MI074</td>
<td>Mount Pleasant Housing Commission</td>
<td>15</td>
<td>3</td>
<td>13</td>
<td>86.67%</td>
</tr>
<tr>
<td>MN164</td>
<td>Clay County HRA</td>
<td>15</td>
<td>4</td>
<td>13</td>
<td>86.67%</td>
</tr>
<tr>
<td>NY158</td>
<td>Village of Kiryas Joel HA</td>
<td>15</td>
<td>1</td>
<td>13</td>
<td>86.67%</td>
</tr>
<tr>
<td>TX012</td>
<td>Housing Authority of the City of Baytown</td>
<td>31</td>
<td>6</td>
<td>25</td>
<td>80.55%</td>
</tr>
<tr>
<td>NY054</td>
<td>Ithaca Housing Authority</td>
<td>15</td>
<td>8</td>
<td>12</td>
<td>80.00%</td>
</tr>
<tr>
<td>OK027</td>
<td>Housing Authority of the City of Miami, Oklaho</td>
<td>15</td>
<td>1</td>
<td>12</td>
<td>80.00%</td>
</tr>
<tr>
<td>WV004</td>
<td>Housing Authority of the City of Huntington</td>
<td>22</td>
<td>1</td>
<td>17</td>
<td>77.27%</td>
</tr>
<tr>
<td>TX431</td>
<td>Tarrant County Housing Assistance Office</td>
<td>85</td>
<td>36</td>
<td>65</td>
<td>76.47%</td>
</tr>
<tr>
<td>MN192</td>
<td>Douglas County HRA</td>
<td>15</td>
<td>12</td>
<td>11</td>
<td>73.33%</td>
</tr>
<tr>
<td>TX484</td>
<td>Brazoria County Housing Authority, Tx</td>
<td>42</td>
<td>5</td>
<td>20</td>
<td>71.43%</td>
</tr>
<tr>
<td>AZ009</td>
<td>Housing Authority of Maricopa County</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td>NC022</td>
<td>Housing Authority of the City of Greenville</td>
<td>27</td>
<td>18</td>
<td>18</td>
<td>66.67%</td>
</tr>
</tbody>
</table>

Total: 69,880
Active Issuances: 13,956
Current Leased Vouchers: 4,134
Unit Utilization: 5.92%

*Note: 70,000 EHV awards were awarded to PHAs across the United States. The reduction in Total Award Amount is due to PHAs that have returned their EHV awards.

Map of EHV Leasing Utilization by State

Note: The color saturation is based on the leasing utilization of EHV vouchers for that state. The darker the color saturation the higher the EHV leasing utilization. The user can hover over the state to see the total number of vouchers issued, vouchers leased, leasing utilization and the total EHV award for that state.
HUD’s Emergency Housing Voucher Dashboard

Emergency Housing Voucher Dashboard: Households Served

Total Households Served by EHV Program: 4,148
EHV Voucher Holders Looking for a Unit: 13,956

PHAs by Cumulative Reported Issuances and Households Served in EHV Program

<table>
<thead>
<tr>
<th>PHA Code</th>
<th>PHA Name</th>
<th>EHV Award</th>
<th>Cumulative Reported Issuances</th>
<th>Cumulative Households Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>M901</td>
<td>Michigan State Housing Development Authority</td>
<td>779</td>
<td>824</td>
<td>313</td>
</tr>
<tr>
<td>CA064</td>
<td>Housing Authority of the City of San Luis Obispo</td>
<td>156</td>
<td>534</td>
<td>164</td>
</tr>
<tr>
<td>CA063</td>
<td>San Diego Housing Commission</td>
<td>480</td>
<td>231</td>
<td>76</td>
</tr>
<tr>
<td>TX431</td>
<td>Tarrant County Housing Assistance Office</td>
<td>85</td>
<td>105</td>
<td>65</td>
</tr>
<tr>
<td>WA008</td>
<td>Housing Authority of the City of Vancouver</td>
<td>102</td>
<td>104</td>
<td>63</td>
</tr>
<tr>
<td>AZ009</td>
<td>Housing Authority of Maricopa County</td>
<td>89</td>
<td>72</td>
<td>62</td>
</tr>
<tr>
<td>NY005</td>
<td>New York City Housing Authority</td>
<td>5,738</td>
<td>675</td>
<td>62</td>
</tr>
<tr>
<td>CA021</td>
<td>Housing Authority of the County of Santa Barbara</td>
<td>126</td>
<td>99</td>
<td>57</td>
</tr>
<tr>
<td>OK001</td>
<td>Oklahoma Housing Finance Agency</td>
<td>301</td>
<td>347</td>
<td>55</td>
</tr>
<tr>
<td>CA052</td>
<td>Housing Authority of County of Marin</td>
<td>117</td>
<td>97</td>
<td>51</td>
</tr>
<tr>
<td>TX433</td>
<td>Arlington Housing Authority</td>
<td>89</td>
<td>125</td>
<td>51</td>
</tr>
<tr>
<td>KY004</td>
<td>Housing Authority of Lexington</td>
<td>76</td>
<td>78</td>
<td>50</td>
</tr>
<tr>
<td>NH001</td>
<td>New Hampshire Housing Finance Agency</td>
<td>120</td>
<td>120</td>
<td>46</td>
</tr>
<tr>
<td>DC001</td>
<td>D.C Housing Authority</td>
<td>707</td>
<td>282</td>
<td>44</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>69,880</td>
<td>18,316</td>
<td>4,148</td>
</tr>
</tbody>
</table>

Note: To see an in-depth analysis of the number of issued and leased vouchers click on the “i” icon in the top right hand corner or right click on the PHA you are interested in and select “ Drill Through”.

Data current as of: 11/21/21
Source: IMS/IPC System and HUDCAPS
HUD’s Emergency Housing Voucher Dashboard

Emergency Housing Voucher Dashboard: Funding

<table>
<thead>
<tr>
<th>State</th>
<th>PHA Code &amp; Name</th>
<th>MTW</th>
<th>Clear All Filters</th>
</tr>
</thead>
<tbody>
<tr>
<td>All</td>
<td>All</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PHAs receiving EHV Funding and Vouchers**

<table>
<thead>
<tr>
<th>PHA Code</th>
<th>PHA Name</th>
<th>Total Budget Authority</th>
<th>EHV Award</th>
</tr>
</thead>
<tbody>
<tr>
<td>NY005</td>
<td>New York City Housing Authority</td>
<td>$111,521,768</td>
<td>5,738</td>
</tr>
<tr>
<td>CA004</td>
<td>Housing Authority of the City of Los Angeles</td>
<td>$65,604,168</td>
<td>3,305</td>
</tr>
<tr>
<td>NY110</td>
<td>New York City Department of Housing Preservation &amp; Dev.</td>
<td>$38,564,312</td>
<td>2,050</td>
</tr>
<tr>
<td>CA002</td>
<td>Housing Authority of the County of Los Angeles</td>
<td>$39,065,616</td>
<td>1,964</td>
</tr>
<tr>
<td>NV904</td>
<td>NVS Housing Trust Fund Corporation</td>
<td>$25,676,936</td>
<td>1,566</td>
</tr>
<tr>
<td>IL002</td>
<td>Chicago Housing Authority</td>
<td>$19,591,428</td>
<td>1,165</td>
</tr>
<tr>
<td>NJ912</td>
<td>State of NJ Dept. of Comm. Affairs</td>
<td>$16,775,352</td>
<td>906</td>
</tr>
<tr>
<td>MAG01</td>
<td>Department of Housing &amp; Community Development</td>
<td>$17,913,940</td>
<td>917</td>
</tr>
<tr>
<td>CA001</td>
<td>Housing Authority of the City &amp; County of SF</td>
<td>$28,398,636</td>
<td>906</td>
</tr>
<tr>
<td>PA002</td>
<td>Philadelphia Housing Authority</td>
<td>$12,161,052</td>
<td>883</td>
</tr>
<tr>
<td>GA901</td>
<td>Georgia Residential Finance</td>
<td>$10,594,708</td>
<td>798</td>
</tr>
<tr>
<td>TX301</td>
<td>Texas Department of Housing &amp; Community Affairs</td>
<td>$11,490,348</td>
<td>798</td>
</tr>
<tr>
<td>MI301</td>
<td>Michigan State Housing Development Authority</td>
<td>$9,387,732</td>
<td>779</td>
</tr>
<tr>
<td>TX005</td>
<td>Houston Housing Authority</td>
<td>$11,375,796</td>
<td>771</td>
</tr>
<tr>
<td>WA002</td>
<td>HA of King County</td>
<td>$15,111,192</td>
<td>762</td>
</tr>
<tr>
<td>DC001</td>
<td>D.C Housing Authority</td>
<td>$17,368,704</td>
<td>707</td>
</tr>
<tr>
<td>CA059</td>
<td>Housing Authority of the County Santa Clara</td>
<td>$18,840,900</td>
<td>664</td>
</tr>
<tr>
<td>NV018</td>
<td>Southern Nevada Regional Housing Authority</td>
<td>$3,111,780</td>
<td>586</td>
</tr>
</tbody>
</table>

**Total**

$1,143,336,162

69,880

**Total EHV Budget Authority**

$1.14bn

**Total EHV Awards**

69,880

**PHAs Receiving EHV funding**

618

**Breakdown of EHV Funds**

<table>
<thead>
<tr>
<th>EHV HAP</th>
<th>$786,451,056</th>
</tr>
</thead>
<tbody>
<tr>
<td>EHV ON-GOING ADMIN FEE</td>
<td>$84,379,356</td>
</tr>
<tr>
<td>EHV PRELIMINARY FEE</td>
<td>$27,952,000</td>
</tr>
<tr>
<td>EHV SERVICE FEE</td>
<td>$244,553,750</td>
</tr>
</tbody>
</table>

*Note: 70,000 EHV grants were awarded to PHAs across the United States. The reduction in Award Amount is due to PHAs that have returned their EHV awards.*
HUD’s Emergency Housing Voucher Dashboard

Emergency Housing Voucher Dashboard: State Ranking of Awards

Map of Emergency Housing Vouchers by State

Note: The color saturation is based on the number of EHV voucher units received by the state. States with less than 200 vouchers are shaded the lightest blue. The medium blue is for states with 200-1000 EHV vouchers. The dark blue is for states with 1000-5000 EHV vouchers and the darkest blue is for states with 5000+ EHV vouchers.

Ranking of States with the Most EHV Awards

<table>
<thead>
<tr>
<th>State</th>
<th>PHA Count</th>
<th>Total Budget Authority</th>
<th>Units Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>CA</td>
<td>71</td>
<td>$344,523,692</td>
<td>17,066</td>
</tr>
<tr>
<td>NY</td>
<td>20</td>
<td>$183,886,056</td>
<td>9,910</td>
</tr>
<tr>
<td>TX</td>
<td>44</td>
<td>$64,221,792</td>
<td>4,517</td>
</tr>
<tr>
<td>FL</td>
<td>40</td>
<td>$48,826,668</td>
<td>3,168</td>
</tr>
<tr>
<td>WA</td>
<td>23</td>
<td>$40,160,412</td>
<td>2,428</td>
</tr>
<tr>
<td>IL</td>
<td>16</td>
<td>$32,950,752</td>
<td>2,108</td>
</tr>
<tr>
<td>PA</td>
<td>16</td>
<td>$24,546,388</td>
<td>1,804</td>
</tr>
<tr>
<td>MA</td>
<td>12</td>
<td>$26,386,196</td>
<td>1,780</td>
</tr>
<tr>
<td>OR</td>
<td>20</td>
<td>$21,083,472</td>
<td>1,597</td>
</tr>
<tr>
<td>NJ</td>
<td>15</td>
<td>$26,874,792</td>
<td>1,595</td>
</tr>
<tr>
<td>OH</td>
<td>15</td>
<td>$17,992,720</td>
<td>1,522</td>
</tr>
<tr>
<td>GA</td>
<td>15</td>
<td>$18,451,680</td>
<td>1,389</td>
</tr>
<tr>
<td>NC</td>
<td>23</td>
<td>$14,899,380</td>
<td>1,296</td>
</tr>
<tr>
<td>AZ</td>
<td>18</td>
<td>$16,042,512</td>
<td>1,215</td>
</tr>
<tr>
<td>MI</td>
<td>9</td>
<td>$13,055,356</td>
<td>1,079</td>
</tr>
<tr>
<td>CO</td>
<td>11</td>
<td>$16,416,456</td>
<td>1,023</td>
</tr>
<tr>
<td>VA</td>
<td>17</td>
<td>$15,627,024</td>
<td>1,023</td>
</tr>
<tr>
<td>MN</td>
<td>16</td>
<td>$13,050,564</td>
<td>921</td>
</tr>
<tr>
<td>TN</td>
<td>9</td>
<td>$11,084,916</td>
<td>906</td>
</tr>
<tr>
<td>MD</td>
<td>6</td>
<td>$14,274,106</td>
<td>808</td>
</tr>
<tr>
<td>MO</td>
<td>11</td>
<td>$8,905,920</td>
<td>785</td>
</tr>
<tr>
<td>NV</td>
<td>3</td>
<td>$11,486,568</td>
<td>770</td>
</tr>
<tr>
<td>IN</td>
<td>10</td>
<td>$8,114,322</td>
<td>738</td>
</tr>
</tbody>
</table>

Total 618 $1,143,336,162 69,880
ERA Tracking & ERASE Project Updates

Emma Foley
Research Analyst
National Low Income Housing Coalition
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Sarah Gallagher
ERASE Senior Project Director
National Low Income Housing Coalition
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Emergency Rental Assistance and ERASE
Updates on tracking and resources
November 22, 2021

Sarah Gallagher (she/her)
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Emma Foley (she/her)
Research Analyst
efoley@nlihc.org
NLIHC Spending Tracking

Spending Tracker (ERA1)

Total funding amount: $25.00 billion

Amount approved or paid to households: $13.85 billion

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 ERA SPENDING TRACKING
## NLIHC ERA1 Spending Tracking

<table>
<thead>
<tr>
<th></th>
<th>Amount Approved (Obligated) or Paid (Expended) to Households (ERA1)</th>
<th>Total ERA1 Funding Amount</th>
<th>% ERA1 Approved (Obligated) or Paid (Expended) to Households</th>
<th>Projected % of ERA1 Funds Obligated or Expended*</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALL GRANTEES</td>
<td>$13,852,829,977</td>
<td>$25,000,000,000</td>
<td>55.41%</td>
<td>61.57%</td>
</tr>
<tr>
<td>STATE</td>
<td>$10,554,517,301</td>
<td>$18,266,517,722</td>
<td>57.78%</td>
<td>64.20%</td>
</tr>
<tr>
<td>LOCAL</td>
<td>$3,196,068,391</td>
<td>$5,485,581,036</td>
<td>58.26%</td>
<td>64.74%</td>
</tr>
<tr>
<td>TERRITORY</td>
<td>$20,328,112</td>
<td>$400,000,000</td>
<td>5.08%</td>
<td>5.65%</td>
</tr>
<tr>
<td>TRIBAL GOVERNMENT</td>
<td>$79,778,159</td>
<td>$560,834,564</td>
<td>14.22%</td>
<td>15.81%</td>
</tr>
<tr>
<td>ENTITY</td>
<td>$2,138,014</td>
<td>$2,400,000</td>
<td>89.08%</td>
<td>98.98%</td>
</tr>
</tbody>
</table>

*Projected % of ERA1 Funds Obligated or Expended is an estimate based on current data and may change as more information becomes available.

[bit.ly/era-spending]
ERA Programs On Hold

• Texas Rent Relief
• New York Emergency Rental Assistance Program
  • Still open to Dutchess County, Erie County, Nassau County, Niagara County, Oneida County, Saratoga County, Suffolk County, Westchester County
• STAY DC
• Oregon Emergency Rental Assistance Program
  • On hold beginning December 1st
• New Jersey COVID-19 Emergency Rental Assistance
  • On hold beginning December 15th

Find the status of programs near you at nlihc.org/rental-assistance
ERA Grantees Requesting Reallocation

States
• California
• District of Columbia
• Massachusetts
• New York
• Oregon
• Texas

Localities
• Austin, TX
• New Orleans, LA*
• Philadelphia, PA
• Richland County, SC
• Travis County, TX

*Reallocation received from state

If you know of other programs requesting reallocation, please email research@nlihc.org
Michelle J. Gilbert (she/hers)
Legal Director
Chicago Covid-19 Eviction Prevention Project
ERA Tracking & ERASE Project Updates

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Changes In Cook County Eviction Court “After” Covid-19

November 2021
Prior to the recent changes, Cook County eviction court included:

- tenants received summons as few as 7 days before court
- first court date set as a “trial”
- tenants’ right to a continuance was only sporadically granted
- tenants routinely denied opportunities to present defenses
- tenants represented by an attorney only 11% of cases, but landlords represented by an attorney in 79% of cases
- LCBH administered a small court-based rental assistance program, but otherwise not really a relationship between court and rental assistance
In December 2020, a combined effort of the Cook County Courts, County government, legal aid organizations, and local bar association initiated Cook County Legal Aid for Housing and Debt, part of which is Early Resolution Project (ERP).

ERP provides resources to people in court:

- attorneys in zoom break-out rooms for landlords and tenants
- rental assistance in zoom break-out rooms
- mediation
ERP was also accompanied by a “General Administrative Order” that:

- required at least 30 days from filing to first court date

- set the first date as an “initial case management” (not trial)

- institutionalized 14 day ERP continuance
What is working?

3900 Self-Represented Litigants have been able to consult with an attorney directly from court (since April 2021).
  - In court presence eliminates previously identified barriers

Having legal advice for landlords benefits the program in multiple ways.

Court-based rental assistance was slow to get started in ERP but is working now.

IL has done well with rental assistance – our collaborative work with the agencies and through our ERASE partners has helped us get out accurate information.

LCBH is settling almost 68% of the assigned cases.
  - LCBH is generally providing more extended services.
  - LCBH has a more direct relationship with rental assistance.

What questions remain?

Not eviction diversion, is that OK?

Not right to counsel, next steps?

Will the time built into the system ultimately cause the LLs to revolt?

Case numbers are increasing – will we have enough staff?

How will it work when we have spent through rental assistance?

How will ERP change as we move away from the Zoom environment?

Chicago/Cook County have some tenant protection laws not found elsewhere in Illinois (pay to stay/source of income discrimination) – how will this work elsewhere.
Field Updates

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Field Updates

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Gold Star Landlord Program

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Gold Star Landlord Program

The Gold Star Landlord Program provides incentives and rewards for landlords and property managers who engage in the best rental practices.

This free and voluntary program is part of the Affordable Housing Strategy to make the City of Tulsa an economically thriving, inclusive community with quality housing opportunities for all its residents.

- **21 Official Gold Star Landlords**
  - Includes mom-and-pop landlords as well as multifamily developers

- **1,070+ Rental Properties**
  - There are Gold Star Landlord properties in every City Council District
Requirements

Safe and Healthy Homes Program
Tulsa Health Department’s program which inspects vacant rental properties before new tenants move in

Early Settlement Mediation Program
Free mediation to resolve concerns between landlords and tenants, including non-payment of rent and repairs

Affordable Housing Waitlist
Landlords must list all available units on the Affordable Housing Listing Website: affordablehousing.com

Abode Initiative
Provides support and resources for landlords and property managers
Incentives

• Advertising and promotion
• Support of TAEO’s housing staff
• Prioritized processing of City of Tulsa’s COVID-19 rental and utility assistance applications
• Referral of tenants with a Housing Stability Certificate
• Affordable Housing Trust Fund’s Landlord Incentives
AHTF’s Landlord Incentives Program

• The Affordable Housing Trust Fund is a city-wide fund for the production and preservation of affordable housing

• Landlord incentives are administered through grants to agencies to create programs to encourage landlords to rent to tenants who are low-income, have a history of eviction or justice involvement

• Includes Landlord Guarantee Funds, which guarantee to reimburse landlords for unpaid rent, utilities or damages caused by the tenant
Gold Star Landlord Program

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Next Steps

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Resources

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