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

Welcome

Clarence Anthony

CEO & Executive Director

National League of Cities

Discussion with Elected Officials on Incorporating ERA Best Practices

Libby Schaaf

*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

New Guidance on Emergency Rental Assistance Programs

Noel Poyo

Deputy Assistant Secretary for Community Economic Development

U.S. Treasury Department

Principles for Model ERA Programs

Diane Yentel

President & CEO

National Low Income Housing Coalition

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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

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

Principles for Model ERA Programs

Rebecca Yae

Senior Research Analyst

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Lauren Lowery

Program Director, Housing & Community Development

National League of Cities

Key Issues in Programs

- **Use of self-attestation**

- **Direct-to-tenant assistance**

- **Serving tenants with federal rent subsidies**

Interactive Dashboard

NATIONAL LOW INCOME
HOUSING COALITION

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%

110
Programs serving households with federal rent subsidy ❓

See Programs

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

National Low Income Housing Coalition

Explore Issues ⌄   COVID-19   Housing Needs By State   Take Action   DONATE

Treasury Emergency Rental Assistance (ERA) Dashboard

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

ERA Database

Visit: https://nlihc.org/rental-assistance

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.

> Search...

344 programs were found.

Last updated: 5/12/21

State / Territory	Communities Served	Program	Program Status
Alabama		Emergency Rental Assistance Alabama	Accepting applications
Alabama	Baldwin County	Baldwin County Emergency Rental Assistance Program	Accepting applications
Alabama	Birmingham	Birmingham Emergency Rental Assistance Program	Accepting applications
Alabama	Huntsville	City of Huntsville COVID-19 Emergency Rental Assistance Program	Accepting applications

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Alabama	Huntsville	City of Huntsville COVID-19 Emergency Rental Assistance Program	Accepting applications
Alabama	Mobile County	Mobile County Treasury Emergency Rental and Utility Assistance	Accepting applications
Alabama	Mowa Choctaw Housing Authority	Mowa Choctaw Emergency Rental Assistance	Accepting applications
Alaska	State of Alaska, Anchorage, Aleut Community Of St. Paul Island, Asa'Carsarmiut Tribal Council, Chickaloon Native Village, Cook Inlet Housing Authority, Eklutna Native Village, Hoonah Indian Association, Ketchikan Indian Corporation, Knik Tribal Council, Metlakatla Housing Authority, Native Village Of Barrow, Native Village Of Eyak, Native Village Of Fort Yukon, Native Village Of Kotzebue, Native Village Of Unalakleet, Ninilchik Village, Nome Eskimo Community, Nulato Village	Alaska Housing Relief	Applications on hold/Waitlist

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

- **NLIHC & NLC Guidance for Elected Officials on Developing and Implementing Equitable ERA Programs:** https://nlihc.org/sites/default/files/How-to-Establish-and-Improve-Emergency-Rental-Assistance-Programs.pdf

- **Fact Sheet: The Biden-Harris Administration Announces Enhanced Efforts to Prevent Evictions and Provide Emergency Assistance to Renters**: https://home.treasury.gov/system/files/136/FACT_SHEET-Emergency-Rental-Assistance-Program_May2021.pdf

- **Treasury's Revised ERA Guidance:** https://home.treasury.gov/system/files/136/ERA2FAQs%205-6-21.pdf

- **NLIHC Side-by-Side Comparison of ERA Guidance:** https://nlihc.org/sites/default/files/ERA_Revised_Guidance_Chart-050721.pdf