HOUSING UPDATE
Reconciliation, Eviction Prevention, & Emergency Rental Assistance
February 18, 2021

TODAY’S SPEAKERS

- Michael Wallace
  - Legislative Director for Housing & Community and Economic Development Federal Advocacy
  - National League of Cities (NLC)

- Lauren Lowery
  - Program Director for Housing & Community Development
  - National League of Cities (NLC)

- Georgi Banna
  - Director of Policy and Program Development
  - National Association of Housing and Redevelopment Officials (NAHRO)

- Lori Rosendahl
  - Executive Director / Chief Executive Officer
  - Foothills Regional Housing (Colorado)
BEFORE WE START

- **Questions** – Enter in the Q&A feature.

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**Next COVID-19 Relief Package**

- Municipal governments still facing $90 billion revenue shortfall
- Reconciliation Package Provides $65 billion for municipalities

**ASK**

- Fair and appropriate funding with no minimum population threshold
- Direct allocation through familiar and proven government revenue sharing programs
- **Minimize state interaction or interference**
- Flexible spending on expenses to address widespread health and economic consequences
- Appropriate guardrails (75% cap; consolidated govt.; non-functioning counties)
State and Local Government Relief

Federal aid for all 19,000 municipal governments will be a FIRST for Washington

$350 billion for states, municipalities, counties, tribes, and territories.

- $130 billion is for local governments split evenly between municipalities and counties.
  - $65 billion allocated through modified CDBG formula
    - $45.5 billion for entitlement communities (+50k)
    - $19.5 billion for non-entitlement communities (-50k)

No minimum population threshold
No deadline for spending funds
Can be used for replacing lost revenue.
Can be transferred between jurisdictions or to non-profit partners

Other Critical Relief

Housing
- $25 billion for rent and utility assistance
- $5 billion for homeless intervention
- $10 billion for homeowner mortgage assistance
- $100 million for housing counseling

Education
- $128.5 billion for grants to State and Local Educational Agencies

Transportation
- $50 billion for FEMA to reimburse for PPE
- $30 billion for transit
- $8 billion for airports
- $3 billion for Economic Development Administration
Timeline

HOUSE
Last Week: House Oversight and Reform Committee Markup: State & Local Relief Measures
• Amendments not printed in advance
Next: House Budget Committee
• Stitches Committee’s Sections Together
• No opportunity to amend
Last week of February: House Votes on Reconciliation Package

SENATE
March: Consideration and passage
• Unlikely to go to Committee’s for markup
• Any differences from House bill will be inserted directly by Leader Schumer into Substitute Bill
Opportunities to Raise Issues Not Addressed by House
• Finance Committee: Chairman Ron Wyden (D-OR)
• Budget Committee: Chairman Bernie Sanders (D-VT)
• Senate Majority Leaders Charles Schumer (D-NY)

Eviction Prevention Strategies & Resources

Lauren Lowery
Program Director, Housing & Community Development
National League of Cities
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Eviction Prevention Lessons from the Pandemic

Eviction Prevention Cohort

The Eviction Prevention Cohort launched, in 2020, as a partnership between National League of Cities and Stanford Legal Design Lab in an effort to assist cities confronting a housing and eviction crisis that disproportionately impacts communities of color. With the onset of the COVID-19 pandemic, the need for cities to design, implement and institutionalize effective policies and programs to combat the root causes of evictions took on a heightened level of importance.
Cities - Eviction Prevention Strategies

**Richmond, Virginia**—
*Data-Informed, Landlord and Tenant Strategy for Outreach*

Pittsburgh, Pennsylvania —
The Eviction Process in Western Pennsylvania

Stanford Legal Design Lab, 2020

...continued

**San Jose, California** —
*Multilingual Outreach & Education Efforts*

Mailing Postcards  |  Multilingual Outreach  |  E-mails  |  Webinars and Informational Videos

San Jose, 2020
Greensboro, North Carolina—
Eviction Resolution Program

Additional Resources from NLC

2021 Vacant Property Leadership Institute
More Information: Vacant Property Leadership Institute

2021 Eviction Prevention Learning Lab
More Information: Eviction Prevention Learning Lab

More Information: NLC Resource Library

https://www.nlc.org/initiatives/
COVID-19 RELIEF – EMERGENCY RENTAL ASSISTANCE

- $25 Billion in Funds ($400 Million for Territories, $800 Million Indian Housing, $15 Million for Treasury Administration – $23.785 Remains)
- Distributed by U.S. Department of Treasury on January 26, 2021
- Distributed to States and Local Jurisdictions
  - States Receive the Full State Allocation Minus Allocation Received by Local Jurisdictions Within Their State
  - County, Municipality, Town, Township, Village, Parish, Borough, or Other Unit of General Government
  - 200,000 People or More
- Tenants and Landlords May Apply Through the Grantee
- Funds remain available through December 31, 2021
EMERGENCY RENTAL ASSISTANCE

- **Eligible Households:**
  - Income Below 80% of the Area Median Income (AMI);
  - Obligation to Pay Rent;
  - Reduction of Income Due to COVID-19; and
  - At Risk of Homelessness.

- **Preferences**
  - Unemployed and Not Employed for Past 90 Days.
  - Income Below 50% of the Area Median Income (AMI)

- **Household Income:**
  - Income from 2020, OR
  - Confirmed Monthly Income at Time of Application

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EMERGENCY RENTAL ASSISTANCE – ELIGIBLE USES

- **Direct Financial Assistance (90%)**
  - Rent (3 months going forward),
  - Rental arrears,
  - Utilities and home energy costs,
  - Utilities and home energy arrears, and
  - Other expenses related to housing not to exceed 12 months.
  - Additional 3 months to stabilize housing if funds available.

- **Housing Stability Services (10%)**
  - Case Management
  - Other Services for Housing Stability
  - Administrative Costs

- **Payment:**
  - Directly to Landlord or Utility Provider
  - If Refused, Then to Household
REPORTING REQUIREMENTS

- Treasury in cooperation with HUD will Issue Public Reports Quarterly on Use of Funds including:
  - the number of eligible households that receive assistance from such payments
  - the acceptance rate of applicants for assistance
  - the type or types of assistance provided to each eligible household
  - the average amount of funding provided per eligible household receiving assistance
  - household income level, broken down by:
    - Below 30% of Area Median Income
    - 30% to 50% of Area Median Income
    - 50% to 80% of Area Median Income
  - the average number of monthly rental or utility payments that were covered by the funding amount that a household received
- All Reporting Areas will be broken down by Gender, Race, and Ethnicity of Primary Applicant.

STATISTICAL RESEARCH

- All Data Collected for Reporting May be Provided for Statistical Research Under Current Law, including:
  - Personally Identifiable Information
  - At the Census Tract Level
- Grantee Must Establish Data Privacy and Security Requirements
  - Appropriate Measures to Ensure Privacy
  - Information is Only Used for Reporting and Statistical Research
  - Protect Data from Survivors of Intimate Partner Violence, Sexual Assault, or Stalking.
COVID-19 RELIEF – EVICTION MORATORIUM

- Extension to March 31, 2021
- All aspects of the CDC Eviction Moratorium will remain in place
- Current tenant declarations will remain in effect until March 31, 2021
- New tenant declarations may be provided to landlords until March 31, 2021
QUESTIONS & ANSWERS

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