



NATIONAL LOW INCOME
HOUSING COALITION

2022

EMERGENCY RENTAL ASSISTANCE:
THE PATH TO A
PERMANENT
PROGRAM

COHORT
SUMMARY

A NATIONAL CONVENING

 www.nlihc.org/erase-project



ERASE COHORT MEMBERS ARE WORKING IN 30 STATES, THE DISTRICT OF COLUMBIA, AND PUERTO RICO.

Alabama

[Low-Income Housing Coalition of Alabama](#)

Primary Contact: jayw@collaborative-solutions.net

Partner Organization(s): Alabama Arise, Alabama Disability Advocacy Program, and Legal Services of Alabama

Project Description: The Low-Income Housing Coalition of Alabama (LIHCA) ERASE project's focus is to influence Alabama programs to accelerate the use of funding and help create streamlined, low-barrier, and accessible ERA programs. LIHCA staff participate in statewide meetings hosted by Alabama Arise called the "Eviction Prevention Work Group" to work on program recommendations and push for improvements of the current program. LIHCA is also working to increase the knowledge of housing administrators around ERA administration.

Impact: LIHCA, in partnership with Alabama Arise, Alabama Disability Advocacy Program, and Legal Services of Alabama organized testimony for the state's senate hearing on the ERA program. Since this hearing, the Alabama Housing Finance Authority accelerated their rate of expenditure to spend nearly \$20 million per month through the end of 2021. LIHCA has also administered a program assessment to all ERA Program Administrators at the local and state levels. To date, three of the seven ERA programs have committed to completing the assessment or are working alongside the Eviction Prevention Working Group to address gaps in services related to the ERA programs.

Following the Senate Oversight Hearing, LIHCA coordinated with policy partners to follow up with 16 written recommendations (December 2021) for the statewide program to implement. Recommendations were collected from and endorsed by diverse stakeholders who serve those who are most vulnerable to eviction, including the Hispanic Interest Coalition of Alabama, Alabama Disabilities Advocacy Program, Faith in Action Alabama, Alabama Arise, Collaborative Solutions, and Alabama Disabilities Rights and Resources. Upon receipt of the Alabama Housing Advocates' formal recommendations letter, the Ala-

bama Housing Finance Association responded with plans for implementation of the suggestions made and updates on the implementation of suggestions given at the Senate Oversight Hearing. Ultimately, all 16 recommendations were implemented in the ERA Alabama Program.

In March 2022, following the publication of a story by AL.com entitled "Alabama losing millions in federal rental assistance due to delays," LIHCA and Legal Services of Alabama developed a proposal to address the slow ERA spending process in Alabama modeled on plans from other southern states, like Kentucky. The plan proposed transferring part of ERA administration to Legal Services of Alabama, which, in addition to handling the remaining funds dispersal to ERA applicants, would provide case management and more robust legal representation for those most at risk of eviction. The proposal was endorsed by the Alabama Disabilities Advocates Program; Low-Income Housing Coalition of Alabama; Community Service Programs of West Alabama; Alabama Arise; Hispanic Interest Coalition of Alabama; Community Action Association of Alabama; and National Coalition for a Civil Right to Counsel. While the proposal was ultimately not adopted by the Alabama Housing Finance Association (AHFA), the planning process improved LIHCA's relationship with Legal Services of Alabama and led to a case-by-case rate negotiated between Legal Services and AHFA for ERA applicants who are most at risk for eviction in the ERA Alabama service area, ultimately expanding the eviction prevention resources of the ERA Alabama program.

Alaska

[Alaska Coalition on Housing and Homelessness](#)

Primary Contact: Helen Renfrew, hrenfrew@aceh.org

Partner Organization(s): Anchorage Coalition to End Homelessness

Project Description: Alaska Coalition on Housing and Homelessness and the Anchorage Coalition to End Homelessness are continuing their joint ERASE project, which began with the NLIHC ERA Research Grant. Coalition staff

are evaluating the implementation and distribution of ERA1 and ERA2 funds by the Alaska Housing Finance Corporation, advocating for equity and transparency in ERA distribution, and documenting the availability of rental assistance programs throughout the state. Grant funds are also being used for a communications campaign to target audiences, stakeholder outreach, and collaboration to focus on distributing remaining assistance to those who are most vulnerable and convening a work group to develop a lasting eviction intervention program designed around system change.

Impact: Alaska Coalition on Housing and Homelessness has had representation from the Alaska Housing Finance Corporation (AHFC) at its eviction prevention group meetings, building new relationships between AHFC and Alaska Legal Services. AHFC's ERA program has also granted the Coalition full access to the program's policies and procedures for the various steps of the program. In October 2021, the Alaska Coalition on Housing and Homelessness together with the Anchorage Coalition to End Homelessness published a report, [Housing Instability and Emergency Rental Assistance in Alaska](#). The report examines how housing instability looks different across the state, how rental assistance programs work in Alaska, the challenges and barriers to getting assistance to those who need it most, disparities in who receives ERA, particularly between urban and rural settings, and how we identify households who are rent-burdened or have housing instability before they enter the Homelessness Response System and provide assistance to keep them housed.

Arizona

[Arizona Housing Coalition](#)

Primary Contact: Joanna Carr, joanna@azhousingcoalition.org

Partner Organization(s): ASU KERR, New America, Solari, Maricopa County

Project Description: The Arizona Housing Coalition (AZHC) is a statewide organization that is leading efforts to end homelessness and advocate for safe, affordable homes for all Arizonans. Through the ERASE project, AZHC is tracking COVID-19 federal relief dollars and how jurisdictions are using them to address housing insecurity; elevating best practices and innovations, including iden-

tifying philanthropic partners to seed these innovations; facilitating landlord engagement trainings; and developing policy recommendations at the state, legislative, and judicial levels to alleviate the barriers that evictions place on long-term housing stability.

Impact: Working with Solari, AHZC has improved access to eviction prevention resources by tracking the use of COVID-19 stimulus funding and developing resource pages and toolkits to educate stakeholders and renters on available financial and legal assistance. Using census tract data from Arizona State University (ASU) and New America, as well as hotspot data from the Eviction Lab, AZHC is able to identify areas within Maricopa County whose populations are most at risk for eviction. AZHC has worked with Maricopa County, which is in the process of developing eviction navigation and outreach, to target these identified "at-risk" areas. This resource will bring legal assistance and ERA application assistance directly into communities that have the greatest need. AZHC continues to work with ASU and New America to improve eviction data statewide.

Arkansas

[Arkansas Coalition of Housing and Neighborhood Growth for Empowerment](#)

Primary Contact: Martie North, admin@achange.org
Martie.North@simmonsbank.com

Project Description: The Arkansas Coalition of Housing and Neighborhood Growth for Empowerment (ACHANGE) is a statewide nonprofit that focuses on the need for affordable housing solutions for Arkansas' citizens. As the state's central housing convener, ACHANGE is (1) partnering with direct service organizations across the state to cross-promote their emergency rental assistance funding and services; (2) engaging with grassroots advocacy organizations and others to identify ways in which processes can be streamlined and simplified to assist more people expeditiously; (3) piloting eviction diversion courts within each U.S. Congressional district in Arkansas; and (4) seeking affordable options to advertise available assistance through grassroots and other local media outlets.

Impact: ACHANGE Arkansas worked to bring together the Arkansas Department of Human Services, Arkansans for Stronger Communities, and a host of grassroots organizations to engage in information sharing to learn about the challenges each was experiencing and hear from direct service providers and renters. As a result, ACHANGE worked with the Arkansas Department of Human Services (ADHS) to assist in educating community organizations regarding the challenges they were experiencing and worked with ADHS leadership to advocate for adopting more flexible ways in which to provide rental payments directly to renters. ACHANGE continues to be engaged in conversations and efforts to create eviction diversion courts by supporting the work of the Arkansas Center for Legal Services and other partnering organizations.

ACHANGE is hosting an affordable housing convening this month to address the challenges, opportunities, and best practices in advancing policy solutions for affordable housing. Among the items to be addressed are eviction diversion courts.

Connecticut

[Connecticut Fair Housing Center](#)

Primary Contact: Dahlia Romanow,
dromanow@ctfairhousing.org;

Fionnuala Darby-Hudgens, finn@ctfairhousing.org

Partner Organization(s): CTData Collaborative

Project Description: The Center's ERASE project goal is to ensure the ERA money given to the State of Connecticut is used to keep tenants in their homes in a way that prioritizes the needs of people and communities hit hardest by the pandemic. The Center is achieving this goal by using data and administrative advocacy to point out the ways Connecticut's UniteCT program is not meeting the needs of all eligible tenants in an equitable way. In addition, to further mitigate the effects of the pandemic, the Center is using equity principles to help design Connecticut's new Right-to-Counsel program.

Impact: The Center and CTData Collaborative analyzed five years of eviction court filings to better understand the eviction crisis in Connecticut. Together, they published a study which highlights stark disparities in eviction filings along the lines of race, ethnicity, and gender. The findings

of the analysis led the Center to increase its community lawyering practice and begin work to strengthen tenants' rights. Currently, staff are working with tenants' unions and organizers across the state to provide legal advice and support to tenants fighting poor conditions, high rent increases, and retaliatory eviction filings. The Center has also drafted, lobbied, and supported successful policy campaigns to pass and implement a statewide Right-to-Counsel program for eviction defendants and to require towns to establish fair rent commissions to hear complaints about unreasonable rent increases. The Center recently released an online guide for tenants in eviction without a lawyer. The guide includes a form-filler that can help tenants fill out the court documents they may need to defend against an eviction or get more time to move. The Center is committed to reducing eviction filings and increasing access to legal support. The housing crisis is a civil rights issue, and one that demands an antiracist approach to combat decades of discriminatory housing policies and actions that continue to limit housing choice for all people of color.

Delaware

[Housing Alliance Delaware](#)

Primary Contact: Rachel Stucker,
rstucker@housingalliancecede.org

Partner Organization(s): Housing Alliance Delaware is partnering with (1) the local ERA program administrator, the Delaware State Housing Authority, to coordinate outreach efforts and to gather data around ERA distribution and usage; (2) legal services providers to coordinate outreach and intervention efforts around ERA and eviction prevention; (3) the Delaware Eviction Defense Project; and (4) community-based organizations that are helping people apply for ERA funds, conducting community outreach, and serving people experiencing housing instability and homelessness.

Project Description: Housing Alliance Delaware (HAD) is a statewide nonprofit that works with partners to address affordable housing needs in our communities and solve the crisis of homelessness. HAD is utilizing data dashboards, interactive models, and storytelling to disseminate information and engage the public and elected officials in conversations about the usage of ERA funds and the

eviction crisis in Delaware. HAD is working with our local partners to improve program implementation and ensure that ERA assistance reaches Delaware's most impacted communities.

Impact: Housing Alliance Delaware discovered that materials to provide education in and engagement with ERA are not translated into any language but Spanish. HAD provided translation of key outreach materials into Haitian Creole and coordinated outreach to this population. HAD is in the final stages of writing its annual report, which will focus on the status of eviction in the state, address the spending of ERA funds, provide statistics on eviction, and discuss the role of the community navigator program. HAD has also contracted with a community provider who is helping to create a Personal Narrative Virtual Library to use for community education focusing on the experience of eviction in Delaware and the experience of being unhoused as a result.

District of Columbia

[Housing Counseling Services, Inc.](#)

Primary Contact: Marian Siegel,
mariansiegel@housingetc.org

Project Description: Housing Counseling Services, Inc. (HCS) is primarily focusing on eviction diversion and collaboration with the courts and legal advocates to prevent evictions. HCS staff are actively participating in all court hearings by providing assistance and information on tenants' applications for financial assistance. HCS staff are also providing pre-judicial housing counseling and negotiating with landlords to satisfy the rental delinquency and assist tenants in achieving and maintaining housing stability.

Impact: HCS has been working closely with the D.C. Department of Human Services (DHS) and legal service providers to ensure any tenants who are scheduled for eviction or who have writs of eviction or judgments against them are connected to rental assistance and legal counsel. HCS staff are active in the courtrooms every day, participating in hearings and providing updates on cases. To date, HCS has been very successful in stopping evictions and providing payments to landlords. Of the 400 evictions scheduled since October 31, HCS staff were

able to reach over half of those tenants threatened with eviction, and their evictions were stopped, quashed, or delayed. This outstanding result could not have occurred without the collaboration between HCS, legal service providers, and judges.

Empower DC

Primary Contact: Daniel del Pielago,
daniel@empowerdc.org

Partner Organization(s): Housing Counseling Services

Project Description: Empower DC is a citywide organization with an 18-year track record of effective grassroots civic engagement. Our work is centered in D.C.'s lowest-income communities and led by Black and brown residents impacted by issues of social, racial, and environmental justice. As a base building organization, Empower DC is utilizing our community organizing and grassroots advocacy expertise to meet the ERASE project goals by expanding visibility and reach into communities most affected by the pandemic on the emergency rental assistance program; developing accessible outreach tools and messaging to inform tenants about available dollars and encourage their participation; facilitating direct 1-on-1 assistance between tenants and those who can help them complete applications for emergency rental assistance; engaging impacted tenants in advocacy to improve or extend programs by sharing their stories over traditional and social media and at advocacy-related events and activities; and partnering with legal and direct services providers, landlords, government offices, and others to effectively coordinate strategy and implementation efforts to ultimately prevent eviction.

Impact: Empower DC organized pop-up events at local churches that assisted DC residents with applying for STAY funds. Empower DC also partnered with one of the larger local landlords to host pop-up events that reached more than 200 households, indicating the importance of working with all parts of the housing ecosystem to support tenants at risk of eviction. Once rental assistance funding ran out, we transitioned to offering eviction prevention events geared towards tenants facing eviction.

Florida

Florida Housing Coalition

Primary Contact: Kody Glazer, glazer@flhousing.org

Partner Organization(s): Thanks to the ERASE grant, the Florida Housing Coalition (FHC) partnered with the following local governments and organizations on individual TA and participation in monthly workshops: Alachua County, Collier County, Pasco County, Lake County, Palm Beach County, Lee County, Pinellas County, Manatee County, St. Lucie County, Leon County, Escambia County, Miami-Dade County, City of Boca Raton, Community Legal Services of Mid-Florida, Legal Services of Greater Miami, Coast to Coast Legal Aid of South Florida, Legal Aid Society of Palm Beach County, and the Community Law Program.

Project Description: As Florida's statewide training and technical assistance provider for affordable housing programs, the Florida Housing Coalition's ERASE project is providing free training and technical support to the 32 local governments in Florida that received ERAP funds, as requested. Through ERASE, the Coalition staff hosts monthly workshops with the state's local ERAP administrators and provides free consulting services to local housing staff, ranging from responding to individual questions on topics such as income documentation and eligible expenses to offering full, independent audits on program design. Our goal is to use our existing relationships with local housing administrators to help them adopt best practices to expend funds efficiently and equitably.

Impact: As a result of FHC's monthly workshops with ERAP administrators across Florida, more local governments have felt comfortable accepting self-attestation of eligibility. FHC has invited legal aid attorneys to convenings to explain Florida landlord-tenant law to ERAP administrators. Consequently, several administrators have expressed that they know more about the different steps of Florida's eviction process and are more aware of the legal time constraints and how ERA can be used to prevent evictions. This has led to expedited reviews of ERA applications and more connections with local court systems. Through their monthly workshops, the Coalition was able to provide up-to-date information on a variety of topics, including Treasury reallocation guidance, how to use State & Local Fiscal Recovery Fund (SLFRF) dollars for

rent assistance, HOME-ARP, tenant protections, and other information that could be used to assist local ERA administrators with their work. These workshops also featured guest speakers from high-performing local governments, legal aid organizations, and nonprofit housing providers to share experiences and ideas for how best to serve tenants in need.

Miami Workers Center

Primary Contact: Santra Denis,

Santra@MiamiWorkersCenter.org

Partner Organization(s): Miami Homes for All, Community Justice Project, and University of Florida- Shimberg Center for Housing Studies

Project Description: Miami Workers Center (MWC) in collaboration with our partners in the Greater Miami Housing Alliance Eviction Task Force, the University of Florida's Shimberg Center for Housing Studies (UF), Miami Homes for All (MHFA) and the Community Justice Project (CJP) are confronting the root causes of the current eviction crisis by supporting low-income renters navigating a legal system that offers them virtually no protections, and increasing access to, and utilization of, existing Miami-Dade County, City of Miami, and City of Hialeah ERAP funds in high areas of need, specifically for those Black and brown women-headed households in majority Black and brown ZIP codes that are most impacted by the eviction crisis. We are leveraging partner organizations' and key allies' unique competencies to deliver community organizing and outreach efforts that build the power of marginalized renters, particularly BIPOC women-headed households, who are more likely than any other group to be evicted; front-line eviction defense support, including legal assistance, self-help, and community education to keep renters in place; and data collection and information sharing of eviction data and the experiences and challenges faced by local families through an Eviction Defense Task Force.

Impact: Miami Homes for All, through the Miami-Dade Eviction Task Force, is coordinating communication across county and municipal agencies to ensure that rental assistance funding is getting to those who need it most. This has resulted in Miami-Dade County agreeing to pay tenants directly when landlords will not cooperate, updated application procedures that are more accessible, and a direct line of communication between tenant represen-

tatives engaged in application support and county and municipal agency representatives.

Georgia

Georgia Advancing Communities Together, Inc.

Primary Contact: Dr. Bambie Hayes-Brown,
bhayesbrown@georgiaact.org

Partner Organization(s): Atlanta Legal Aid, Georgia Appleseed, Enterprise Community Partners, Black Voters Matter, FRESH Communities, SOWEGA Rising, Rep Georgia, Fair Fight, Southern Poverty Law Center, Georgia State University, and Housing Justice League

Project Description: Georgia Advancing Communities Together (ACT) is building a broad-based coalition of partners to advocate for low-barrier access to federal rental assistance funds. The ERASE project primarily focuses on working with the Georgia Department of Community Affairs (a state housing finance agency) to quickly and equitably deploy rental assistance funds, advocate for transparency in reporting, and implement equitable marketing of programs to underserved communities (including rural and BIPOC communities). Through the ERASE project, Georgia ACT seeks to provide technical assistance to the Georgia Department of Community Affairs to aid the implementation of best practices and grassroots outreach. Additionally, the coalition strives to ensure renters receive representation in eviction court and are informed of rental assistance programs before an eviction occurs.

Impact: Georgia ACT has successfully reached rural landlords and tenants and those in small cities and towns in south and central Georgia to educate potential recipients about the availability of ERA and how to access it.

Hawai'i

Hawai'i Appleseed

Primary Contact: Kenna StormoGipson,
kenna@hibudget.org

Partner Organization(s): Hawaiian Community Assets; Mediation Center of the Pacific

Project Description: Hawai'i Appleseed's ERASE project has three main goals: 1) influencing state and local partners to efficiently and equitably distribute emergency

rental assistance; 2) enabling adoption of eviction prevention and diversion measures; and 3) encouraging transparency through program data. Thus far, our organization has focused its efforts on developing radio and television advertisements to promote the newly implemented landlord-tenant mediation process, as well as tracking mediation case outcomes and eviction filings.

Impact: Hawai'i Appleseed supported the creation of a secure portal between mediators and the non-profit that administers rent assistance. This allowed mediators to start a rental assistance application in the middle of a mediation and sometimes even complete the process.

Idaho

Idaho Center for Fiscal Policy and the Idaho Asset Building Network

Primary Contact: Kendra Knighten, kknighten@jannus.org

Partner Organization(s): Our coalition includes AARP of Idaho, the Idaho State Independent Living Council, the Intermountain Fair Housing Council, Jesse Tree of Idaho, PODER of Idaho, Community Action Partnerships of Idaho, and the United Way of Southeastern Idaho.

Project Description: The Idaho Center for Fiscal Policy and Idaho Asset Building Network (IABN) are committed to ensuring Idaho's federal rental assistance is administered efficiently, equitably, and transparently to every eligible Idahoan. In partnership with the ERA Equity Coalition, this project aims to influence the Housing Preservation Program and Emergency Rental Assistance Program to accelerate use of funding by enacting effective housing stability and outreach strategies in collaboration with established community organizations, ensure state and local lawmakers continue to approve the use of funding without additional barriers, and encourage program transparency.

Impact: The IABN successfully secured legislative approval for the use of ERA1 and ERA2 funds, ensured state funds could be used to supplement local ERA programs, and promoted the creation of a sub-granting process for application completion assistance. IABN also launched an ERA Feedback Survey in November 2021 to learn more about the experiences of impacted renters and met regularly with the program administrator to discuss the findings and the concerns raised by tenants.

Illinois

[Housing Action Illinois](#)

Primary Contact: Bob Palmer, Policy Director, Housing Action Illinois, bob@housingactionil.org

Partner Organization(s): Lawyers' Committee for Better Housing (LCBH) and The Preservation Compact

Project Description: Our goals are to 1) ensure that no evictions occur when emergency rental assistance (ERA) or other services and interventions could be used to prevent them; 2) maximize the amount of ERA funds that assist renters and small landlords with the greatest need for assistance, especially Black, Indigenous, and people of color (BIPOC) and other marginalized people; and 3) use successfully implemented eviction prevention strategies to help make the case for long-term efforts to end housing instability and homelessness in our nation. We are focused on the emergency rental assistance programs for Chicago, Cook County, and the State of Illinois.

Impact: Based on advocacy to make ERA more accessible and prioritize funding for those most at risk of eviction, the State of Illinois has dedicated up to \$60 million in federal ERA funds for a court-based rent assistance program that launched at the end of September 2021 in 101 of Illinois' 102 counties. The Cook County program, including Chicago, launched in mid-October 2021, with some additional financial support from Chicago and Cook County. Court-based ERA is a means to reach renters who didn't know about the availability of ERA before their eviction case was filed and/or did not have the means (e.g., lacked access to technology) to apply. Starting in July 2022, the State of Illinois is also providing some financial support, using remaining ERA funds, for the Cook County court-based ERA program - something we advocated for. State funding for court-based ERA is planned to continue at least through June 2023. In addition to court-based ERA, some counties have other court-based eviction prevention programs, such as Cook County's Early Resolution Program, in which LCBH is an active partner.

[Chicago Anti-Eviction Campaign](#)

Contact: JR Fleming and Ananka Shony, antieviction@gmail.com

Project Description: The Chicago Anti-Eviction Campaign is a locally based human rights organization whose mission is to enforce housing as a fundamental right. The Campaign strives to do this through community organizing, leadership development, direct action, and public policy advocacy that empowers those directly impacted by displacement and homelessness to de-commodify housing and affirm it as a human right. Through the ERASE project, the Campaign is providing solutions to end housing instability and homelessness in the United States. These solutions include providing legal and housing assistance, developing eviction diversion programs, training tenants and landlords on how to apply for emergency rental assistance, and expanding and preserving affordable housing supply. As rental indebtedness caused by the pandemic threatens housing affordability and generates housing instability, the Campaign is using funding to meet the goals of ERA and create structures, models, and partnerships that will impact the future of housing affordability, availability, and stability for those who have been most marginalized and deeply impacted.

Impact: The Chicago Anti-Eviction Campaign created court support videos for tenants and helped find legal assistance via legal partners and students from law classes who provided workshops, court support, and legal support to households at risk of eviction.

Indiana

[Prosperity Indiana](#)

Primary Contact: Andrew Bradley, abradley@prosperityindiana.org

Partner Organization(s): Members of the [Hoosier Housing Needs Coalition](#) (HHNC) steering committee; AARP Indiana; Coalition for Homelessness Intervention & Prevention (CHIP); Fair Housing Center of Central Indiana; Family Promise of Greater Indianapolis; Indiana Coalition Against Domestic Violence; Indiana Institute for Working Families – INCAA; The Ross Foundation/Indianapolis Tenants Right Union; United Way of Central Indiana, and Hoosier Action; Legal Services Partners: Indiana Legal Services

and Indiana Bar Foundation; Language Services Partners: Indiana Immigration Welcome Center; Academic Partners: faculty of the University of Indianapolis and the IU McKinney Law School's Health & Human Rights Law Clinic; state policymakers at IHCD and state legislators. Other ERASE partners include members of the Indiana General Assembly and Indiana Housing Task Force, the State of Indiana [IERA](#) and City of Indianapolis [IndyRent](#) ERA programs, and the statewide [Housing Stability Network](#) and [Indiana Legal Help](#) network partners.

Project Description: Our ERASE project includes a two-pronged strategy of strengthening Indiana's local ERA programs (i.e., supporting connections between IndyRent and local courts) and lifting those local best practices up to scale through statewide administrative policies, court rules, and legislation. In addition, our ERASE goals include improving ERA outreach and housing stability services for the most vulnerable tenants; strengthening tenant supports through connection to court-based services and implementation of the [recommendations](#) of the Indiana Supreme Court's Landlord-Tenant Task Force; and working with local, state, and national data partners to improve data transparency, improve and complement the new [Indiana Housing Dashboard](#), and inform program and policy decisions.

Impact: In response to the advocacy of Prosperity Indiana and Hoosier Housing Needs, the State of Indiana released two Requests for Proposals (RFPs) for housing stability services using ERA2 funds (totaling \$25 million). Prosperity Indiana and INCAA were awarded one of the RFPs to stand up the new [Housing Stability Network](#) that is currently able to provide housing counseling and family stability wrap-around case management for tenants in all 92 counties with specific outreach to the lowest-income, BIPOC, and most disinvested communities. The Network also closely coordinates with Indiana Bar Foundation's ERA2-funded [Legal Services Network](#), which provides court-based eviction diversion and other legal services to tenants. When ERA funds are again available, these two networks will be able to cross-refer tenants to funds and services.

After two years of advocacy, HHNC won a partial sealing/expungement of eviction filing records when [HEA 1214](#) became law on July 1, 2022. The Coalition has worked

with legal aid partners including Indiana Legal Services and Indiana Bar Foundation to create pro se [instructions](#) and [professional education](#) so expungement can benefit the estimated 40% of the 126,000 Hoosiers who have experienced eviction filings since the beginning of the pandemic. In addition, HHNC partners on the Indiana Supreme Court's [Landlord Tenant Task Force](#) followed the creation of an 'EV' for evictions code to track eviction cases and the creation of the [Fast Track Facilitation](#) eviction diversion mediation program by issuing a [Final Report](#) with recommendations to increase utilization of mediation services and reform court processes to provide more time for tenants to access resources and services.

Prosperity Indiana and HHNC are building on the momentum of ERASE with plans to advance broader policy goals for short-term housing stability and long-term affordability and tenant protections. HHNC is represented on the Indiana General Assembly's [Housing Task Force](#) and included ERASE goals in [recommendations](#) given during the first Task Force meeting. We are expanding our statewide coalition through outreach to multi-sector partners and faith groups in key legislative districts, in part through use of a [Court Watcher's Toolkit](#) inspired by other ERASE cohort partners. Over the next year, we plan to work with HHNC members and ERASE partners to stand up permanent ERA programs and services at the state and local levels, including sustainability for the Housing Stability Network. We are also developing bipartisan support for strengthening tenant protections, including establishing statewide escrow and habitability standards enforcement, Right to Counsel in Indianapolis, and increasing affordability through expanded access to Indiana's renter credit.

Kentucky

[Homeless and Housing Coalition of Kentucky](#)

Primary Contact: Adrienne Bush, Executive Director, abush@hhck.org

Partner Organization(s): Kentucky Equal Justice Center, Coalition for the Homeless – Louisville, Metropolitan Housing Coalition - Louisville

Project Description: Kentucky's ERASE project is dedicated to making Emergency Rental Assistance more accessible, preventive, and visible through monitoring

the deployment of the state's ERA program, replicating successes in Louisville's fund across the state, and surveying participants in the ERA programs. We are working with partners with experience in homeless assistance coordination, fair housing, and public interest law and advocacy.

Impact: Homeless and Housing Coalition of Kentucky (HHCK) has worked with the Kentucky Housing Corporation (KHC) to implement a survey aimed at receiving policy recommendations from tenants who apply for ERA. HHCK has received the survey results from KHC in addition to receiving weekly reporting on ERA numbers. HHCK has also gotten Lexington and Fayette County to implement Direct to Tenant Assistance (DTA).

Louisiana

[HousingLOUISIANA](#)

Primary Contact: Alfredo A. Cruz,
Alfredocruz466@gmail.com

Partner Organization(s): Louisiana Organization for Refugees and Immigrants (LORI), HousingNOLA, Greater New Orleans Housing Alliance, Housing 1st Alliance, Acadiana Housing Alliance, Acadiana Regional Coalition on Homelessness and Housing, and Northshore Housing Alliance, Southern University Vulnerable Communities and People's Initiative.

Project Description: HousingLOUISIANA's project supported by the ERASE national program has a three-pronged approach to ensuring immigrant and Indigenous families in metropolitan areas of Baton Rouge, Northshore, Lafayette, and Shreveport have full access to resources to guarantee their housing stability and long-term housing. The project is about creating and enhancing visibility of emergency rental assistance to achieve housing stability in target areas in partnership with local Latinx businesses while improving accessibility of assistance funds by ensuring local and state emergency rental assistance programs are implementing improvements. HousingLOUISIANA's ERASE project is also developing a partnership with the Governor's office and Southern University to create a statewide eviction-diversion program modeled on pilots currently underway in Baton Rouge and others designed and managed by Southern University to prevent the displacement of low-income families.

Impact: HousingLOUISIANA has been working with the Governor's office and universities to develop a statewide pilot eviction diversion program. Data collection on evictions is also a critical first step for developing a right-to-counsel legislative proposal for the 2023 session.

Massachusetts

[Citizens' Housing and Planning Association](#)

Primary Contact: Maritza Crossen, mcrossen@chapa.org

Partner Organization(s): The Boston Foundation, United Way of Greater Fall River, United Way of Greater New Bedford, United Way of Massachusetts Bay and Merrimack Valley

Project Description: The Citizens' Housing and Planning Association's (CHAPA) Neighborhood Emergency Housing Support Program's primary objective is to prevent unnecessary foreclosures, evictions, and homelessness to the greatest extent possible in communities most impacted by the current health and economic crisis. The program directly leverages and supports the robust work of community-based organizations and their vital connections to homeowners and tenants at risk of losing their homes in coordination with and to supplement work being done by the Regional Administering Agencies. CHAPA is funding the program to reach residents in need of financial assistance while also gathering essential information about how best to reach people about available housing resources. This data will help drive the goals and design of future programs aimed at assisting Massachusetts residents who have low and extremely low incomes.

Impact: Over a six-month period, the 22 community-based organization grantees participated in monthly cohort meetings, completed monthly reporting requirements, and served nearly 2,000 Massachusetts low-income residents with rental and mortgage application assistance. The funding request from these clients was over \$5.2 million. These groups were not only able to reach households that were unaware of the ERA program or needed help applying but were also able to provide them with other valuable resources to help the clients remain stably housed. Over 63% of clients reported that they learned about the ERA program either directly from the CBO or through a community member who referred

them to the CBO as a trusted resource. Only 3% of clients learned of the program through state outreach. When asked why they hadn't applied for the program yet by the CBOs, 25% of applicants said they didn't know about it, 25% said they needed help applying, and 21% cited language barriers. The other reasons mentioned were immigration barriers and technology barriers. Nearly a quarter of the clients requesting rental or mortgage assistance also received information for SNAP, 16% needed and received utility assistance, 8% were provided with legal services, 7% were able to obtain workforce housing assistance, and 6% received supportive housing resources. All these factors speak to the unique position CBOs hold, as a trusted and reliable resource communities can count on for an array of services to help households become whole again.

Michigan

United Community Housing Coalition

Primary Contact: Tonya Myers Phillips,
tmphillips@milegalservices.org

Partner Organization(s): Michigan Legal Services, Detroit Action, Congress of Communities, and the Wisdom Institute

Project Description: The United Community Housing Coalition (UCHC) and its partners launched the Keep Detroiters in Their Homes (KDITH) Project to continue and expand the ongoing work of tenants, Detroit residents, nonprofit organizations, legal aid organizations, City of Detroit officials, and the court to keep Detroiters in their homes. The KDITH project organizes, trains, and supports Detroit tenants and homeowners, conducting on-the-ground advocacy, outreach, partnership development, systems change, and policy reform needed to shape Detroit's ERA program in the short and long terms. Together, we've provided emergency rental assistance and legal representation in court proceedings, helping thousands of Detroit residents avert a pending eviction.

Impact: UCHC has conducted targeted outreach to Detroit neighborhoods, including 573 households that had orders of eviction signed by the district court. Other prevention efforts include doing bilingual outreach in primarily Spanish-speaking communities and phone-banking into apartment buildings with high eviction rates. UCHC has

worked with the 36th Local District Court to allow litigants to receive legal advice before hearings are processed. The organization has also worked with the court to adjourn cases that have a pending ERA application.

Michigan Coalition Against Homelessness

Primary Contact: Lisa Chapman,
lchapman@mihomeless.org

Project Description: The Michigan Coalition Against Homelessness (MCAH) ERASE project strategically engages partners and stakeholders in the effective implementation of ERA funding through data collection and analysis, capacity building, raising public awareness, and advocacy efforts with state and local leaders. Further, MCAH, in collaboration with state and local leaders, is conducting outreach efforts targeting marginalized and underserved populations. MCAH is pursuing ongoing, dedicated funding for these programs across Michigan.

Impact: MCAH convened regular Peer2Peer calls with ERA administrators from around the state to discuss program changes and best practices and offer the chance to ask questions, overcome barriers, and seek guidance from the state allocating agency. MCAH also conducted focus groups with tenants, landlords, Legal Aid partners, MSHDA (the state ERA allocating agency), and local ERA administrators to learn about the benefits of the program, challenges and barriers, and to hear suggestions for the future. One-pager documents were developed by MCAH from these conversations and will be shared with partners and the public. MCAH continues to work on tenant protections in Michigan. Source-of-income protections (pending legislation introduced in 2021), eviction expungement legislation (introduced this year), and additional future work on "just cause" evictions and other tenant protections are on the priority list. To date, over 303,000 ERA applications have been received in Michigan and over \$904,000,000 in funding assistance has been approved. Close to 250,000 persons have received funding. Housing stability services (case management) and legal assistance will continue into the 2023 calendar year. MCAH is also engaged with MSHDA and University of Michigan Poverty Solutions on potential data analysis of the ERA portal information.

Minnesota

Minnesota ERASE Campaign

Primary Contact: Elizabeth Glidden,
Elizabeth.glidden@mhponline.org

Partner Organization(s): Co-conveners of the Minnesota ERASE Campaign include African Career Education Resource, Housing Justice Center, and Minnesota Housing Partnership

Project Description: The Minnesota ERASE Campaign is an effort to ensure that the historic aid enacted by Congress reaches the lowest-income and most marginalized renters it is intended to help. We are working to eliminate rental indebtedness caused by the pandemic, prevent evictions, and create support for long-term policy changes to end housing instability and homelessness. Our campaign has brought together individual activists and people with lived experience, housing owners and managers, tenant advocates, and legal service providers. We have worked closely with local and state program administrators, state agencies, and lawmakers to design and advocate for funding and policies to support eviction prevention and a new ERA program for Minnesota.

Impact: Minnesota ERASE campaign partners had been active in administrative advocacy to ensure program accessibility and visibility before receiving a grant award. Campaign partners' advocacy resulted in faster payment of applications by the state in late fall 2021 and process changes to increase communication of application status, after applicants had experienced long delays of many months. In January 2022, our state ran out of ERA funds, much more quickly than anticipated. We pivoted our outreach and administrative advocacy campaign to a legislative advocacy campaign that quickly gained prominence in a crowded legislative session. In 2022, we helped write a bill for \$330 million in state ERA funds, with policy design very similar to the federal ERA program. The final version of this bill distributed the funds to counties or their designees to administer. At the end of the session, the final omnibus tax bill had \$20 million for ERA, the largest amount of new funding for any housing program. The omnibus bill had bipartisan support, a great achievement given Minnesota's divided legislature. The bill, however, was not signed by the Governor, as final session negotiations fell apart (for reasons unrelated to housing issues). In

working to build power during the legislative session, we were able to impact the narrative relating to ERA, including by hosting listening sessions with impacted renters and with property owners to impact bill design, organizing two press conferences that featured renters and advocates sharing powerful stories, and becoming a trusted resource to the media for information about the need for emergency rental assistance. We published three renter data snapshots during 2022 and initiated two major research projects – evaluating extrajudicial evictions and Minnesota's utilization of ERA – that will soon be finalized. We have coordinated multiple meetings with each of the local jurisdictions that received federal ERA, providing an avenue for them to impact administrative advocacy and the design of an emergency rental assistance bill. Finally, our co-convenor Housing Justice Center has also coordinated weekly meetings of legal service providers regarding ERA, resulting in the education of judges and court personnel, reforms in procedures, and a commitment from our state housing agency to ensure staff are available during housing court.

Mississippi

Hope Policy Institute

Primary Contact: Sara Miller, sara.miller@hope-ec.org

Partner Organization(s): MS NAACP; National Association of Social Workers-MS Chapter

Project Description: The MS Project Erase Coalition, co-convened by Hope Policy Institute (HPI) and MS NAACP, includes community advocacy organizations of immigrants, women, and people of color; legal services providers; tenant organizations; and affordable housing providers. Our strategy and scope of work is rooted in the experiences of those with the greatest challenges in accessing the rental assistance funds, rooted primarily in our experiences of hosting rental assistance clinics throughout the state to understand barriers to access. We are sharing those experiences and barriers across our organizations to be able to assess the most effective ways of addressing the barriers our communities are encountering and develop our advocacy strategies and priorities in real time. Collectively, despite no funding being provided by the ERA program administrators, we have hosted over 11 clinics throughout the Mississippi Delta and other economically distressed communities in the state.

Impact: The Coalition has advocated for successful policy change that has allowed coalition members to drop off applications directly to the program administrators rather than requiring them to be mailed in. This resulted in quicker processing of applications. Through outreach to the legal community, HPI has increased the number of attorneys willing to help tenants. HPI's advocacy has also brought new tenant and landlord laws under consideration in the current legislative session.

Nebraska

Together

Primary Contact: Ken Smith, ksmith@neappleseed.org
 Partner Organization(s): Nebraska Housing Developers Association and Nebraska Appleseed

Project Description: Our project is evaluating the efficacy of the five existing ERA distribution programs in Nebraska, identifying existing challenges, and advocating for necessary course corrections. Additionally, our project is increasing awareness of ERA funding through outreach campaigns and supporting programs that increase access to ERA funds, such as the Tenant Assistance Project in Douglas and Lancaster counties.

Impact: Despite challenges within the state, Together celebrates the success of the reallocation of underutilized state funds to local grantees (\$84.7 million) in Lancaster and Douglas counties as well as the cities of Lincoln and Omaha. The City of Lincoln and Lancaster County are hoping to use these funds for their Tenant Assistance Project (TAP), which provides free legal representation to tenants facing evictions.

North Carolina

DataWorks NC

Primary Contact: John Killeen, john@dataworks-nc.org
Partner Organization(s): Legal Aid of North Carolina (Durham office)

Project Description: Our ERASE project in Durham intended to provide current ERAP and eviction data to a broad network of community groups. These groups include community stakeholders, activists and advocates, as well as government actors working on eviction diversion, court watching and court support, as well as tenant

organizing and other activities in Durham. However, rent assistance data were not made available by municipal housing program managers to inform this work. Legal Aid of North Carolina became the primary implementer of Round 2 ERA distribution in our county, building on our shared learning from Round 1 ERAP issues. Legal Aid, DataWorks, and their community networks continue to learn from eviction data, which have become more alarming since the last of the emergency rent assistance dollars were distributed.

Impact: DataWorks NC coordinates closely with Legal Aid, which has been selected as the implementing party for the second round of ERAP. Legal Aid and DataWorks have established a data sharing agreement enabling some public reporting on how Round 2 was implemented. The network of community collaborators we serve has grown stronger through this effort.

North Dakota

[North Dakota Coalition for Homeless People](#)

Primary Contact: Sue Shirek, sue@jointhemission.org

Project Description: North Dakota Coalition for Homeless People (NDCHP) is engaging with landlords, tenants, legislators, court system administrators, and partner agencies to promote the efficient and appropriate use of ERA funds and to improve the efficiency of the process of fund disbursement. Through the work of the ERASE project, NDCHP hopes to (1) alleviate landlord frustration and trepidation concerning the program; (2) mobilize forces with NDCHP, CAPND, and DHS to work on policy changes or improvements based on recommendations from clients, service providers, and others; (3) provide relevant data to grantors, legislators, and other key officials about the need for funding, the use of the funds, and the outcomes associated with ERA; and (4) engage NDCHP member organizations to help disseminate information about ERA and secure their support on policy recommendations.

Impact: NDCHP, along with other engaged providers, has met with state legislators to advocate for the improvement of tenant and landlord laws in North Dakota. These convenings also included landlords, who provided their perspectives on how ERA programs can be improved, which garnered more of the state legislators' attention.

Ohio

[Coalition on Homelessness and Housing in Ohio](#)

Primary Contact: Ken Williamson,
kenwilliamson@cohhio.org

Partner Organization(s): Affordable Housing Alliance of Central Ohio and Ohio Poverty Law Center

Project Description: The Coalition on Homelessness and Housing in Ohio's (COHHIO) goal is to improve the equitable distribution of ERA resources in Ohio. Under the ERASE Project, COHHIO is working to expand activities to achieve project goals to 1) influence state and local programs to accelerate the use of funding, 2) promote eviction prevention and diversion measures through policy reforms and partnerships, and 3) encourage transparency by tracking program data, successes, and challenges.

Impact: The Ohio Department of Development (the lead state agency for ERA) has finally committed to implementing a statewide online system for landlords and tenants to complete an application and plans to launch a robust marketing campaign around this portal. This is a direct result of COHHIO's advocacy efforts with administrators, including the creation and distribution of ERA best practices webinars and an [ERA Guide to the Guidance](#). COHHIO has educated skeptical state lawmakers about the need to appropriate the state's federal ERA funds so that local agencies can continue to provide assistance to at-risk tenants. COHHIO has established the Ohio Tenant Protection Roundtable, a coalition of local tenant advocates and legal aid and fair housing attorneys, to share information and strategies about advancing source-of-income discrimination, pay-to-stay, right-to-counsel and other pro-tenant ordinances at the local level. COHHIO and partners have developed a [Pay to Stay Technical Guide](#) to support local efforts to enact ordinances that ensure at-risk tenants can access ERA to avoid eviction.

Pennsylvania

[Housing Alliance of Pennsylvania](#)

Primary Contact: Chi-Hyun Kim,
chi-hyun@housingalliancepa.org

Project Description: The Housing Alliance of Pennsylvania is promoting strategies across Pennsylvania that are

reducing evictions, accelerating ERA expenditure, and serving marginalized communities. The Housing Alliance provides webinars, publications, fact sheets, and regular meetings and communications with ERAP administrators, serving as a reliable source of information on strategies to speed up assistance and prevent evictions.

Impact: The Housing Alliance regularly convened ERAP administrators from across the state, with administrators from 28 programs (including 13 of the 18 largest programs) participating. We developed and shared case studies and guides on [self-attestation](#), [fact-specific proxy](#), [categorical eligibility](#), and other strategies to reduce barriers to assistance. Through a survey we conducted of programs that had participated in our ERAP peer exchanges, we saw that at least seven programs had expanded their methods of outreach, eight had increased the number of flexibilities used, six had increased the menu of assistance offered (e.g., paying for hotel rooms), and four had expanded housing stability services since their programs started. The Housing Alliance also successfully advocated with the state's General Assembly to lift the stringent cap previous legislation had imposed on the amount of funding that could be used for administrative purposes, which enabled programs to hire more staff and move more quickly to process applications.

Puerto Rico

[Ayuda Legal Puerto Rico](#)

Primary Contact: Ariadna Godreau Aubert,
ariadna@ayudalegalpr.org

Project Description: Ayuda Legal Puerto Rico (ALPR) promotes legal awareness, support and advocacy to ensure access to rental assistance funds, and defense for families at risk of evictions. The program is working comprehensively to advance tenants' rights and to enforce procedural changes to ensure legal representation and access to self-defense and is the first of its kind in Puerto Rico.

Impact: Advocacy efforts as well as a social media and radio campaign funded by ALPR skyrocketed application numbers. As of January 31, 2022, nearly 30% of the ERA funds have been spent (compared to 8% in October 2021). Additionally, many of ALPR's recommendations to the Puerto Rico Department of Housing and the Judicial

Branch have been implemented. The changes made as a direct result of the recommendations include allowing for self-attestation for verbal contracts, making direct funds available to tenants who lack landlord consent, creating a joint program to mitigate evictions in collaboration with the Judicial Branch, and the publication of partial data.

Coalición de Coaliciones

Primary Contact: Francisco J. Rodríguez-Fraticelli, francisco@coaliciondecoaliciones.org

Partner Organization(s): Pro Personas sin Hogar de PR, Inc. and La Liga de Ciudades de PR, Inc. (League of Puerto Rican Cities)

Project Description: Coalición de Coaliciones is implementing, in collaboration with key partners and allies, an initiative focused on ensuring that the unprecedented federal emergency rental assistance (ERA) funds quickly reach the lowest-income and most marginalized people. This initiative is ensuring the housing stability of the lowest-income renters in the short term and making the case for necessary federal investments for longer-term housing solutions.

Impact: Conversations have started with key municipalities and organizations to include them in the design process for the marketing campaign. There is avid interest in joining forces to maximize the impact that these important funds can have. Coalición de Coaliciones is also leveraging other initiatives, like the Child Tax Credit, to share the information on the ERA program. We have been able to track the reach of our efforts through the social media campaign that has been designed for the project. Between March and August of this year, impressions and visits to the application page have been steadily increasing. Furthermore, we managed to collect some information about how the application process has been managed through the dissemination of a feedback survey.

Rhode Island

Housing Network of Rhode Island

Primary Contact: Katie West, kwest@housingnetworkri.org

Partner Organization(s): RIHousing, Rhode Island Center for Justice and Rhode Island Legal Services, Rhode Island Coalition to End Homelessness, Direct Action for Rights

and Equality, Childhood Lead Action Project, Rhode Island KIDS COUNT, HOPE, United Way of RI, HousingWorks RI, and our Housing Network members.

Project Description: Housing Network of Rhode Island's (HNRI) ERASE project focuses on three main areas: (1) influencing ERA program visibility and accessibility by enhancing community access and supporting expansion of culturally relevant outreach; (2) convening and staffing a stakeholder Housing Stability Task Force to advance eviction prevention and diversion efforts; and (3) conducting focus groups to understand successes, challenges, and opportunities with ERA in the short and long terms.

Impact: Rhode Island's state administrator, RI Housing, has made self-attestation forms available for tenants applying for rent relief. The self-attestation form makes it easier for individuals who don't have paperwork readily available to certify one or more of the following: 1) COVID-19-related hardship, 2) income, 3) past due rent, and 4) risk of homelessness or housing instability. These forms were made available as a direct result of HNRI's advocacy efforts.

South Carolina

Richland Library

Primary Contact: Lee Patterson, LPatterson@RichlandLibrary.com

Partner Organization(s): NAACP and South Carolina Legal Services

Project Description: Richland Library is partnering with the NAACP and South Carolina Legal Services to assist in expanding education and outreach on Richland County's local emergency rental assistance program and improve eviction prevention programs in Richland County. The Richland Library has trained 400 social workers on staff to field inquiry calls, text messages, and emails on emergency rental assistance; assist residents with filling out and submitting ERA applications; and conduct follow-up calls and inquiries. Social workers help county residents get their ERA application approved by talking to the Richland County government officials and the landlords, on behalf of their clients.

Impact: Richland Library was able to text clients when it found out the day the Richland County program was closing. As a result, it was able to help over 20 people make sure they could complete their application before the program closed and they would no longer be able to petition the county for funding.

Tennessee

Neighborhood Preservation, Inc.

Primary Contact: Beth Flanagan, beth@npimemphis.org; Margaret Haltom, margaret@npimemphis.org; Kayla Billingsley, kayla@theworkscdc.org

Project Description: Neighborhood Preservation, Inc. (NPI) surveyed and held four convenings for ERA advocates across Tennessee, building a network of local and state-wide partners seeking to improve ERA implementation and collaborate on statewide efforts for long-term housing stability. We are documenting all known barriers to successful ERA implementation and sharing what successful efforts might be scaled to promote sustainable housing stability and eviction prevention in Tennessee. With the conclusion of Tennessee's local ERA programs becoming more widespread across the state, NPI leads the effort alongside various community advocates for sustainable and long-term housing stability initiatives. Habitable housing is a growing concern, and a local legal team works to address these concerns in the Memphis and Shelby County communities of Tennessee. NPI looks forward to sharing our experience and challenges during upcoming events.

Impact: In collaboration with volunteers from US Digital Response, NPI launched court outreach materials for tenants, including a series of court notifications that inform the tenant of the date of their hearing, how ERA assistance will affect the outcome, and what to say to the judge, and to give them a copy of their public court record. Emails now notify all tenants who apply for ERA and are facing court eviction of when their hearing will be and explain COVID-19-related court delays.

Texas

Texas Low Income Housing Information Service (Texas Housers)

Primary Contact: Julia Orduña, julia@texashousing.org; Erin Hahn, erin@texashousing.org

Partner Organization(s): The Office of Court Administration, Texas Department of Housing and Community Affairs, Texas Tenants Union, Saint Mary's School of Law, Child Poverty Action Lab, and BASTA Austin

Project Description: Texas Housers, in collaboration with the Texas Tenants Union and other partners, is collecting data from eviction court proceedings to strengthen Texas's statewide housing justice movement. In Texas, eviction court judges and emergency assistance program administrators are often unaware of how rental assistance and policy falls short for some of the most vulnerable renters who end up in eviction court. We use eviction court observation data to promote transparency and accountability in our court system, while simultaneously painting a picture of the real impact of policy decisions that fail to center people of color, families with low and moderate incomes, and people with disabilities.

Impact: Texas Housers and its collaborating partners worked together to design a unified tool with which court observers from across the state input their observation data to share and streamline understanding and interpretation of courtroom proceedings across multiple Texas jurisdictions. During this grant period, we trained 35 court observers from multiple jurisdictions in tenant rights and eviction proceedings and exposed them to housing advocacy efforts and ways to apply an equity lens to their observations. Collectively, they were able to observe and log 4,587 observations for eviction case hearings in Harris County, Bexar County, and Dallas County.

Texas Housers' simultaneous work on ERA distribution in Texas had a mutually beneficial relationship with the grant-funded eviction observation. Our real-time, in-court experiences along with data informed our conversations with rent relief administrators and Justices of the Peace about the barriers in program design and allowed us to make relevant recommendations, implement necessary changes in how these programs assist tenants, and advocate for other tenant protections such as courtroom reforms, right to counsel, and tenants' rights.

Utah

Utah Housing Coalition

Primary Contact: Tara Rollins, trollins@xmission.com

Partner Organization(s): State of Utah, Peoples Legal Aid, Legal Services, Utah Community Action Partnership, Utah Court, Access to Justice, and Utah Community Health Workers Section (UPHA)

Project Description: Utah Housing Coalition (UHC) is advocating for policy changes on eviction prevention and diversion programs, eviction sealing/expungement, and other tenant protections. UHC is also collaborating with stakeholders to bring about faster access to emergency rental assistance and increase transparency.

Impact: By educating and working with grassroots BIPOC organizations throughout the state, UHC was able to identify barriers in accessing rental assistance. UHC worked with the State of Utah in addressing and resolving these issues.

UHC was able to negotiate with the Utah Apartment Association on an evictions expungement bill that was introduced by a Republican sponsor in the House of Representatives. This bill was passed and became law on July 1, 2022. UHC is now educating community partners on how the expungement process works in English and Spanish.

Washington State

Washington Low Income Housing Alliance

Primary Contact: Rachael Myers, rachaelm@wliha.org

Project Description: The Washington Low Income Housing Alliance (WLIHA) worked to ensure that the lowest-income tenants at risk of eviction were aware of and able to access rental assistance and other protections intended to help them retain their housing; educated decision makers about the impact of the pandemic, the threat of eviction, and delays in distributing rental assistance; and collaborated with the state's Department of Commerce to implement best practices in distributing rental assistance funds.

Impact: In collaboration with the Northwest Justice Project and other organizations, the Washington Low Income Housing Alliance educated tenants across Washington about new rights and about how to access rental assistance. We mailed over 450,000 "know your rights" postcards to low-income households in Washington and provided postcards in English and Spanish to organizations working directly with tenants. We ran a digital campaign using Google Search Ads, Facebook (in English and Spanish), and TikTok that reached over 247,000 people across Washington and sent almost 16,000 people to nwjustice.org/eviction-help. We also ran short radio ads in Spanish multiple times per day on La Pera Radio TV.

Byrd Barr Place

Primary Contact: Tafari Maynard, tafari@byrdbarr.place

Partner Organization(s): Pioneer Human Services

Project Description: Byrd Barr Place is working to distribute emergency rental assistance to tenants in market-rate housing, expand targeted outreach to qualified Black and minority households, simplify the process by which applicants are awarded funds, improve landlord communication, and share our experiences and best practices with an extensive network of BIPOC-led and BIPOC-serving organizations in Seattle.

Impact: Byrd Barr Place reworked the way it processes ERA applications so that those at the top of the list are in more than one priority group. (Such groups include (1) BIPOC households; (2) households with incomes at or below 50% of AMI; (3) households in which at least one member experienced unemployment due to COVID-19; and (4) households that received eviction notices from landlords.) Although we have run out of funds, we expect more to come in from the state-funded rental assistance program.

Tribal Organization

United Native American Housing Association

Primary Contact: Robert Gauthier, gauthierbob@gmail.com; and Dave Heisterkamp, davidvh@wagenlander.com

Partner Organization(s): United Native American Housing Association (UNAHA) is a regional association for 34 tribally-designated housing entities (TDHES) managing and disbursing ERA1 and HAF funds on and around Indian

reservations in North and South Dakota, Colorado, Utah, Wyoming, Montana, and Nebraska.

Project Description: With the ERASE funds, we are gathering data from our members and the families that they serve. We understand that many Native Americans are homeless or living with relatives and are not able to benefit from the several federal Covid Impact funds. We want to understand how we can change this. Through ERASE, UNAHA is sharing information, model documents, and training resources with members and convening regional Zoom calls to strengthen and support efforts to utilize all ERA1 funds. UNAHA has engaged three qualified professional organizations to compile accurate, unique data that will be reported to policy makers and NLIHC to support future funding needs. We are now assisting members submitting requests for funds re-allocated from state and local jurisdictions to tribal programs that have outperformed state programs in many areas.

Impact: All 34 UNAHA tribal members participated in a survey distributed by UNAHA to assess why some tribal members enjoyed early success administering ERA dollars, while others struggled. Two TDHEs in Nebraska, one in Wyoming, and one in South Dakota, who have obligated all of their ERA funds, have received voluntary reallocated funds from the state programs.

Looking for more information?

- ◀ For more information on emergency rental assistance, please visit the ERASE [website](#)
- ◀ If you have a question, please contact the ERASE team at eraseproject@nlihc.org