



HUD Data & Tools to Support Rental Housing Counseling

Audio is only available by
conference call

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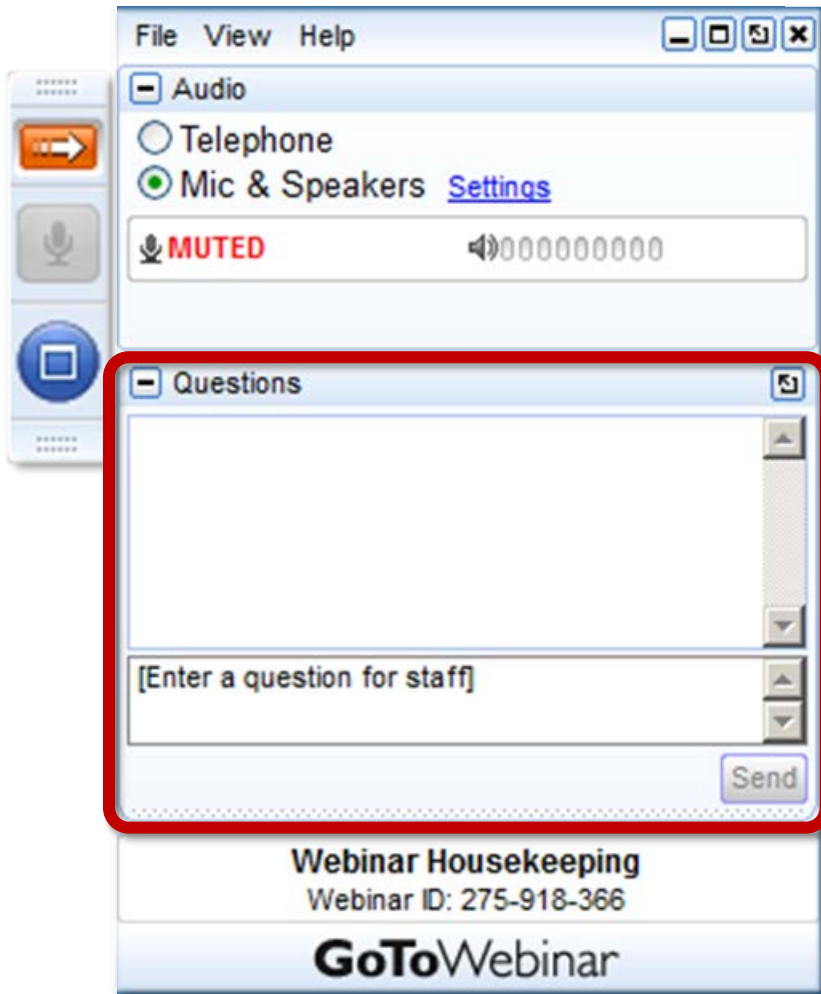
December 08, 2020

Webinar Logistics



- Audio is being recorded. The playback number along with the PowerPoint & 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 & comments using the Questions Panel. We will answer some of them during the webinar.
- You can also send questions & comments to: housing.counseling@hud.gov with the webinar topic in the subject line.

Certificate of Training



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

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- Webinar materials will be posted on the HUD Exchange in the [Webinar Archive](#)
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Housing Counseling Training Digest

[Visit the Training Digest on the HUD Exchange](#)

Housing Counseling Weekly Training Digest

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.

View
upcoming
training
hosted
by HUD &
other
partners

Lorraine Griscavage-Frisbee

Deputy Director

**HUD Office of Housing Counseling (OHC)
Office of Outreach & Capacity Building (OCB)**

Presenters & Q &



Presenters:

- Sarah Greenberg, Joseph Sant, & Rachael Laurilliard, ICF, TA Provider
- Samantha Batko, Urban Institute
- Tammy Dunn, OHC-OCB

Q & A:

- Virginia Holman & Julie Rice, OHC-OCB

Agenda



- Overview of webinar series & goals for today's webinar
- Where to find eviction data to support rental housing counseling services
- A tool to help Housing Counseling Agencies (HCA) target rental housing counseling services
- How HCAs can update agency work plans for rental housing counseling
- Q & A
- Additional resources

Overview of HUD's Rental Webinar Series



- A 5-webinar series on rental housing counseling: [Readying Your Organization for Rental Housing Counseling](#)
- Future topics include:
 - Partnering with homeless service programs to prevent eviction
 - Leveraging community partners for eviction prevention
 - 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.

Time for
Mentimeter!



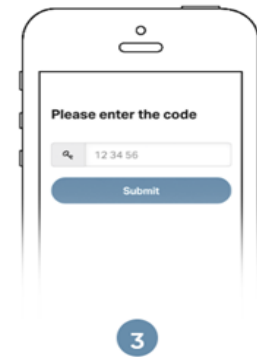
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Data to Support Rental Housing Counseling

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Stepping Up to Help Renters Who Are Struggling to Pay Rent



- Uncertainty about eviction moratoria
- Back rent may still be owed when moratoria ends
- Impact of evictions on households
- Jobs, credit, insurance
- Most common reasons for eviction
- How one community is preparing to respond - Milwaukee example

Finding Eviction Data



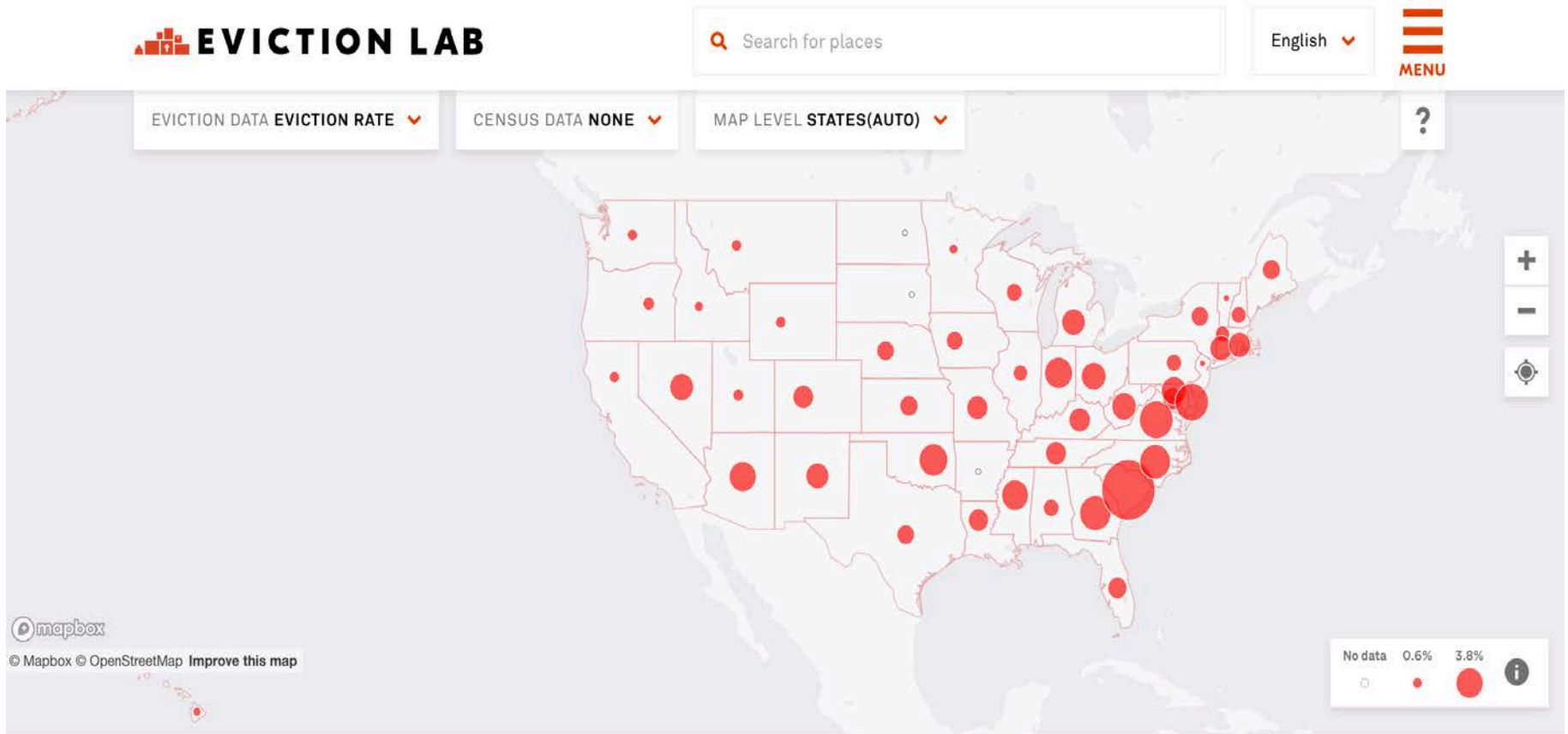
Eviction data sources:

- [Eviction Lab data](#)
- [American Community Survey data](#)
- [HUD Consolidated Planning/CHAS data](#)
- Local eviction court records

Other relevant data sources:

- [U.S. Census Bureau COVID-19 Data HUB](#)
- [Enterprise Community Covid-19 Impact Tracker](#)
- [National Low Income Housing Coalition \(NLIHC\) Out of Reach 2020 report](#)
- How organizations in New York use data to support eviction prevention

Eviction Lab Mapping Tool



Peter Hepburn, Renee Louis, & Matthew Desmond. Eviction Tracking System: Version 1.0. Princeton: Princeton University, 2020. www.evictionlab.org

A Tool to Help Target Rental Housing Counseling

Time for
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Samantha Batko, Urban Institute



Urban Institute Emergency Rental Assistance Priority (ERAP) index & mapping tool:

- Developed to help local organizations conduct outreach & allocate resources to neighborhoods where low-income renters face greatest risk of eviction & homelessness due to COVID-19
 - Search by county or Continuum of Care (CoC)
 - Data available by census tract

HCA's can use this tool to:

- Predict the demand for rental housing counseling services
- Determine where to partner with other organizations for services or referrals
- Advocate for additional resources from other funding sources at the state & local level

Updating Agency Work Plans for Rental Housing Counseling

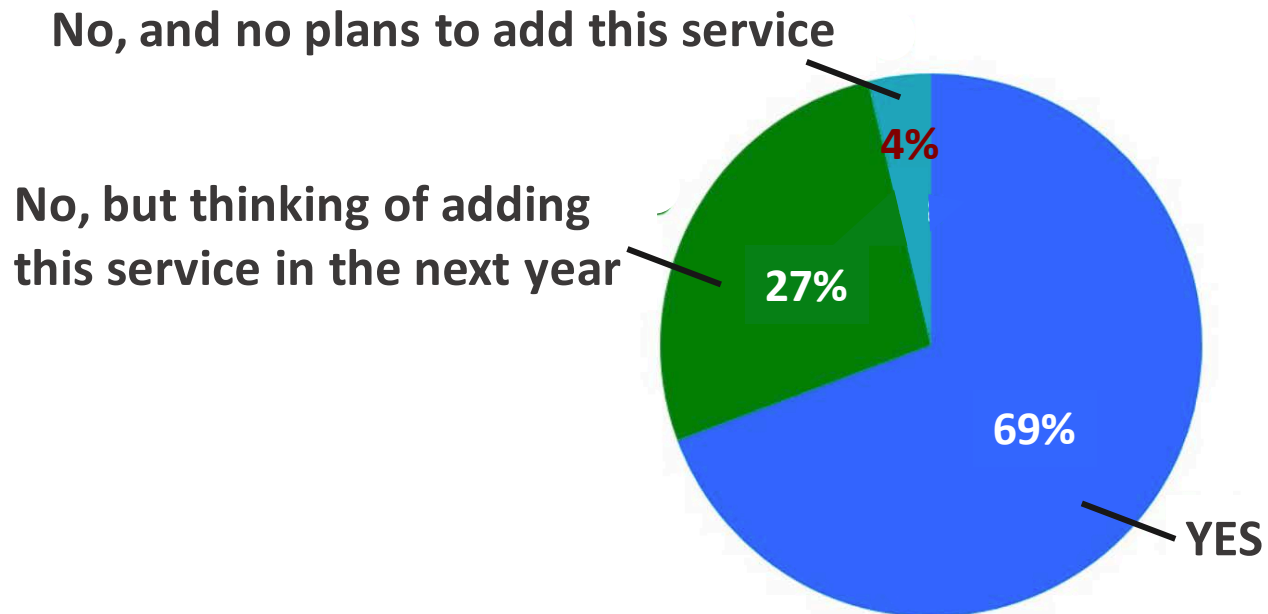
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Rental Housing Counseling Volume



- In FY19, only 10% of HUD clients received rental counseling services
- Response in November webinar to “Are you currently delivering rental housing counseling?”



Updating Agency Work Plans



- If you plan to add rental housing counseling as a new service, it is important to modify your work plan.
- First reach out to your HUD POC. Identify proposed workplan changes (reference the work plan [online training & toolkit](#))
- When making changes to the work plan, consider:
 - Staff capacity or staff training
 - Sufficient resources to serve your market area
 - The revised work plan should address the required components for rental housing counseling
 - Submit to HUD for approval. (If applicable, intermediary should also review & approve)

Housing Counseling is:

- Independent, expert advice customized to the need of the client to address their housing barriers and to help achieve their housing goals.
- Housing counseling elements must include:
 - Intake,
 - Client budget,
 - Financial and housing affordability analysis,
 - An action plan, except for reverse mortgage counseling, and
 - Reasonable effort to follow-up with client.

Referrals vs. Housing Counseling



- When is a work plan revision not necessary?
 - When the agency is partnering with another organization to refer people for services (for example, referrals to a legal services organization for eviction prevention) without providing housing counseling.
- Referrals to other services, such as Legal Aid, may not be considered housing counseling unless:
 - The counselor completes an Action Plan Budget & Financial Analysis with the client(s).

Preparing for Work Plan Updates

Work Plan areas to consider for modification:

- Target Community
- Housing Needs and Problems
- Affirmatively Furthering Fair Housing
- Description of Services
- Impact and Scope of One-on-One Counseling Services
- Fee Structure
- Supervisory Monitoring/Quality Control Plan

What's Next?



- Explore adding rental housing counseling as a service, if you have not done so already
- Register for future webinars in the series [Readying your Organization for Rental Housing Counseling](#)
- Access audio replay information, slides, and transcripts from past webinars in the webinar archive
- Already providing rental housing counseling?
 - Watch for HUD's Upcoming Community of Practice



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Resources



- [Rental Housing Counseling Resource Page](#)
- [Consumer Financial Protection Bureau \(CFPB\) Protections for Renters](#)
 - CDC moratorium
 - Other moratoria available to property owners
- [Community Development Block Grant \(CDBG\) CARES Act Webinar - Using CDBG-CV to Address Housing Instability](#)
- [HUD Agency Work Plan Training & Toolkit](#)

Office of Housing Counseling



Find us at:

www.hudexchange.info/counseling

Email us at:

Housing.counseling@hud.gov