



Wednesday, February 10, 2021

Renters and Rental Market Crisis Working Group



Budget Reconciliation Two Step Process

Rough expected timeline status

Step One: Budget Resolution with Reconciliation Instructions – Complete

Week of	Expected action	Status?
2/1	Budget Resolution introduced with Reconciliation Instructions to pass covid relief	Complete
2/1	House & Senate consideration & passage (<i>Senate 50 debate hours + vote-a-rama</i>)	Complete
2/1	Resolve differences between House and Senate versions to complete joint resolution	Complete

Step Two: Budget Resolution Legislation

Week of	Expected action	Status?
2/8	12 House Committees introduce separate reconciliation bills and pass in committees	In progress
2/15	House Budget Committee combines committee bills into one reconciliation bill	
2/22	Full House considers reconciliation bill	
3/1 ?	Full Senate considers House passed bill (<i>Byrd Bath, 20 debate hours + vote-a-rama</i>)	
?	Resolve differences between House and Senate passed reconciliation bills	
	Deadline for passage before enhanced unemployment benefits run out March 14th	



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**NYU
Furman
Center**

ADVANCING RACIAL EQUITY IN EMERGENCY RENTAL ASSISTANCE PROGRAMS

Ingrid Gould Ellen

Brittany Mazzurco Muscato

Renters and Rental Market Crisis

Working Group

Urban Institute

February 10, 2021

ADVANCING RACIAL EQUITY IN EMERGENCY RENTAL ASSISTANCE PROGRAMS

1. Challenges and Responses
2. Four Lessons
3. Key Takeaways

1. CHALLENGES AND RESPONSES

Black, Latinx, and Native American households have been disproportionately affected by the economic fallout of COVID-19

- COVID-19 has compounded longstanding racial disparities in housing stability
- The new \$25 billion Emergency Rental Assistance Program funding promises to provide critical assistance to many renters, including renters of color

1. CHALLENGES AND RESPONSES

Developing Emergency Rental Assistance Programs that address disparities by income and race

COVID-19 Emergency Rental Assistance: Analysis of a National Survey of Programs

- **Housing Initiative at Penn:** Vincent Reina, Claudia Aiken, and Julia Verbrugge
- **NYU Furman Center:** Ingrid Gould Ellen and Tyler Hauptert
- **National Low Income Housing Coalition:** Andrew Aurand and Rebecca Yae

Access the report: bit.ly/3cSRDmS

2. LESSONS

1. Ensure equitable funding streams

- Treasury allocated assistance to states based on total population rather than renter population share or need
- Example: NYC received 19% of total New York state rental assistance
 - 75% of the state's rental need is concentrated in NYC
 - 73.8% and 79.5% of the state's Black and Latinx renter households are located in NYC, respectively
- Statewide programs should serve these markets, too

2. LESSONS

2. Target assistance to vulnerable groups

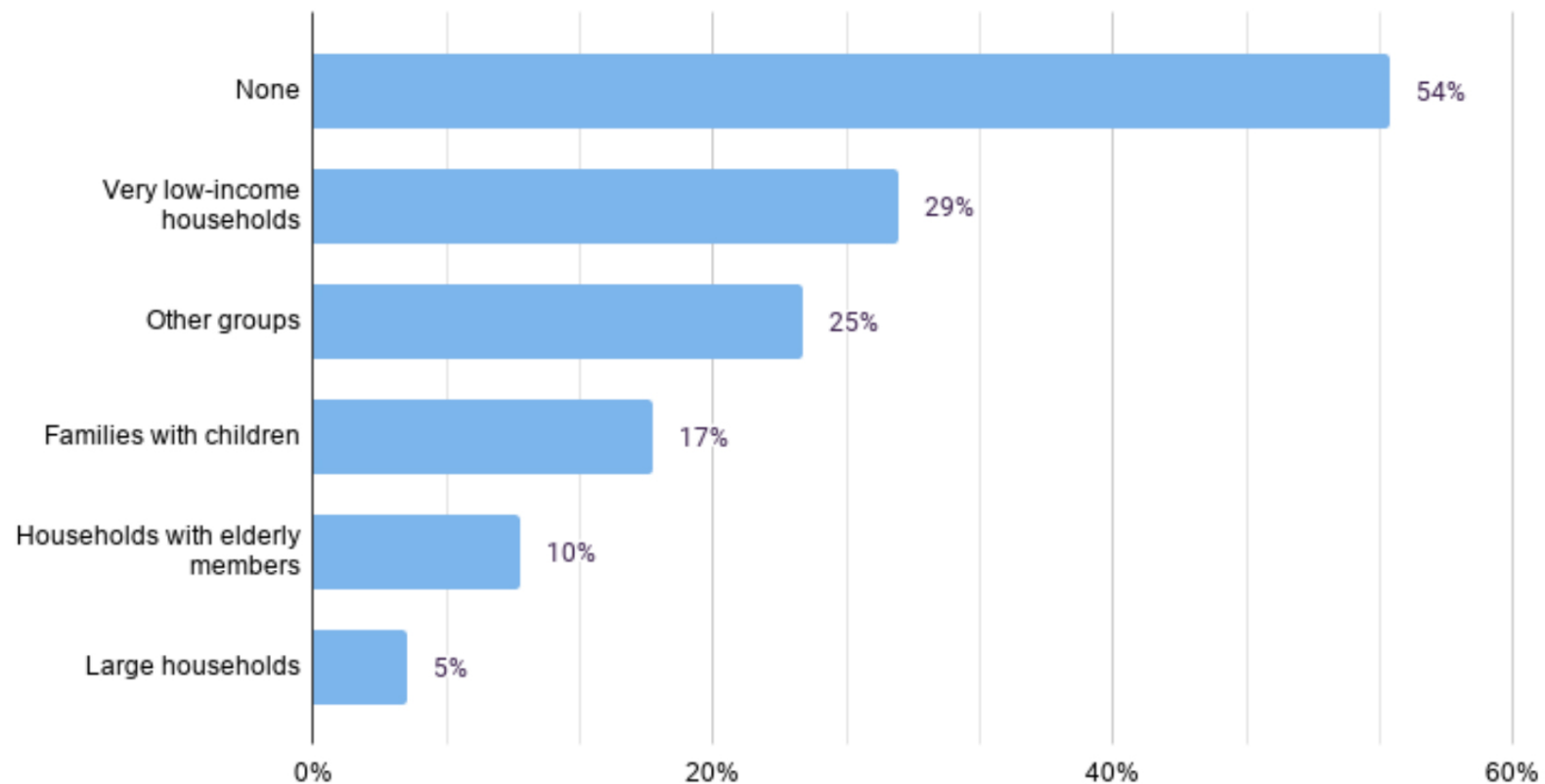


Figure 07: Priority groups

Sources: Survey of programs, NYU Furman Center, HIP, and NLIHC

2. LESSONS

2. Target assistance to vulnerable groups

- Prioritizing small landlords
- Avoid first-come, first-served applications

- Examples:
 - **Tacoma, Washington:** applications were chosen via a lottery system with 45% of funds allocated to individuals and families of color
 - **Harris County, Texas:** applications were chosen by a lottery system and were prioritized for:
 - Those ineligible for unemployment assistance
 - Applications from prioritized census tracts, receiving 50% increased chance of being selected

2. LESSONS

3. Invest in outreach and targeting

- Many cities relied on nonprofit organizations, especially those with ties to “hard-to-reach communities”
- Many cities are opting to prioritize through targeted outreach rather than prioritizing applications
- Example: **Chicago and Portland** thoughtfully selected community organization partners to reach specific underrepresented communities

2. LESSONS

Disparities may exist in who submits completed applications

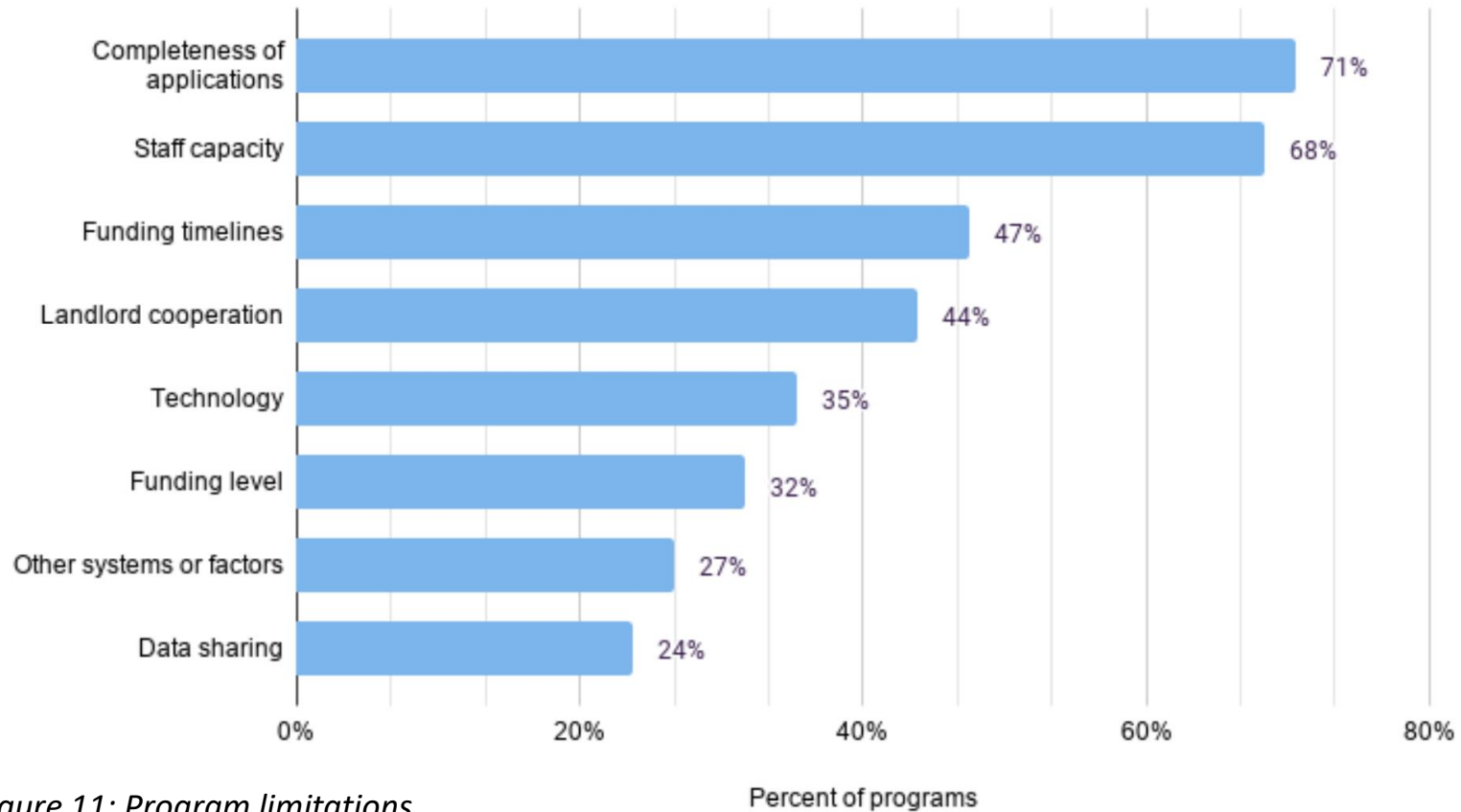


Figure 11: Program limitations

Sources: Survey of programs, NYU Furman Center, HIP, and NLIHC

2. LESSONS

4. Simplify applications and documentation

- Greater documentation requirements were correlated with incomplete applications
- Strategies:
 - Ensure the application process itself is inclusive: simple, clear, accessible
 - Minimize documentation requirements
 - Work with nonprofits to provide potential applicants assistance in filling out applications and boost completion rates
- Example: **City of San Leandro & Oakland**
 - Option to complete online, phone, or mail
 - Ability to self-certify some documentation requirements
 - Application offered in both English and Spanish

2. LESSONS

5. Balance tenant protections and landlord restrictions

- Strictness of landlord requirements was negatively correlated with programs' ability to distribute funds
- Unclear relationship with racial equity, but it's important to monitor which landlords participate and in which neighborhoods
- Example: **several localities** report that small “mom and pop” landlords are more likely than larger landlords to participate in rental assistance programs

3. CONCLUSION AND KEY TAKEAWAYS

- Demand fair funding allocations
- Federally-mandated prioritizing guidelines may not be sufficient to meet your locality's most at-risk renters
- Make the application process as clear and easy as possible
- Monitor demographic data *throughout* the application and awarding process
- Working with trusted community organizations can be invaluable in a variety of ways
- Monitor progress and disparities, and be ready to make mid-course corrections

ADDRESSING RACIAL EQUITY IN EMERGENCY RENTAL ASSISTANCE PROGRAMS

Ingrid Gould Ellen

NYU Furman Center

This research has been prepared by a Center affiliated with New York University School of Law and Wagner Graduate School of Public Service, but does not purport to present the schools' institutional views, if any.



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