

HOUSING UPDATE

Reconciliation, Eviction Prevention, & Emergency Rental Assistance

February 18, 2021



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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)

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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)

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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

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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

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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)

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Eviction Prevention Strategies & Resources

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Eviction Prevention Lessons from the Pandemic



Building a Just and Fair Anti-Eviction Strategy

CITYLAB

We Have to Close the Eviction Data Gap

A national eviction moratorium isn't enough. To address the coronavirus housing crisis, the federal government must arm cities with good data about where tenants are being evicted.

Yuliya Panfil and Lauren Lowery

February 3, 2021, 11:08 AM EST



Lessons from the Pandemic on Keeping People Housed in a Crisis and Beyond



Using Data to Understand Your Local Eviction Crisis



Long-Term Approaches to Preventing Evictions Now and Beyond COVID-19

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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.



THE EVICTION PREVENTION COHORT: Highlights from the Five-City Pilot

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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

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...continued

San Jose, California –
Multilingual Outreach & Education Efforts



Mailing Postcards



Multilingual Outreach



E-mails



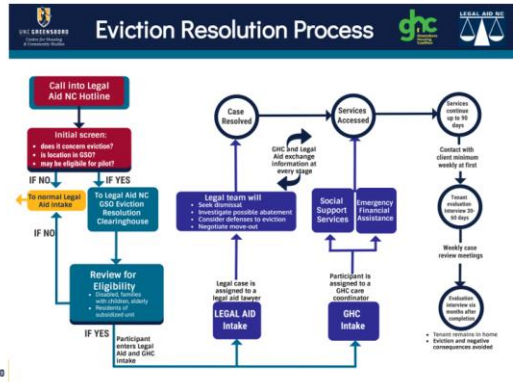
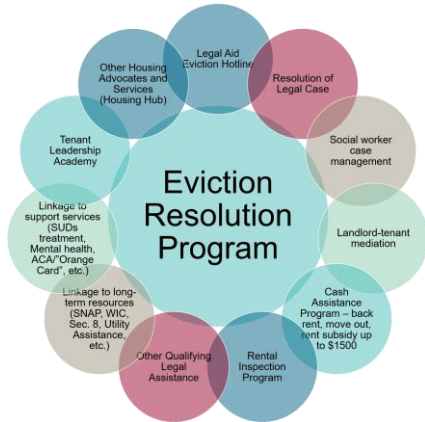
Webinars and Informational Videos

San Jose, 2020

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...continued

Greensboro, North Carolina— Eviction Resolution Program



Sills, 2020

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Additional Resources from NLC



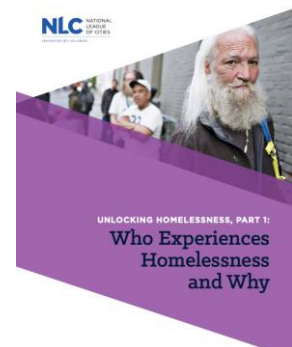
2021 Vacant Property Leadership Institute

More Information:
[Vacant Property Leadership Institute](https://www.vpl.org/)



2021 Eviction Prevention Learning Lab

More Information:
[Eviction Prevention Learning Lab](https://www.evictionprevention.org/)



More Information:
[NLC Resource Library](https://www.nlc.org/resource-library/)

<https://www.nlc.org/initiatives/>

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Georgi Banna, Esq.

Director of Policy & Program Development



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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

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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

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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.

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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.

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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

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Lori Rosendahl
Chief Executive Officer



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QUESTIONS & ANSWERS

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- Foothills Regional Housing Executive Director / Chief Executive Officer

- <http://www.foothillsrh.org/emergency-assistance-covid-19.html>

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