Keeping Renters Housed: Ensuring Equitable Emergency Rental Assistance Programs

Hosted by NLIHC, the National League of Cities (NLC), and Mayors and CEOs for U.S. Housing Investment

May 12, 2021
Agenda

Welcome
- Clarence Anthony, NLC CEO and Executive Director

Discussion with Elected Officials on Incorporating Best Practices into ERA Programs
- Libby Schaaf, Mayor of Oakland, CA & Co-chair of Mayors & CEOs for U.S. Housing Investment
- Rebecca Viagran, Councilmember, San Antonio, TX

New Guidance on Emergency Rental Assistance Programs
- Gene Sperling, White House American Rescue Plan Coordinator & Senior Advisor to the President
- Noel Poyo, Deputy Assistant Secretary for Community Economic Development, U.S. Treasury Department

Principles for Model ERA Programs
- Diane Yentel, NLIHC President and CEO
- Rebecca Yae, NLIHC Senior Research Analyst
- Lauren Lowery, Program Director, Housing & Community Development, NLC
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CEO & Executive Director
National League of Cities
Discussion with Elected Officials on Incorporating ERA Best Practices

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Mayor, City of Oakland, California & Co-Chair of Mayors and CEOs for U.S. Housing Investment

Rebecca Viagran
Councilmember, City of San Antonio, Texas
New Guidance on Emergency Rental Assistance Programs

Diane Yentel
President & CEO
National Low Income Housing Coalition
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Gene Sperling
American Rescue Plan Coordinator & Senior Advisor to the President
The White House
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Noel Poyo
Deputy Assistant Secretary for Community Economic Development
U.S. Treasury Department
Q&A
New Guidance on Emergency Rental Assistance Programs
Principles for Model ERA Programs

Diane Yentel
President & CEO
National Low Income Housing Coalition
dyentel@nlihc.org
Principles for Model ERA Programs

1. Center Equity in Design and Implementation
2. Prioritize Households with the Greatest Needs
3. Partner with Trusted Community-Based Organizations
4. Simplify Applications and Allow Self-Attestation
5. Engage Landlords
6. Provide Direct-to-Tenant Assistance
7. Incorporate Racial Equity in Performance Measurements
# Principles for Model ERA Programs

<table>
<thead>
<tr>
<th>QUICK TIPS FOR ELECTED OFFICIALS</th>
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<tbody>
<tr>
<td><strong>DO's</strong></td>
<td><strong>DON'Ts</strong></td>
</tr>
<tr>
<td>Do center racial equity in the design and implementation of ERA programs.</td>
<td>Don’t impose unnecessary and burdensome requirements.</td>
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<td>Do prioritize households with the greatest needs.</td>
<td>Don’t neglect the need for targeted outreach to marginalized populations.</td>
</tr>
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<td>Do coordinate with housing agencies to make resources available to federally assisted households.</td>
<td>Don’t restrict ERA to non-subsidized renters or bar renters living in subsidized housing from the ERA program.</td>
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<td>Do partner with trusted community-based organizations.</td>
<td>Don’t lose time setting up a “perfect” program.</td>
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<td>Do engage landlords.</td>
<td>Don’t penalize tenants if their landlords refuse to participate.</td>
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<td>Do hold grantees accountable to racial equity performance metrics.</td>
<td>Don’t be afraid to change aspects of program design if it is not working as intended.</td>
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Principles for Model ERA Programs

Rebecca Yae
Senior Research Analyst
National Low Income Housing Coalition
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Lauren Lowery
Program Director, Housing & Community Development
National League of Cities
Emergency Rental Assistance

May 12, 2021

Rebecca Yae (she/her)
Senior Research Analyst
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National Low Income Housing Coalition
Key Issues in Programs

• Use of self-attestation
• Direct-to-tenant assistance
• Serving tenants with federal rent subsidies
Visit: https://nlihc.org/era-dashboard

344
Treasury ERA programs in database

Programs open or soon to open: 327
Programs closed: 17
Share of programs closed: 4.94%

148
Programs allowing Self-attestation

See Programs

- Self-attestation for COVID hardships: 104
- Self-attestation for income: 39
- Self-attestation for non-traditional income: 55
- Self-attestation for housing instability: 29
- Self-attestation for lease/proof of tenancy: 10

75
Programs allowing direct-to-tenant assistance

See Programs

56
Programs with additional prioritization

See Programs

110
Programs serving households with federal rent subsidy

See Programs
In response to COVID-19 and its economic fallout, many cities and states have created or expanded emergency rental assistance programs to support individuals and families impacted by the pandemic. The December 2020 COVID-19 relief package included $25 billion in urgently needed emergency rental assistance for tenants with low incomes and established the Emergency Rental Assistance program (ERA) under the administration of the U.S. Department of the Treasury. The “American Rescue Plan Act,” enacted in March 2021, provides an additional $21.55 billion for ERA for a grand total of $46.55 billion in emergency rental assistance.

The Treasury ERA program includes an unprecedented amount of funding for emergency rental assistance to help renters stay stably housed. The U.S. Department of the Treasury allocated the initial tranche of funds in late January 2021, as well as published several iterations of guidance from January through May. This dashboard shares information about programs and key design and implementation features that enable them to serve the lowest-income and most marginalized renters in need of housing assistance. The latest Treasury guidance strongly encourages flexible program design so that grantees may extend this emergency assistance to vulnerable populations without imposing undue documentation burdens. NLIHC will continue to monitor these trends. If you are aware that an ERA program includes these features, but we do not recognize them here, please let us know at research@nlihc.org.

NLIHC is developing an ERA Resource Hub with additional materials to help programs implement practices for an equitable distribution of...
Treasury Emergency Rental Assistance (ERA) Programs

Use the search bar to find programs in your area. If you cannot find a local program, your county or state program might be able to serve you. If you cannot find any program in your area, call 2-1-1 or your local housing authority for assistance.

**SEARCH STATE, TERRITORY, TRIBE, OR LOCALITY**

Search for the city or county you reside in; if you don’t see a program for your locality, you should search for your state, territory, or tribe, as applicable.

344 programs were found.

Last updated: 5/12/21

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Principles for Model ERA Programs

Lauren Lowery
Program Director, Housing & Community Development
National League of Cities
Resources

- **NLIHC’s Treasury ERA Dashboard:** [https://nlihc.org/era-dashboard](https://nlihc.org/era-dashboard)
- **Treasury’s Revised ERA Guidance:** [https://home.treasury.gov/system/files/136/ERA2FAQs%205-6-21.pdf](https://home.treasury.gov/system/files/136/ERA2FAQs%205-6-21.pdf)