



Overview of 2022- 2023 ERASE Cohort Members

Alabama

[Low Income Housing Coalition of Alabama \(LIHCA\)](#)

Primary Contact: Jay Williams, jayw@collaborative-solutions.net

Partner Organizations: AIDS Alabama, Legal Services of Alabama, National Coalition for a Civil Right to Counsel, Alabama Arise

Project Description: LIHCA will continue to convene local and statewide ERA stakeholders in a cohort focused on streamlining collaboration and coordination between ERA programs, sharing successes and challenge, and furthering tenant protections in the state. Further, LIHCA will create a permanent resource for housing supportive services and development. Lastly, LIHCA, their members, and community partners will advocate for a \$25 million State and Local Fiscal Recovery Fund investment and a dedicated revenue source for the Alabama Housing Trust Fund.

Alaska

[Alaska Coalition on Housing and Homelessness*](#)

Primary Contact: Helen Renfrew, helen@alaskahousing-homeless.org

Partner Organization(s): Landlord Housing Project, Alaska Legal Services

Project Description: The Alaska Coalition on Housing and Homelessness will work on finding alternate sources for ERA to go along with the upstream prevention program being developed through a grant to the Alaska Courts; organizing tenants; and working on Source of Income protections and Right to Counsel legislation.

California

[Centro Legal de la Raza](#)

Primary Contacts: Henrissa Bassey, hbassey@centrolegal.org and Samantha Beckett, sbeckett@centrolegal.org

Partner Organization: East Bay Alliance for a Sustainable Economy (EBASE)

Project Description: Centro Legal de la Raza (Centro), will partner with East Bay Alliance for a Sustainable Economy (EBASE) to 1) enforce the recently enacted Concord Tenant Anti-Harassment ordinance, 2) secure government funding for eviction prevention and housing stability services in Contra Costa County, CA, 3) work with local community leaders to pass an

Antioch tenant anti-harassment ordinance, and 4) develop self-advocacy materials that tenants can use to enforce state and local tenant protections.

Community Power Collective

Primary Contact: Carla de Paz, carla@cpcollective.org

Partner Organizations: Keep L.A. Housed Coalition Steering Committee, Strategic Actions for a Just Economy, Alliance of Californians for Community Empowerment, InnerCity Struggle, Eastside LEADS, Public Counsel, Legal Aid Foundation of Los Angeles, Inner City Law Center, Tenants Together

Project Description: The Keep LA Housed coalition, with Community Power Collective as the lead organization, will advance stronger, permanent post-pandemic tenant protections across Los Angeles County in the form of an LA Tenant Bill of Rights. The LA Tenant Bill of Rights is a set of nine policies that all tenants in LA County should have, regardless of the city they live in and include: (1) rent stabilization; (2) universal just cause; (3) permanent limits on evictions for failure to pay small amounts of rent; (4) a codified right to counsel (5) relocation assistance; (6) effective tenant anti-harassment protections; (7) safeguards for tenant buyouts; (8) strong proactive code enforcement; and (9) strong tenant screening policies that prohibit discriminatory barriers to housing, such as credit, eviction history and criminal history.

Colorado

Jefferson County, Colorado, Human Services*

Primary Contact: Lauren Bernstein, lbernste@co.jefferson.co.us

Partner Organizations: n/a

Project Description: Jefferson County, CO is using remaining ERA funds for an Eviction Prevention Program, providing rental assistance to households attending eviction court. Jefferson County is also exploring right to counsel legislation for households facing evictions.

Connecticut

Connecticut Fair Housing Center

Primary Contact: Greg Kirschner, greg@ctfairhousing.org

Partner Organization(s): Partnership for Strong Communities, Center for Leadership and Justice, Make the Road, National Coalition for a Civil Right to Counsel, Connecticut Legislature, Legal Services Providers

Project Description: The Center is adopting a multi-level approach to increase housing stability for low-income tenants in Connecticut. Center staff will work with tenants, eviction defense providers, municipalities, and within the state legislature to advance the goals of tenants, reduce eviction and improve eviction defense, and increase tenant protections to preserve housing stability.

District of Columbia

Housing Counseling Services, Inc.*

Primary Contact: Susan Jacob, susanjacob@housingetc.org

Partner Organization(s): Eviction Diversion Leadership Group including: DC Bar Foundation, Community Foundation, Urban Institute, Legal Aid, Neighborhood Legal Services, DC Department of Human Services, DC Department of Housing and Community Development, Deputy Mayor for Economic Development, Office of the Tenant Advocate and a member of the judiciary

Project Description: Housing Counseling Services will continue efforts to enhance a robust eviction diversion framework, fill gaps identified, develop a comprehensive shared data system across the entities that must act in a unified fashion to effectively divert evictions (legal services, judicial, case managers, outreach teams, canvassers, government agencies, rental assistance providers, housing counselors and others), support continued efforts to update legislative actions to protect at-risk tenants, engage housing providers as part of the solution, include tenants in evaluation, and elevate the outcome of these efforts as a model for a national eviction diversion framework.

Georgia

[Georgia Advancing Communities Together, Inc \(ACT\).](#)

Primary Contact: Dr. Bambie Hayes-Brown, bhayesbrown@georgiaact.org

Partner Organization(s): Housing Justice League, Georgia Appleseed, Atlanta Volunteer Lawyer Foundation, Alliance 85, Beloved Community Development Corporation

Project Description: Georgia ACT will lead statewide work with renters' rights organizations and advocates, housing practitioners, government (including magistrate court judges), communities of color, and renters to establish local renters' bill of rights; advocate for the statewide adoption of the American Bar Association's Ten Guidelines for Residential Eviction Laws; advocate for the use of ARPA funds for legal representation for renters and emergency rental assistance; establish the Georgia for All Renters Coalition; work with renters and other stakeholders to establish a renters rights platform; and advocate for local, state, and federal funding dedicated to affordable housing. Additionally, Georgia ACT will continue to monitor and evaluate the deployment of Emergency Rental Assistance funds and advocate for equitable, low-barrier, and quick distribution of ERA II funds.

Hawai'i

[Hawai'i Appleseed](#)

Primary Contact: Ray Kong, ray@lejehawaii.org

Partner Organization(s): Mediation Center of the Pacific, Kaua'i Economic Opportunity Services, Maui Mediation Services, Ku'ikahi Mediation Center, West Hawai'i Mediation Center, Catholic Charities (O'ahu), Council for Native Hawaiian Advancement, Kaua'i Federal Credit Union, Hawaiian Community Assets, Catholic Charities (Maui), Kaua'i County Housing Agency, Honolulu County Office of Economic Revitalization, Maui County Department of Housing and Human Concerns, Hawai'i County Office of Housing and Community Development

Project Description: Hawai'i Appleseed (HA) seeks to partner with the island's mediation centers, rent assistance providers, county agencies and other local partners to conduct the necessary research, organizing and advocacy to enact a permanent statewide rental assistance program and a mandatory pre-trial mediation process.

Idaho

[Idaho Center for Fiscal Policy and the Idaho Asset Building Network](#)

Primary Contact: Kendra Knighten, kknighnten@jannus.org

Partner Organization(s): Jesse Tree of Idaho

Project Description: The Idaho Asset Building Network and Idaho Center for Fiscal Policy will convene a Fairness in Renting Working Group in order to (1) reassess greatest needs for Idaho renters, (2) refine a policy agenda and legislation to enhance and enact renter protections in Idaho, and (3) develop an advocacy plan and tactics to advance legislation during the 2023 Legislative Session. The network will also lead advocacy efforts (1) to urge the Legislature to authorize the Idaho Housing and Finance Association to spend down the remaining \$15.5 million in ERA2 available to Idaho until all ERA2 funds are exhausted, and (2) urge the Idaho Legislature to create a state-funded emergency rental assistance program.

Illinois

[Housing Action Illinois \(HAI\)*](#)

Primary Contact: Bob Palmer, bob@housingactionil.org

Partner Organization(s): Law Center for Better Housing, Shriver Center on Poverty Law

Project Description: Housing Action Illinois is partnering with others on multiple initiatives to increase funding for ERA programs and to strengthen tenant protections. HAI will work to pass state legislation that seals eviction court records when the parties to the eviction action agree to seal, the court dismisses the case with or without prejudice, either party files a satisfaction of judgment, the court enters judgment in favor of the tenant OR the complaint does not allege a material violation of the lease. The legislation would also require all eviction records be sealed after 7 years and prohibits the dissemination of information about a sealed court file by consumer reporting agencies, including tenant screening companies.

Indiana

[Prosperity Indiana](#)

Primary Contact: Andrew Bradley, abradley@prosperityindiana.org

Partner Organization(s): Hoosier Housing Needs Coalition Steering Committee, an emerging Indianapolis housing advocacy group, City of Indianapolis IndyRent, eviction diversion Tenant Assistance Program (TAP), IERA Housing Stability Network leadership (Indiana Housing & Community Development Authority, Indiana Community Action Association, Prosperity Indiana, and Indiana Bar Foundation)

Project Description: Prosperity Indiana seeks to stand up permanent ERA programs and services and strengthen local, state, and federal tenant protections. Prosperity Indiana will work in partnership with the City of Indianapolis to evaluate and strengthen IndyRent and the TAP court-based eviction diversion program to utilize as models for permanent locally-administered ERA. Prosperity Indiana will also work with IERA and state policymakers to sustain the Housing Stability and Legal Networks, and to increase the statewide floor of renter protections through policies that advance habitability standards enforcement, affordability, and court-based services.

Kentucky

[Association of Community Ministries \(ACM\)](#)

Primary Contact: Mark Steiner, mark.steiner@louisvillera.org

Partner Organizations: Coalition for the Homeless, The Hope Village, Kentucky Housing Corporation, Kentucky Justice Resource Center, Kertis Creative, Legal Aid Society, Louisville Urban League, Metropolitan Housing Coalition, Metro Louisville Office of Housing, Metro Louisville Center for Health Equity, VOCAL-KY

Project Description: Association of Community Ministries will work with the Louisville Eviction Prevention Working Group (EPWG) and the 13 area community ministries that make up Association of Community Ministries' membership (and together cover the entirety of Metro Louisville) to reduce barriers to rental assistance and build housing stability for households in crisis. ACM will support the efforts of partners who are already doing advocacy work around local, state, and federal rental assistance/housing stability funding. Concurrently, ACM will build community support for, and establish a team to create a local rental assistance/housing stability fund supported by area philanthropists, businesses, foundations and concerned citizens.

[Coalition for the Homeless](#)

Primary Contact: George Eklund, geklund@louhomeless.org

Partner Organization(s): The Louisville Eviction Prevention Workgroup

Project Description: The Coalition for the Homeless and the Louisville Eviction Prevention Workgroup will build on previous work to prevent and address evictions in Louisville by working to strengthen tenant protections that can be expanded statewide. The team will work with tenants and advocates to raise their voices about the need to increase tenant's rights and implement policy change.

Louisiana

[Louisiana Fair Housing Action Center \(LaFHAC\)](#)

Primary Contact: Maxwell Ciardullo, mciardullo@lafairhousing.org

Partner Organization(s): Jane Place Neighborhood Sustainability Initiative, New Orleans Renters Rights Assembly

Project Description: Louisiana Fair Housing Action Center intends to continue its work to advance state and local tenant protections for disproportionately BIPOC households most at risk of eviction and homelessness. Locally, LaFHAC will focus on a healthy homes campaign, anti-retaliation protections, and continued Right to Counsel funding, while at the state level, they will focus on research and advocacy to invest in the state housing trust fund and provide tenant protections for people with criminal records.

Maryland

[United Way Central Maryland*](#)

Primary Contact: Scott Gottbreht, scott.gottbreht@uwcm.org

Partner Organization(s): Public Justice Center, Arundel Community Development Services, Inc.

Project Description: United Way of Central Maryland (United Way) will convene a Task Force of tenants, landlords, government officials, and other stakeholders to fund emergency rental assistance and create a permanent program. The United Way will use state and local data, including an examination of ERA reporting provided by the Maryland Department of Housing and Community Development (DHCD), survey data from STEP (Strategic Targeted Eviction Prevention) participants, and feedback and insights from landlords across the region to inform the Task Force and guide advocacy efforts.

Massachusetts

[Citizens Housing and Planning Association \(CHAPA\)*](#)

Primary Contact: Abhidnya Kurve, akurve@chapa.org

Partner Organization(s): CHAPA's state partners and local community based organizations

Project Description: CHAPA will advocate for the continuance of the emergency rental assistance program and for the state to administer the program to ensure long term housing stability. CHAPA will also work to enact tenant protections at the federal and state level, supporting NLIHC's federal policy agenda, and at the state level, creating a statewide right to counsel in eviction cases.

Michigan

[Michigan Coalition Against Homelessness \(MCAH\)](#)

Primary Contact: Lisa Chapman, lchapman@mihomeless.org

Partner Organizations: MI State Housing Development Authority (MSHDA), MI Poverty Law Program, University of Michigan - Poverty Solutions, Various Legal Aid organizations

Project Description: The Michigan Coalition Against Homelessness (MCAH) will build upon existing relationships and foster additional ones with legislators, government officials, and advocates across the state, cultivate new relationships with tenant and housing-focused associations, and convene partner networks and collaboratives to advocate for additional tenant protections and a Permanent Emergency Rental Assistance program across Michigan.

[United Community Housing Coalition \(UCHC\)](#)

Primary Contact: Tonya Myers Phillips, mstphillips@gmail.com

Partner Organization(s): Michigan Legal Services, Detroit Action, Congress of Communities, and the Wisdom Institute

Project Description: The Keep Detroiters in their Homes (KDITH) project will organize, train and support tenants /residents to conduct on-the-ground advocacy, outreach, partnership development, systems change, and policy reform to shape, create, and enforce permanent tenant protections in the City of Detroit. The goals, upon conclusion of the project, are to a) obtain full funding and equitable implementation of the Detroit Right to Counsel ordinance, b) establish a permanent eviction diversion program with local district court and community organizations, c) create guides and/or publications on equitable engagement and leadership of community members and impacted persons in policymaking d) use collaborative organizing models to enact legislation and achieve policy making goals, and e) establish a story bank and dedicated forum for tenant/resident leaders to lead and influence future housing justice policies.

Minnesota

[Minnesota Housing Partnership \(MHP\)](#)

Primary Contact: Elizabeth Glidden, Elizabeth.glidden@mhponline.org

Partner Organization(s): Co-convenors of the Minnesota ERASE Campaign include ACER (African Career Education Resource, Housing Justice Center, and MHP (Minnesota Housing Partnership)

Project Description: The primary objective of the Minnesota ERASE campaign for the coming year is to continue work to advocate for a permanent state emergency rental assistance program. The secondary objective is to advance state and local tenant protections; to this end the campaign will continue ongoing work to advocate for state and local policies such as advance notice of eviction, expungement reform, and protection against source of income discrimination, and right to counsel.

Nebraska

[Nebraska Appleseed](#)

Primary Contact: Ken Smith, J.D., ksmith@neappleseed.org

Partner Organization(s): Women's Fund of Omaha and Together Omaha

Project Description: Nebraska Appleseed's ERASE project will build on previous efforts and drive long-term systemic solutions that promote housing stability in Nebraska by 1. developing a lasting base of grassroots advocates for housing policy and systems change in Nebraska; 2. working to end source of income (SOI) discrimination, increasing access to crucial legal representation during eviction cases, and making it more difficult for landlords to evict people without just cause; and 3. advocating for the maximization of Emergency Rental Assistance (ERA) funds.

North Dakota

[North Dakota Coalition for Homeless People](#)

Primary Contact: Sue Shirek, sue@jointhemission.org

Partner Organization(s):

Project Description: The North Dakota Coalition for Homeless People will work to sustain ERA by advocating for future funding for the program through the state's legacy funds. The coalition will also advocate for right to counsel legislation.

Ohio

[Coalition On Homelessness and Housing in Ohio \(COHHIO\)](#)

Primary Contact: Ken Williamson, kenwilliamson@cohhio.org

Partner Organization(s): Affordable Housing Alliance of Central Ohio and Ohio Poverty Law Center

Project Description: COHHIO will build on recent successes facilitating the passage of local tenant protection ordinances; defend tenants' rights at the state level; promote the federal Eviction Crisis Act; and support advocates' efforts to create permanent emergency rental assistance programs at the city and county levels.

Oregon

[Bienestar](#)

Primary Contact: Itzel Hernandez Spehar, ihernandez@bienestar-or.org

Partner Organization(s): Welcome Home Coalition

Project Description: Bienestar, working with Welcome Home Coalition, will advocate at the local and state level for SLFRF and other funding (i.e., local levy income) to be used for ERA and that evictions be put on hold if tenants have applied for assistance. Bienestar and Welcome Home will advocate to ensure ERA funds are visible, accessible, and preventative using NLIHC's tools to assess these programs.

Pennsylvania

[Housing Alliance of Pennsylvania \(HAP\)](#)

Primary Contact: Gale Schwartz, gale@housingalliancepa.org

Partner Organization(s): n/a

Project Description: The Housing Alliance of Pennsylvania via the *Disrupting Evictions Everywhere in Pennsylvania Project* (DEEP) will advocate for and implement state and local tenant protections that change the outcomes of eviction filings for the lowest-income households and people at risk of homelessness, thereby promoting greater housing stability.

Rhode Island

[Housing Network of Rhode Island \(HNRI\)](#)

Primary Contact: Katie West, kwest@housingnetworkri.org

Partner Organization(s): RIHousing, Rhode Island Center for Justice and Rhode Island Legal Services, Rhode Island Coalition to End Homelessness, Amos House, Crossroads RI, Direct Action for Rights and Equality, Childhood Lead Action Project, Rhode Island KIDS COUNT, HOPE, United Way of RI, HousingWorks RI, Rhode Island Association of REALTORS, Providence Apartment Association, and our Housing Network members.

Project Description: The Housing Network of Rhode Island (HNRI) will work in partnership with key stakeholders and decision makers to advocate for, fund, and implement a state permanent emergency rental assistance program. HNRI will support the collection and analysis of quantitative and qualitative data to drive programmatic decision-making and targeting of resources for permanent ERA and related tenant protections

South Carolina

[ACLU of South Carolina](#)

Primary Contact: Michelle A. Mapp, mmapp@aclusc.org

Partner Organization(s): NAACP South Carolina State Conference, One80 Place, Root and Rebound, South Carolina Housing Justice Network, South Carolina Appleseed Legal Justice Center

Project Description: The ACLU of South Carolina will develop statewide policy advocacy infrastructure needed to support the passage and implementation of tenant protection legislation in South Carolina with a specific emphasis on strengthening tenant-led advocacy, education, outreach, and organizing. The immediate focus is passing statewide right to counsel in South Carolina, and the longer-term focus is supporting the passage of a comprehensive set of federal, state, and local tenant protections.

Texas

[Community Development Corporation of Brownsville \(cdcb\)](#)

Primary Contact: Daniel Elkin, delkin@cdcb.org

Partner Organization(s): Cameron County, Housing Partnership Network

Project Description: cdcb, as the Rio Grande Valley's top administer of ERA funds with over 2,000 households served, will utilize its data and experience to produce an extensive research campaign on the impact of, need for, and path forward for permanent rental assistance, particularly in low-income and BIPOC communities. This research will produce deliverables in multiple formats including policy papers, policy proposals, presentations, webinars, op-eds, and teach-ins all aimed at engaging state and local institutions to make the case for permanent rental assistance programs.

Utah

Utah Housing Coalition*

Primary Contact: Joshua Kreeck, jkreeck@utahhousing.org

Partner Organization(s): Various legal groups and community based organizations

Project Description: The Utah Housing Coalition will continue to broaden, strengthen, and expand its partnerships, advance equitable policy changes, and influence elected officials to invest in affordable housing and permanent emergency rental assistance programs in Utah. They will work on securing a permanent income source for an ERA program in Salt Lake County and Salt Lake City, secure a dedicated source of funding for eviction prevention and diversion and legal representation, and advance state-wide policies to provide renters with better protections against bad landlords.

Virginia

Virginia Poverty Law Center

Primary Contact: Christie Marra, christie@vplc.org

Partner Organization(s): Virginia Housing Alliance

Project Description: Preventing Evictions through Advocacy and Collaboration (PEAC) will lead tenants, tenant advocates and their local and state partners in a campaign to reduce Virginia's eviction rate through successful advocacy to increase state funding for local ERA programs (prioritizing local programs in BIPOC communities) and advance state legislation that prevents evictions and establishes a Right to Counsel in eviction cases in Richmond, where the neighborhoods with the highest eviction rates are predominantly Black and Latino.

Washington

Housing Justice Project at the King County Bar Association

Primary Contact: Amy Kangas, amyk@kcba.org

Partner Organization(s): n/a

Project Description: The Housing Justice Project's goals are to create a stable, statewide rental assistance program administered through a single office and readily available to tenants facing eviction, and to pass local tenant protections with a particular focus on 1) providing a streamlined process for tenants to enforce their rights and 2) limit rent increases and other charges.

Skagit Legal Aid*

Primary Contact: Andrew Dugan, director@skagitvlp.org

Partner Organization: Skagit County Public Health Department

Project Description: Skagit Legal Aid (SLA) seeks to eradicate evictions by leveraging the successes of federal and local ERA programs, strengthening and enforcing the Washington State enacted right to counsel, just cause, and source of income discrimination protections and educating local, state, and federal officials about the underlying causes of evictions and the need for continued infusion of federal funds to advance and sustain permanent solutions that prevent evictions, ensure housing stability, and end homelessness.

Wisconsin

Community Advocates, Inc.

Primary Contact: Andi Elliott, andie@communityadvocates.net

Partner Organization(s): Apartment Association of Southeastern Wisconsin, City of Milwaukee Department of Neighborhood Services, Hope House, IMPACT Inc., Legal Action of Wisconsin, Legal Aid Society of Milwaukee, Mediate Wisconsin, Milwaukee County Division of Housing, The Urban Economic Development Association of Wisconsin, Inc. (UEDA), Stout Risius Ross, LLC (Stout), INPOWER Marketing and Outreach Firm

Project Description: The Community Advocates Emergency Rental Assistance (ERA) Program, the Community Advocates Public Policy Institute (CA PPI), and the Milwaukee Rental Housing Resource Center (MKE RHRC) along with an array of stakeholders, tenants, and landlords will assess the strengths and opportunities of emergency rental assistance and eviction diversion for long-term solutions that ensure housing stability and end homelessness.