Ending Rental Arrears to Stop Evictions (ERASE) Webinar Series

Visible: Ensuring Equitable Outreach, Marketing and Targeting of Emergency Rental Assistance

July 28, 2021, 3:00 – 4:30 EST
Call Logistics

- Our session is being recorded.
- Everyone is in participant mode. You cannot unmute yourself.
- Please share your thoughts, experiences, and insights in the chat
- Please post questions for our speakers in the Q&A
July 28, 2021: White House Rental Assistance Call to Action

Consumer Financial Protection Bureau launched a new website to make it easy to find rental assistance provider in your area.

Spread the word that people can go to consumerfinance.gov/renthelp for more information. #RentHelp
Today’s Agenda

Introduction and Overview of ERASE CTA
• Sarah Gallagher

Overview of Framework for Equitable ERA
• Barbara Poppe, National Homelessness Expert and Former Executive Director of USICH

How to use Urban Database of at-risk neighborhoods to target ERA
• Samantha Batko, Senior Research Associate, Urban Institute

Panel Discussion on Ensuring Equitable Outreach, Marketing and Targeting of Emergency Rental Assistance

Audience Q & A
1. **Visible**: Conduct equitable and robust marketing and outreach efforts to ensure that all landlords, low-income renters, and those already experiencing homelessness due to housing loss know about the Emergency Rental Arrears Program (ERAP) and how to access it in their community.

2. **Accessible**: Support equitable access to and disbursement of financial support to landlords and tenants by ensuring an accessible, streamlined, and low-barrier ERAP application process.

3. **Preventive**: Ensure holistic, responsive interventions at all intersection points, such as state and local courts, to prevent evictions, housing displacement and homelessness.
ERASE Check List
Visible
Attributes for Model Programs

- Outreach and provide assistance to people and neighborhoods experiencing the greatest risk.
- Coordinate with local Continuum of Care and Coordinated Entry Systems
- Serve households with federal rent subsidies and engage public housing authorities
Additional Strategies that Provide Equity in Access

- Provide marketing and outreach materials through multiple methods, in multiple languages, and in ways that are accessible to people living with disabilities.
- Engage landlords with small portfolios of units
- Distribute program information and/or conducting intake at critical points of intervention
- Ensure Transparency and Clearly Communicate Program Policies and Procedures.
- Establish “ERA Tables” in courts
- Develop and regularly update a state or local ERA Data Dashboard.
Overview of Framework for Equitable ERA
• Barbara Poppe, National Homelessness Expert and Former Executive Director of USICH

How to use Urban Database of at-risk neighborhoods to target ERA
• Samantha Batko, Senior Research Associate, Urban Institute
The Framework for an Equitable COVID-19 Homelessness Response
#HousingEquity

Advancing Equity and Impact

Ending Rental Arrears to Stop Eviction (ERASE)

Call to Action Webinar Series

Visible: Ensuring Equitable Outreach, Marketing and Targeting of Emergency Rental Assistance

July 28, 2021

http://housingequityframework.org
Partners
The Framework: Guiding Strategies

1. Advance racial justice and equity
2. Address the highest needs first
3. Grow Partnerships
4. Get people into Housing
5. Act Quickly
Today’s Agenda

**Goal:** To move confidently forward in advancing equity and impact by harnessing the *Emergency Rental Assistance* to prevent and End Homelessness

1. An Historic Opportunity to Reduce Homelessness
2. Mobilizing Emergency Rental Assistance to Prevent and End Homelessness
3. Tips for Design, Partnerships, and Resource Allocation
An Historic Opportunity to Prevent and End Homelessness
Housing instability and homelessness are inextricably linked to long standing racial disparities and have been amplified during the pandemic.

Unprecedented Federal resources have been made available during the pandemic that can be mobilized to address long standing racial disparities and homelessness.
Housing instability and homelessness are inextricably linked to long standing racial disparities and have been amplified during the pandemic.

**Greatest Risk of Homelessness**

- Being Black, Indigenous or other person of color
- Prior histories of homelessness
- Lowest income levels
- Staying in more informal living arrangements
- Immigrant households and people who communicate in different languages
- Survivors of domestic, intimate partner, or sexual violence
- People with disabilities and disabling conditions
- Prior histories of justice involvement or eviction
Interventions

**Rehousing**

**Eligible Population:** Currently experiencing homelessness

**Targeting Criteria:**
Require help with rent, move-in costs, and housing stabilization services to exit homelessness

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**Homelessness Diversion**

**Eligible Population:** Presenting for homelessness assistance

**Targeting Criteria:**
HHs with a previous episode of homelessness highly impacted communities & neighborhoods

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**Homelessness Prevention**

**Eligible Population:**
- Imminent Risk of Homelessness
- Doubled up or Leaseholders
  - 0-30% AMI

**Targeting Criteria:**
HHs with a previous episode of homelessness highly impacted communities & neighborhoods

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**Eviction Prevention**

**Eligible Population:**
- Future Risk of Homelessness
- Leaseholders
  - 0-50% AMI

**Targeting Criteria:**
HHs with a previous episode of homelessness highly impacted communities & neighborhoods

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*Risk for housing loss & literal homelessness*

*low*

*high*
Prevention and Rehousing

Financial Assistance

• **Housing Support**
  - Rental & utility assistance
  - Rental application fees
  - Security or utility deposits
  - Utility or rental arrears
  - Moving costs

• **Other Financial Support**
  - Costs associated with obtaining identification documents
  - Transportation help for work or housing search: Car repairs, bus passes, gas, vehicle repairs, and other expenses
  - Bus, train, or airplane tickets to help facilitate return to family
  - Food assistance

Services

• Housing problem solving
• Strengths-based case management
• Conflict resolution
• Housing search
• Landlord-tenant mediation
• Connection to mainstream resources
• Family mediation
• Tenant legal services
• Credit repair
Mobilizing Emergency Rental Assistance to Prevent and End Homelessness
# Funding the Prevention & Rehousing Continuum

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Rental &amp; Utility Assistance</th>
<th>Services</th>
<th>Other financial assistance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Rental Assistance (1 + 2)</td>
<td>Yes</td>
<td>Limited</td>
<td>No</td>
</tr>
<tr>
<td>Coronavirus Relief Funds</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>Emergency Solutions Grants-CV (CARES Act)</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>CDBG-CV (CARES Act)</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>ARP – Utility Assistance</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>ARP– EHV</td>
<td>Yes</td>
<td>Very Limited</td>
<td>Limited</td>
</tr>
<tr>
<td>ARP – HOME</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>ARP – TANF EA</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>ARP state/local government aid</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

*American Rescue Plan (ARP)*
ERA can be used for rehousing

“These dollars can be a pathway to people getting housed regardless of whether they have experienced an eviction, they have been living outside or in shelters, or feel like they are going to have to move because they are under pressure where they are now. “

Noel Poyo
Deputy Assistant Secretary for Community Economic Development,
U.S. Department of Treasury
MAY 2021
ERA can be used for rehousing

**Fact Sheet (June 24 and May 7, 2021)**

- ...funds may need to be increasingly available to cover such costs as moving expenses, security deposits, future rent, utilities, and the cost of a transitional stay in a hotel or motel when a family has been displaced. The Treasury guidance reinforces that each of these expenses should be considered eligible – and encouraged – uses of emergency rental assistance.”

**FAQ (June 24 and May 7, 2021)**

- Household does not need to be in its current rental home at the start of the pandemic
- Funds can be used for hotel/motel for households displaced from a primary residence
- Housing relocation expenses (including prospective relocation expenses), such as rental security deposits, and rental fees are eligible
- Master lease is allowed: A grantee may aid households for which the grantee is the landlord, provided that the grantee complies with the all provisions
Services Funding – American Rescue Plan

Health Services Funding Opportunities
• Behavioral Health Grants
• FQHC Grants
• Expanded Medicaid eligibility

Elementary and Secondary School Emergency Relief – Homeless Children and Youth (ARP-HCY) Fund
• Department of Education to State educational agencies and local educational agencies (LEAs)
The possibilities are nearly endless

• **Idea #1**: Diversion and Rapid Rehousing for homeless adults and transition age youth
  • Deploy **ERA** to provide prospective rental assistance and address arrearages
  • Deploy **ESG-CV** to provide time-limited housing services
  • Partner with neighborhood, BIPOC-led, and LGBTQ organizations to outreach, engage and serve the target population

• **Idea #2**: Rapid Rehousing for vulnerable families
  • Use **ERA** to address arrearages and move-in costs; cover motel costs for unsheltered families
  • Use **ARP-HCY** to provide services
  • Use **EHV-ARP** to provide ongoing rental assistance
  • Partner with BIPOC-led organizations to provide services
The possibilities are nearly endless

• **Idea #3**: Homelessness prevention for pregnant homeless women and families with young children in targeted neighborhoods
  • Identify census tracts based on **Urban Institute targeting tool**
  • Use **ERA** to address arrearages, move-in costs, then provide rental assistance
  • Use **ESG-CV** to provide time-limited housing services
  • Partner with an **FQHC** to provide maternal and infant healthcare and supports

• **Idea #4**: Rehouse individuals who are staying in non-congregate shelter established during the pandemic for high-risk households
  • Deploy **ERA** to provide prospective rental assistance and address arrearages
  • Partner with an **FQHC** to provide healthcare and supports
  • Deploy **ESG-CV** to provide time-limited housing services
  • Include **peer specialists** on the rehousing team
Learn More About These Funding Streams

See Framework Webinar and handout: *Harnessing the American Rescue Plan to Prevent and End Homelessness*, for more specifics on funding sources

Available at housingequityframework.org
Key Takeaways:
Tips for Partnership and Design
Tips for Design

1. Set a numeric goal to **rehouse homeless households**

2. Expand and enhance **Rapid Rehousing** to reduce the number of families and individuals who experience homelessness – retool programs for current pandemic challenges

3. Partner with **people who have lived expertise** to design improvements to outreach and existing programs as well as new programs

4. Assertively use HUD waivers and Treasury flexibility to **ensure programs are low barrier**
Tips for Partnerships

1. Design, plan, and implement with BIPOC-led organizations

2. Design, plan, and implement with CoC’s and homelessness assistance providers

3. Partner with people who have lived expertise to outreach, engage and serve families and individuals who experience homelessness

4. Partner with schools, community health centers, Medicaid funded behavioral health providers, etc.
Tips for Allocation

1. Braid and leverage funding to ensure homeless households as well as the lowest income households with greatest housing insecurity are prioritized and served holistically.

2. Allocate resources sufficient to fully scale Homelessness Diversion and Rehousing before investing in Homelessness Prevention.

3. Partner with people who have lived expertise to set resource allocation priorities.

4. Rapidly deploy and re-deploy funding as local context and needs change.
Additional Tools & Resources

• Urgent Message About Prioritizing People for Emergency Housing Vouchers
• Having Greatest Impact on Preventing Homelessness and Addressing Racial Inequities with New Federal Emergency Rental Assistance Resources
• Equity-Based Decision-Making Guide and Assessment Tool
• What We Heard from People with Lived Experience about COVID-19, Homelessness, and Services
• Making the Case for Homeless Children and Families During the Pandemic
• Strengthening Partnerships for Better Health Outcomes
• Videos introducing and accompanying tools
• Library of hundreds of other tools and resources re: federal funding, operational guidance, State and local examples
• Available at HousingEquityFramework.org
Webinar Series on Advancing Equity & Impact

1. Harnessing the American Rescue Plan to Prevent and End Homelessness (Recording available)

2. Implementing and Funding an Equitable Prevention and Rehousing Continuum (Recording available)

3. Housing Navigation and Landlord Engagement (August 5)

4. Aligning Services Funding and Resources (TBD)

Register at HousingEquityFramework.org
The Framework for an Equitable COVID-19 Homelessness Response

#HousingEquity

Questions?

http://housingequityframework.org

Barbara Poppe

Barbara@poppeassociates.com
Urban Institute’s Emergency Rental Assistance Prioritization Tool

July 28, 2021

Samantha Batko, Senior Research Associate
Metropolitan Housing and Communities Policy Center
Background

- Developed as part of the [Framework for an Equitable COVID-19 Homelessness Response](#):
  - National Low Income Housing Coalition
  - National Alliance to End Homelessness
  - Center of Budget and Policy Priorities
  - National Healthcare for the Homeless Council
- Originally published August 2020 with support from Melville Charitable Trust and MacArthur Foundation
- Updated in April 2021 with most recent data with support from the Schultz Foundation
Purpose of the Tool

• Why is it important?
  • The goal is to help local leaders decide where to prioritize and allocate rental assistance funds to help renters avoid losing their homes, and contributes to minimizing evictions and homelessness in a way that promotes racial equity.

• How does it work?
  • The ERAP index estimates the level of need in a census tract by measuring the prevalence of low-income renters who are at risk of experiencing housing instability and homelessness using neighborhood conditions and demographics, incorporating instability risk factors before the pandemic as well as the pandemic’s economic impacts.
How are people using the tool?

The tool can help you identify key areas within your jurisdiction where you can:

- Conduct additional outreach
- Partner with grassroots organizations
- Set eligibility criteria and preferences (e.g., give additional points or weight to applications)
- Monitor program metrics in respect to dissemination goals
## Housing Instability Indicators

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing Instability</strong></td>
<td></td>
</tr>
<tr>
<td>Cost Burden</td>
<td>% households with income &lt; 35k paying 50% + in rent</td>
</tr>
<tr>
<td>Overcrowding</td>
<td>% renter-occupied households with &gt;1.51 occupants per room</td>
</tr>
<tr>
<td>Unemployment</td>
<td>% labor force that is unemployed</td>
</tr>
<tr>
<td>Share of Renters</td>
<td>% occupied housing units that are renter occupied</td>
</tr>
<tr>
<td>Poverty</td>
<td>% population in poverty over past 12 months</td>
</tr>
</tbody>
</table>
## COVID-19 Indicators

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>COVID-19</td>
<td></td>
</tr>
<tr>
<td>Job Loss</td>
<td>% low-income jobs lost</td>
</tr>
<tr>
<td>Uninsured</td>
<td>% civilian noninstitutionalized population 19-64 years that does not have health insurance</td>
</tr>
</tbody>
</table>
## Equity Indicators

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equity</td>
<td></td>
</tr>
<tr>
<td>Race</td>
<td>% population not categorized as non-Hispanic white</td>
</tr>
<tr>
<td>Foreign Born</td>
<td>% population foreign born</td>
</tr>
<tr>
<td>Public Assistance</td>
<td>% households with public assistance income in past 12 months</td>
</tr>
<tr>
<td>Income</td>
<td>% renter-occupied households earning &lt; 30% household area median family income</td>
</tr>
</tbody>
</table>
Validation

• Before initial publication
  • Testing indicator correlations
  • Ground-truthing

• Before update
  • Analysis of past evictions in every state and current (COVID-19 period) evictions in 13 cities

• Planned:
  • Analysis of current evictions, 211 calls in 18 cities
  • Analysis of priority neighborhoods with historically redlined areas
Notes about the data

• Subindexes are weighted –
  • Housing subindex is weighted more heavily within the total index
  • People of color is weighted more heavily within the equity index
• Tracts are grayed out with no ELI renters

• Limitations:
  • Although updated, data is on a lag
  • Single race indicator
  • Highlights university census tracts
Features :: Where to Prioritize Emergency Rental Assistance to Keep Renters in Their Homes

Search by

County

Continuum of Care

Franklin County, OH

CENSUS TRACT 005100

In Franklin County, OH

470

ELI renters

Emergency Rental Assistance Priority Index: 98th percentile (among Ohio tracts)

Housing Instability Risk Subindex: 98th percentile

Shares of: people living in poverty, renter-occupied housing units, severely cost-burdened low-income renters, severely overcrowded households, and unemployed people

COVID-19 Impact Subindex: 84th percentile

Shares of: adults without health insurance and low-income jobs lost to COVID-19

Equity Subindex: 96th percentile

Shares of: people of color, extremely low-income renter households, households receiving public assistance, and people born outside the US

ELI renters, extremely low-income renters, or renters with incomes of $
Features: Where to Prioritize Emergency Rental Assistance to Keep Renters in Their Homes

Search by

County
Continuum of Care

Columbus/Franklin County CoC (OH-503)

CENSUS TRACT 005100
in Franklin County, OH

470
ELI renters

Emergency Rental Assistance Priority Index: 98th percentile (among Ohio tracts)

Housing Instability Risk Subindex: 98th percentile
Shares of: people living in poverty, renter-occupied housing units, severely cost-burdened low-income renters, severely overcrowded households, and unemployed people

COVID-19 Impact Subindex: 84th percentile
Shares of: adults without health insurance and low-income jobs lost to COVID-19

Equity Subindex: 96th percentile
Shares of: people of color, extremely low-income renter households, households receiving public assistance, and people born outside the US

ELI renters = extremely low-income renters, or renters with incomes at or
Features :: Where to Prioritize Emergency Rental Assistance to Keep Renters in Their Homes

Search by

County

Continuum of Care

Columbus/Franklin County CoC (OH-503)

CENSUS TRACT 009900
in Franklin County, OH

Emergency Rental Assistance Priority Index: 97th percentile (among Ohio tracts)

Housing Instability Risk Subindex: 93rd percentile

Shares of: people living in poverty, renter-occupied housing units, severely cost-burdened low-income renters, severely overcrowded households, and unemployed people

COVID-19 Impact Subindex: 98th percentile

Shares of: adults without health insurance and low-income jobs lost to COVID-19

Equity Subindex: 98th percentile

Shares of: people of color, extremely low-income renter households, households receiving public assistance, and people born outside the US
Features: Where to Prioritize Emergency Rental Assistance to Keep Renters in Their Homes

Search by

- County
- Continuum of Care

Columbus/Franklin County CoC (OH-503)

CENSUS TRACT 001122
In Franklin County, OH

Emergency Rental Assistance Priority Index: 91st percentile (among Ohio tracts)

Housing Instability Risk Subindex: 88th percentile
Shares of: people living in poverty, renter-occupied housing units, severely cost-burdened low-income renters, severely overcrowded households, and unemployed people

COVID-19 Impact Subindex: 94th percentile
Shares of: adults without health insurance and low-income jobs lost to COVID-19

Equity Subindex: 90th percentile
Shares of: people of color, extremely low-income renter households, households receiving public assistance, and people born outside the US
Features: Where to Prioritize Emergency Rental Assistance to Keep Renters in Their Homes

Search by

- County
- Continuum of Care

Jackson County, MO

CENSUS TRACT 041200
in Wyandotte County, KS

Emergency Rental Assistance Priority Index: 96th percentile (among Kansas tracts)

Housing Instability Risk Subindex: 88th percentile
Shares of: people living in poverty, renter-occupied housing units, severely cost-burdened low-income renters, severely overcrowded households, and unemployed people

COVID-19 Impact Subindex: 85th percentile
Shares of: adults without health insurance and low-income jobs lost to COVID-19

Equity Subindex: 98th percentile
Shares of: people of color, extremely low-income renter households, households receiving public assistance, and people born outside the US
Get the Data!

- Use the tool: https://www.urban.org/features/where-prioritize-emergency-rental-assistance-keep-renters-their-homes
- Data Catalog: https://datacatalog.urban.org/dataset/rental-assistance-priority-index
Panel Discussion

• Peggy Bailey, senior advisor on rental assistance, U.S. Department of Housing and Urban Development, Moderator

• Dr. Joél Arvizo Zavala, Research Consultant with Utah’s Division of Multicultural Affairs and Curriculum Specialist/Researcher with the Department of Workforce Services

• Erin Stanton, director of family assistance, Sacred Heart Community Service

• MyLinh Pham, CEO at Asian American Center of Santa Clara County

• Terry Hickey, Director of Housing and Community Development at the Baltimore County Department of Health & Human Services
COVID-19 Financial and Rental Relief in Santa Clara County

Santa Clara County Homelessness Prevention System COVID-19 Response

Provided more than $42 million to nearly 16,000 low-income households since pandemic began.

Latest local relief effort launched in May, deploying ERA funds as an extension of the existing countywide Homelessness Prevention System.

Partnering with 45 non-profit organizations and community groups to reach vulnerable residents throughout the community.
Reaching Those with the Greatest Needs

THE HOUSEHOLDS WE’VE SERVED

- **78%** Extremely Low Income (make < 30% of the area median income)
- **68%** Included Children
- **95%** Identified as People of Color

FINANCIAL ASSISTANCE DISTRIBUTED BY CITY

- San Jose: $27,978,648
- Sunnyvale: $3,653,396
- Santa Clara: $2,118,616
- Gilroy: $1,817,548
- Mountain View: $1,483,716
- Milpitas: $1,036,292
- Morgan Hill: $974,710
- Campbell: $830,726
- Palo Alto: $391,243
- Los Gatos: $351,850
- San Martin: $347,391
- Cupertino: $197,721

1/3 OF THE FUNDING HAS GONE INTO FIVE HIGHLY-IMPACTED EAST SAN JOSE ZIP CODES

- 95116: $2,803,920
- 95112: $2,752,025
- 95111: $2,823,863
- 95127: $2,200,545
- 95122: $3,154,242

All data reflects progress as of July 20, 2021.
Partnering with Community-Based Organizations

- **Network of 70 community-based organizations** have helped administer the various phases of assistance
- **45 organizations** are partnering on the current phase
Key Recommendations for Outreach & Engagement

**NEED HELP PAYING RENT?**

Low-income Santa Clara County residents who have been financially impacted by the COVID-19 pandemic can receive help paying rent. Assistance is available through two different programs:

- **California COVID-19 Rent Relief program**
- **Santa Clara County Homelessness Prevention System**

**Destination: Home** @DSTNHome · May 19

Two coordinated programs are now providing financial relief to low-income Santa Clara County residents who are behind on rent due to COVID-19.

1. California COVID-19 Rent Relief program &
2. Santa Clara County Homelessness Prevention System

For more info: SCCRentHelp.org

Visit SCCRentHelp.org or Call 2-1-1 if you need help determining if you qualify for either program.
Key Recommendations for Outreach & Engagement

● **Take intentional steps to reach underserved communities & people of color**
  ○ Ensure there are multiple access points for residents to seek assistance.
  ○ Encourage partnerships between: organizations with capacity to administer financial assistance and organizations well-positioned to reach those in-need, and create a common data system/data coordination.

● **Solicit and incorporate feedback to improve process & ease burdens**
  ○ Conduct surveys to inform strategy, and ease application burdens, throughout implementation.
  ○ Include households served, landlords and partner organizations in feedback loop.

● **Avoid onerous requirements and ensure there is the flexibility needed to serve our most vulnerable residents**
  ○ Ensure program is designed to serve residents without formal leases or in other non-traditional living situations.
  ○ Be explicit about alternative forms of documentation that are allowable.
Baltimore County
Targeted Eviction Prevention Efforts

Presented by:
Terry F. Hickey, Esq., Director
Department of Housing and Community Development

July 28, 2021
## Funding for Eviction Prevention in Baltimore County

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>County/State CRF</td>
<td>$4.7M</td>
</tr>
<tr>
<td>CDBG-CV</td>
<td>$5.9M</td>
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<tr>
<td>ERAP-1 Direct</td>
<td>$24.7M</td>
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<tr>
<td>ERAP-1 State Allocation</td>
<td>$24.6M</td>
</tr>
<tr>
<td>ERAP-2 Direct</td>
<td>$19.6M</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$79.5M</strong></td>
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## Baltimore County COVID-19 Housing Stability Initiatives

### Summary of Programs

<table>
<thead>
<tr>
<th>Initiative</th>
<th>Funds Allocated To Date</th>
<th>Source of Funds</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>COVID-19 Eviction Prevention Program (EPP, Phase 1) June – August 2020</td>
<td>$1.5M</td>
<td>County CRF, EAFC</td>
<td>Tenant-Based model, operated in partnership with County DSS</td>
</tr>
<tr>
<td>COVID-19 Eviction Prevention Program (EPP, Phase 2) October 2020 - present</td>
<td>$5.9M – CDBG-CV $11.5M – County ERAP 1 $13.6M – State ERAP 1</td>
<td>County and State CDBG-CV County and State ERAP 1</td>
<td>Second round of tenant-based, in partnership with 7 non-profit providers</td>
</tr>
<tr>
<td>Strategic Targeted Eviction Prevention Program (STEP 1.0) November – December 2020</td>
<td>$4.2M</td>
<td>County and State CRF</td>
<td>Bundled settlement model in partnership with UWCM</td>
</tr>
<tr>
<td>Strategic Targeted Eviction Prevention Program (STEP 2.0) May 2021 - present</td>
<td>$10.6M – County ERAP 1 $11M – State ERAP 1</td>
<td>County and State ERAP 1</td>
<td>2nd phase of bundled model in partnership with UWCM</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>$58.3M</strong> allocated to date</td>
<td></td>
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Strategic Targeted Eviction Prevention Program (STEP)

- **Collaborative** - Eviction prevention pilot in partnership with United Way of Central Maryland designed to move funds quickly and efficiently. (1.0 = Dec 2020 – Feb 2021) (2.0 = May –Sept 2021)
- **Data Driven** - Targeted zip codes with residents at the highest risk of housing instability, food insecurity and impact from reported COVID-19 cases. Combo of Urban Institute tool and BCSTAT local data.
  - 180 properties joined the pilot or the second phase of the program
  - Landlords in 1.0 agreed to forgive 20% of the past due rent, and waive all fees and costs and no eviction until after January 31, 2021 (and dismiss any complaints already filed)
  - Landlords in 2.0 agreed to waive fees and costs, no eviction for 90 days, no court filing for 30 days, or lease renewal for 90 days (if expiration is to occur) after accepting the payment for arrearage (and dismiss any complaints already filed)
  - Focus on Class C and D rental units (5 or more units)
- **Targeted Outreach** - Move through cohorts of zip codes, opportunity to supplement and pre-screening when eviction is imminent. Designated landlord outreach and focus groups for LL’s and Tenants.
The Importance of “Inreach”

• Non-Profit Partners reviewed 1544 of 2193 total applicants assigned to them

• Of the 1544 reviewed applicants, 358 received assistance and 1186 were denied for the reasons noted here

• Call center staff designated to follow up and address issues leading to non-response
Access to Legal Services

- **Eviction Protections Expiring:**
  - July 31, 2021 - Federal CDC Eviction Moratorium Order expires (will not be renewed)
  - August 15, 2021 - Governor’s State of Emergency Declaration ends (likely not extended)

- **Baltimore County District Court Data**
  - Backlog of approx 52,000 FTPR cases.
  - Approximately 400 “reserve” judgments in County courts (4,500 state-wide)
  - Chief Judge’s 6/30 guidance requires a hearing before a reserve judgment can lead to eviction
  - This provides a key moment for County funded attorneys to intervene and assist tenants

- **Outreach Efforts**
  - Legal service providers have direct access to funding sources (day or court and hotline)
  - Judges, court officials and constables make use of County service guide (updated weekly)
  - Communications between STEP and EPP providers and the County
  - Coordination between local nonprofits, call center, legal providers and Court Self-Help Centers
THANK YOU!

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Next Webinar

Accessible:
Creating Flexible, Streamlined and Low Barrier Application Processes
August 4, 2021, 3:00 – 4:30 EST

Speakers include:
• Claire Stanley, Public Policy Analyst, National Disabilities Rights Network
• 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 and Fund Development, DreamKey Partners, North Carolina