



OFFICE OF HOUSING

Office of Housing Counseling

Leveraging Community Partners for Eviction Prevention

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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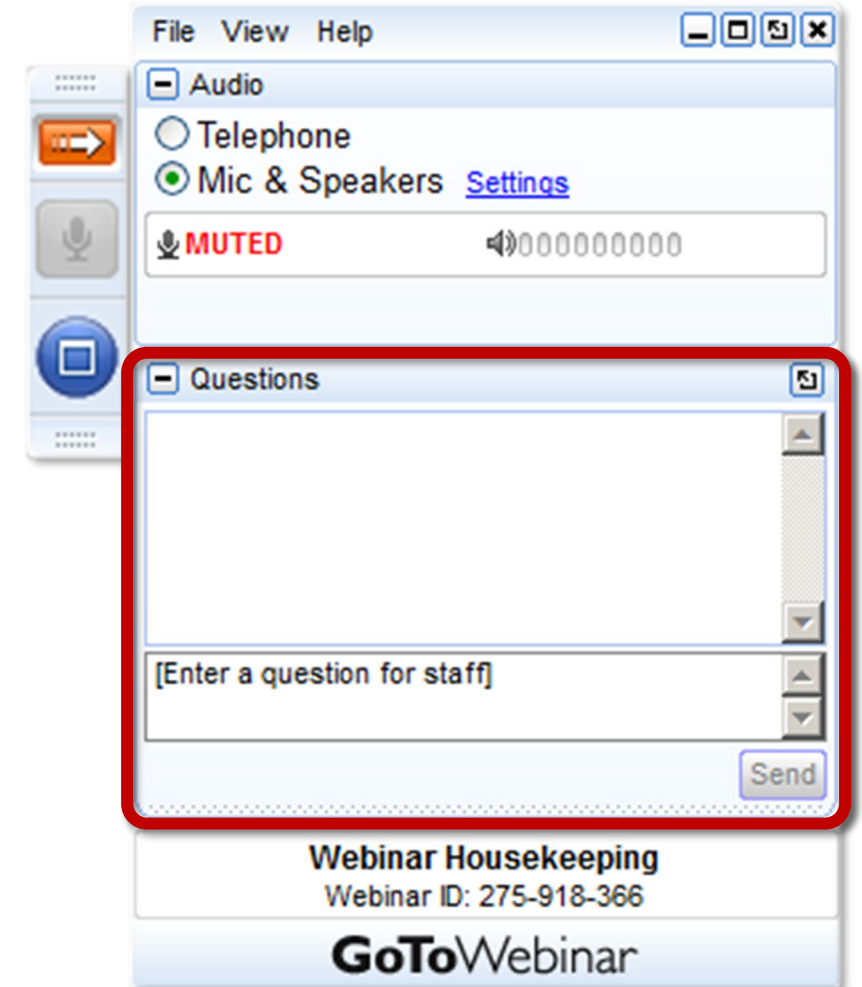
March 02, 2021

Webinar Logistics

- Audio is being recorded. The playback number along with the PowerPoint and a transcript will be available on the [HUD Exchange](#).
- The webinar will be posted in 7-10 days.
- Handouts were sent out prior to webinar. They are also available in the Control Panel. Click on the document name to start the download.

Other Ways to Ask Questions

- Please submit your text questions and comments using the Questions Panel. We will answer some of them during the webinar.
- You can also send questions and comments to:
housing.counseling@hud.gov
with the webinar topic in the subject line.



Certificate of Training

- If you logged into the webinar, you will receive a Certificate of Training from GoToWebinar within 48 hours.
- Please print it out and save for your records.

Get Credit!

- Webinar materials will be posted on the HUD Exchange in the [Webinar Archive](#)
 - Find by date or by topic
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 - select the webinar, and click “Get Credit for this Training”

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If you have attended or completed this training, select the button below in order to get credit and add the course to your transcript.

Get Credit

Housing Counseling Training Digest

- [Visit the Training Digest on the HUD Exchange](#)
- View upcoming training hosted by HUD and other partners



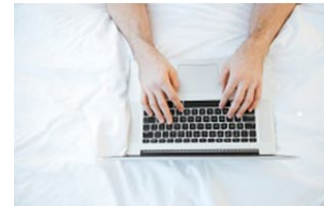
The Housing Counseling Training Digest is updated weekly to reflect trainings hosted by:

- HUD Office of Housing Counseling (OHC)
- OHC funded training partners
- Other partners that host trainings of interest to housing counselors

Please email housing.counseling@hud.gov to notify HUD about upcoming training and events for housing counselors.

Content current as of November 16, 2020

[Subscribe to the Housing Counseling Mailing List](#) to receive training updates in your inbox.



Upcoming Training Calendar

View upcoming trainings for Housing Counseling and other HUD funded programs.



Webinar Archive

View past webinars hosted by the Office of Housing Counseling and access related materials.



Online Training

Access self-paced online training modules, such as Introduction to Housing Counseling.



David Berenbaum

Deputy Assistant Secretary
HUD Office of Housing Counseling (OHC)

Presenters

Presenters:

- Rob Weber, OHC-OCB
- Celia Jones, CPD
- Olivia Healey and Shawna LaRue Moraille, Community Compass Grantee
- Monica Jefferson, Housing Opportunities Made Equal of Virginia

Agenda

- Introduction and Background
- Resources for Emergency Rental Assistance
- Local Partnerships to Prevent Eviction
- How to Find Other Rental Assistance Partners in Your Area
- Q and A
- Additional Resources

Overview of HUD Rental Webinar Series

- A 5-webinar series on rental housing counseling: [Readying Your Organization for Rental Housing Counseling](#)
 - Recordings posted:
 - [The Practice of Rental Housing Counseling](#)
 - [Using Eviction Data and Tools in Rental Housing Counseling](#)
 - [Partnering with Homeless Services Systems to Prevent Eviction](#)
- **Final webinar in series: TBD**
 - The Impact of Rental Housing Counseling on Preventing Eviction

Polling

- There will be polling provided in Mentimeter throughout this presentation. When prompted by the icon to the right, please respond to questions at www.menti.com using your computer or smart phone.



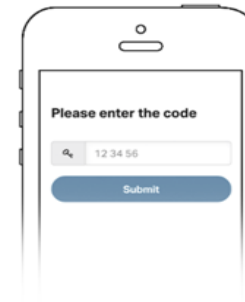
1

Grab your phone

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3

Enter the code and vote!

**Time for
Mentimeter!**





Resources for Emergency Rental Assistance

Understanding Your Role as a Housing Counselor


- Know **what resources exist** at a federal, state, and local level for your jurisdiction
- Develop a basic understanding of the **program requirements**
- Understand **who implements these programs** within your community
 - Know **where to refer renters** that need assistance
 - Know **how to help renters apply** for these resources
 - Be able to **communicate with landlords** about available resources

CARES Act and Other COVID-19 Response Funding Chart



CARES Act & Other COVID-19 Response Funding Chart for Housing Counselors

The [Coronavirus Aid, Relief, and Economic Security \(CARES\) Act](#) and various FY 2021 Federal appropriations legislation have been geared toward addressing the COVID-19 health and economic emergency. Understanding the funding that may be available for housing assistance enables housing counselors to identify state/local programs and determine grantees to contact. Some of the available key programs by Federal agency include:

Federal Agency	Program and Allocation	Description of Funding	Applicable Eligible Activities	Housing Counseling Related Uses	Contact
Treasury (Treasury Department) 	Coronavirus Relief Fund (CRF) \$150 billion	Treasury disburses payments to states and eligible units of local government, D.C. and U.S. Territories, and Tribal governments to cover necessary expenses incurred due to the COVID-19 public health emergency. Each unit of government is responsible for making determinations regarding which expenses are necessary due to the public health emergency.	Eligible expenses may include: <ul style="list-style-type: none"> • Medical expenses • Public health expenses • Payroll expenses for public safety, public health, health care, human services, and similar employees • Expenses to facilitate compliance with COVID-19-related public health measures • Expenses associated with the provision of economic support 	Uses specific to housing counseling include: <ul style="list-style-type: none"> • Payment of overdue rent or mortgage payments related to the public health emergency • Eviction prevention related to the public health emergency • Utility fees to maintain essential services, related to the public health emergency 	View CRF allocations (search by state, county, and/or city/metro)
	Emergency Rental Assistance Program \$25 billion	Passed on December 21, 2020 the Emergency Rental Assistance program makes available \$25 billion to assist households that are unable to pay rent and utilities due to the COVID-19 pandemic. The funds are provided directly to States, U.S. Territories, local governments, and Indian tribes. Grantees use the funds to provide assistance to eligible households through existing or newly created rental assistance programs.	Eligible expenses include: <ul style="list-style-type: none"> • At least 90% of the funds must be used to provide financial assistance, including back and forward rent and utility payments incurred due to the pandemic. Assistance can be provided for 12 months. States and localities can provide an additional 3 months of assistance if necessary, to ensure housing stability for a household. • When providing forward rent, assistance can only be given for 3 months, though households can subsequently reapply for additional assistance. • Recipients can use up to 10% of funds to provide case management and other services related to the pandemic. 	Uses specific to housing counseling include: <ul style="list-style-type: none"> • Payment of back and forward rent, utility payments, and other housing expenses incurred due to the pandemic • Case management and other services related to the pandemic to help keep households stably housed 	The Treasury Department has issued its methodology for allocations and eligible units of local government .

Find a Grantee

Search for a specific grantee and view its awards, contact information, reports, and more.

HUD grantees receive funding from HUD to support HUD's mission to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD grantees include state and local governments, non-profit and for-profit organizations, public housing authorities, and tribal entities.

HUD Exchange grantee pages are currently available for: CDBG, CoC, ESG, HOME, HOPWA, HTF, and NSP grantees.

Note: To submit edits to information posted on grantee pages, please follow the [change request instructions](#) or [contact us](#).

Search by Organization Name



Export (xls)

Grantees

All States

Programs

■ CDBG: Community Development Block Grant Program

■ CoC: Continuum of Care Program

■ Emergency Shelter Grants Program

■ ESG: Emergency Solutions Grants Program

■ HOME Investment Partnerships Program

State	Organization Name	Programs	Last HUD Award
AK	Abused Women's Aid in Crisis	CoC	2018
AK	AK-500 - Anchorage CoC	CoC	2019
AK	AK-501 - Alaska Balance of State CoC	CoC	2019
AK	Alaska	CDBG, Emergency Shelter Grants Program, ESG, HOME, HOPWA, HTF, NSP	2020
AK	Alaska Coalition on Housing and Homelessness	CoC	2018
AK	Alaska Housing Finance Corporation	CoC, HOPWA	2020
AK	Alaskan AIDS Assistance Association	CoC	2014
AK	Anchorage Coalition to End Homelessness	CoC	2018
AK	Anchorage Community Mental Health Services	CoC	2016
AK	Anchorage Housing Initiatives	CoC	2018
AK	Anchorage, AK	CDBG, CoC, Emergency Shelter Grants Program, ESG, HOME	2020

Find a
grantee by
HUD CPD
program

Supporting Clients

Think strategically about **how funding can be layered** in your locality

Maximize available resources

Avoid duplication of funding

Client lost
job due to
COVID-19

**Coronavirus Relief
Fund (CRF)**

2 months

Client was unable to
make rent payments for
2 months in February
and March

Local Stay
at Home
Orders for
Community

**Community
Development Block
Grant (CDBG-CV)**

3 months

Client was unable to
make rent payments July,
August, September

Client
misses rent
payments
in January,
February

**Emergency Rental
Assistance
Program (ERAP)**

3+ months

Can be used to provide
back and forward rent
and utility payments



Local Partnerships to Prevent Eviction

City of Richmond, Eviction Diversion Program (EDP)

- Monica L. Jefferson
- Vice President and Chief Operating Officer



City of Richmond Eviction Diversion Program

Richmond's Eviction Diversion Program (EDP) to work with tenants who have received a pay or quit notice for nonpayment of rent, an unlawful detainer for nonpayment of rent, or a judgement for nonpayment of rent. The EDP strategy is a multi-level approach that includes:

1. Rental Housing Counseling
2. Pro Bono Attorneys (Voluntary Conciliators)
3. Financial Assistance
4. Housing Stabilization Resources

EDP Partners

- The Eviction Diversion Program is a collaborative public-private partnership
 - City of Richmond
 - Central Virginia Legal Aid Society
 - Greater Richmond Bar Foundation
 - Housing Opportunities Made Equal of VA, Inc.
 - Richmond General District Court



Program Objectives

- Reduce the number of evictions for low-income families
- Diminish the displacement of families from their homes
- Encourage an understanding of eviction-related processes through education



Program Eligibility Guidelines

The Eviction Diversion Program is available to Richmond City residents who are facing eviction after receiving the pay or quit notice, before or at the time of an unlawful detainer (eviction) hearing, or after a judgment of possession and before the execution of the Writ of Possession if:

- The tenant has been impacted by COVID-19 pandemic.
- The tenant and the landlord can agree on the amount of money owed.
- The money owed is the only issue of dispute between the tenant and the landlord.
- The tenant has not received assistance from the program in the last 12 months.
- The tenant income does not exceed 80% of the AMI for the City of Richmond.





How to Find Other Rental Assistance Partners in Your Area

Finding Rental Assistance Partners in Your Area

Rental and Eviction Prevention Case Management

- *Philanthropic partners* – can provide HCAs with grants for operating support, expanding rental housing counseling, or flexible rent assistance resources
- *Legal aid and mediation organizations* – can assist clients who are already facing an eviction
- *PHAs and local affordable housing providers* – can assist clients in finding affordable rental units
- *Local landlords and landlord trade associations* – can educate landlords on rental assistance programs to help their tenants

Emergency Services

- *Social service providers* such as CAP agencies and faith-based organizations – can assist clients with emergency resources
- *Food and clothing banks* – can assist clients with other basic needs to free up resources to pay their rent

Finding Rental Assistance Partners in Your Area

Sources to look up rental assistance resources based on jurisdiction:

- [NCSHA State HFA Emergency Housing Assistance Programs](#) (search by state Housing Finance Agency)
- [NLIHC COVID-19 Rental Assistance Database](#) (search by state, city, county, or locality)
- [Legal Help FAQ on Evictions and Renter Protections](#) (includes financial assistance resources - search by state, county, or city)

NCSHA State HFA Emergency Housing Assistance Programs



Need Housing Help?

Community

Login



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Membership ▾

Advocacy & Issues ▾

Resource Center ▾

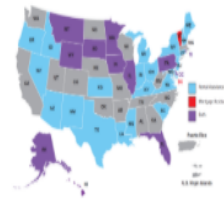
News ▾

Events ▾

Contact Us

Home / Resource Center / State HFA Emergency Housing...

State HFA Emergency Housing Assistance 2020 Programs



This directory shows critical components of state HFA emergency rental and mortgage assistance programs administered in 2020 as part of the initial response to the COVID-19 pandemic. Most state HFAs are either in the process of or have already closed down these programs in anticipation of standing up the Emergency Rental Assistance program authorized under the Consolidated Appropriations Act of 2021. Please see this [presentation](#) for an analysis of 2020 emergency housing assistance programs or click on the program links to see additional details for each state program. Questions? Contact [NCSHA](#).

Emergency Housing Assistance Main Page

Search All

Recipient

State Agency

Search

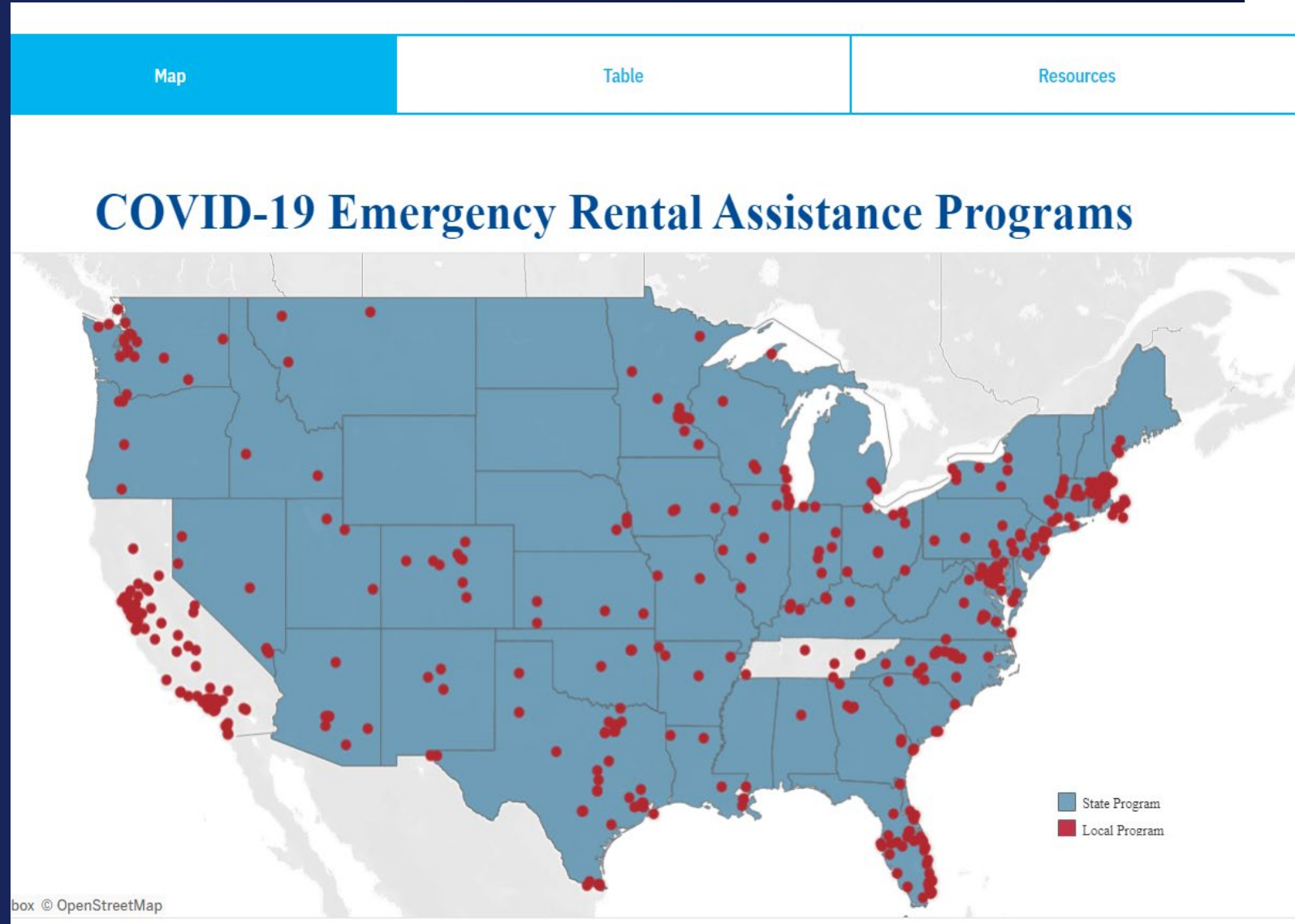
NLIHC

COVID-19

Rental

Assistance

Database



Legal Help FAQ on Evictions and Renter Protections



Legal Help FAQs on Eviction and Landlord-Tenant Problems

Find your local legal rules and groups who can help you. Also find what emergency protections renters have during the COVID-19 pandemic.

This site is a non-profit effort led by a team at Stanford Legal Design Lab and supported by The Pew Charitable Trusts.

This site provides legal information, but does not provide legal advice. Please check with your local court and legal aid groups for up-to-date, authoritative information. Please review this site's [Terms of Use](#) carefully before using the Legal Help FAQs platform.

Search



Get Help



Find Local Legal Help



Find Financial Assistance for Housing Costs



Find Other Services to Help You



What You Can Do as a Tenant

Housing Assistance Resources

Need Housing Assistance?



Are you homeless or at risk of homelessness?

Contact an organization in your local community who can help.

[Find Homeless Assistance](#)

Local agencies provide a range of services, including food, housing, health, and safety. Contact a national hotline or locate an organization near you. **If you are experiencing a life-threatening emergency, please dial 911.**

COVID-19 (Coronavirus): The Centers for Disease Control and Prevention (CDC) offers the most up-to-date information on COVID-19. View updates from CDC on the [CDC Coronavirus website](#).

Housing Assistance

Homeless Housing Help

- Contact a [homeless service provider](#) in your community.
- Contact a [housing counseling agency](#) in your area or call 800-569-4287.
- Find [local community development and affordable housing contacts](#).
- Search [justshelter.org](#) to find community organizations working to preserve affordable housing, prevent eviction, and reduce family homelessness.

Renters: Find an Affordable Unit

- Find [affordable rental housing](#) near you.
- Find [HIV/AIDS housing and services](#) near you.
- Find [State Housing Finance Agencies](#) with affordable rental properties.
- Find [subsidized units in rural areas](#).
- Find [affordable units in properties supported by tax credits](#).

Renters: Tenant Rights and Responsibilities

- Find [information about tenant rights and responsibilities](#).
- Find [tenant rights by state](#).
- View [state laws regarding security deposits](#).
- View [ten tips for tenants](#).
- View the [Move-In/Move-Out Inspection Form](#).



Questions and Answers



Coming Soon: Community of Practice

- HUD's Office of Housing Counseling will be hosting a community of practice for organizations performing extensive rental housing counseling
 - Learn and share best practices with the field
- Community of Practice:
 - A group of practitioners with shared expertise that engage in a process of collective learning around a common set of problems.

Additional Resources



- [CARES Act and Other COVID-19 Response Funding Chart](#)
- [Rental Housing Counseling Resource Page](#)
- [CFPB – Help for Renters](#)
- [Using CDBG-CV to Address Housing Instability Webinar - *Recording*](#)
- [Office of Housing Counseling websites](#)

Office of Housing Counseling



- **Find us at:**
www.hudexchange.info/counseling
- **Email us at:**
Housing.counseling@hud.gov

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Thank You For Attending