

# **OHCS COVID-19 Rental Assistance Programs**

**September 2021**



# Landlord Compensation Fund

**Margaret Salazar**, Executive Director

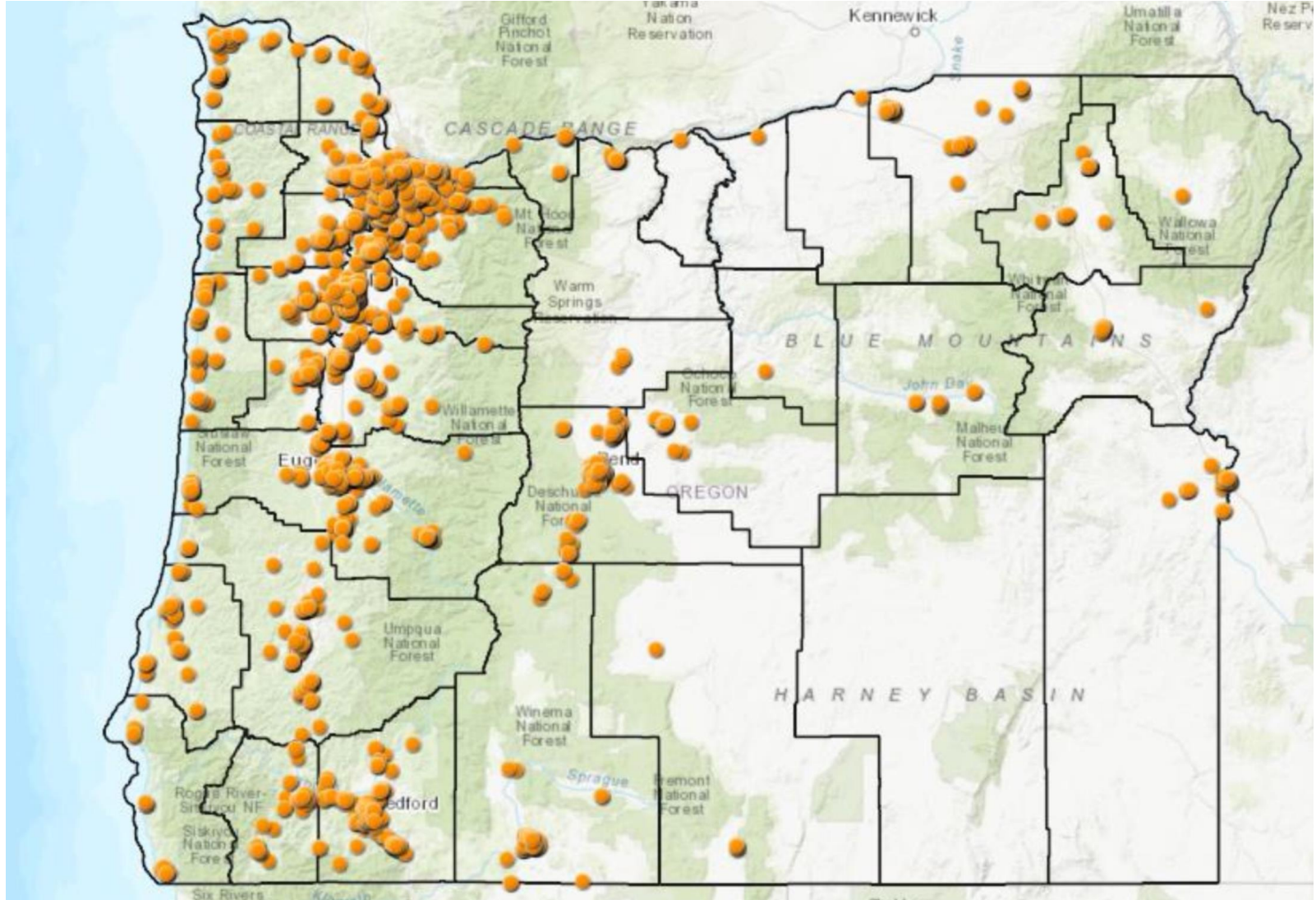


# Landlord Compensation Fund

Nearly 5,500  
landlords  
awarded  
funds, erasing  
\$144 M in debt  
for >23,600  
renter  
households

- The majority of Public Housing Authorities have distributed the original 80% payments, more information on the next slide
- OHCS staff are finalizing fraud, reconciliation and compliance reviews
- Begin rolling out 20% payments to Public Housing Authorities for distribution this week, they have committed to distributing funds within 30-60 days





# Landlord Compensation Fund Map

# Questions?



# Oregon Emergency Rental Assistance Program (OERAP)

**Margaret Salazar**, Executive Director

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# Rapid Growth in Rental Assistance Resources

See  
*Rental  
Assistance  
Timeline  
on OLIS*

- More resources towards emergency rental assistance in the last 16 months than any other time in OHCS history
- >\$77 million in Coronavirus Relief Fund rental assistance in 2020
- Until 2021– \$400 million+ of state and federal funds, OERAP established the same day as the Landlord Compensation Fund and STARR
- Over \$295 million in rental assistance obligated in 2021; OHCS has allocated more rental assistance resources in 9 months than we did in the last decade



# Overview of Oregon Emergency Rental Assistance Program

- Federal program established in December, \$204 million allocated to OHCS and \$282 million total (direct allocations to Tribal Governments, City of Portland & Lane, Marion, Multnomah, Clackamas & Washington Counties)
- Additional resources from ARPA; \$156 million and approx. \$222.5 million statewide (same jurisdictions)
- Centralized application to increase access (address concerns with 2020 rental assistance programs) and meet robust and rigorous reporting requirements, improve transparency
- The nation is building an emergency rental assistance program for the first time in history.
- Federal benchmark is to 65% of funds obligated by 9/30/21 (OHCS likely met benchmark); 9/24 guidance included a new expenditure ratio requirement that is yet to be detailed





# Outreach and Education

## BY THE NUMBERS

January – June 2021,  
~8,510 households served  
with state rental assistance  
(STARR), unknown how  
many people applied

May – October 2021,  
38,000 households applied  
for assistance and 10,720  
served with OERAP thus far

- Promotional website: [oregonrentalassistance.org](https://oregonrentalassistance.org)
- Program rollout with media coverage, social media ads, community meetings, grassroots outreach with school districts and other local providers, and more
- OHDC outreach to Spanish speaking communities, radio and other ads
- 20 OHCS staff helping people complete applications
- Results: nearly 38,000 applications in less than 5 months
- More outreach needed, coming online soon:
  - Home is Where Our Health is Initiative, partnership with OHA to allocate \$4 million to Community-Based Organizations
  - DOJ Domestic Violence and Sexual Assault (DVSA) \$2 million Investment
  - Immigrant and Refugee Community Organization
  - Other investments rolling out soon



# Bumps in the Road/Challenges

- Software system experienced issues, many have been resolved but it's not a perfect system
  - Tenant portal could be more accessible
  - Requires precision when speed is needed
  - Slow responses to user action, requires refresh mid-action
- Centralized application with decentralized processing
  - 18 organizations working within an imperfect software system
  - Inconsistent use of U.S. Treasury & OHCS flexibilities
  - Inconsistent staffing/capacity
  - Inconsistent delivery and outcomes



# Interventions, Pivots, & the Pathway Ahead

- Ongoing technical assistance to grantees and advocacy to support program improvements at the federal level ([Congressional Testimony](#)), laser focused on getting assistance in the hands of Oregonians
- June: OHCS provided additional staffing (~40) to support Local Administrators in processing applications
- July: ~20 staff supporting tenants complete their applications and access statewide eviction protections
- August: OHCS brought on additional surge capacity through Public Partnerships LLC (PPL), who are processing approximately 8,500 applications from start to finish
- September: Adding more capacity internally and partnering with more community-based organizations and other government systems.
- October: utilizing all U.S. Treasury flexibilities, increased staffing at PPL and directing more applications there, holding ourselves and program administrators accountable to meeting processing targets (2,000-3,000 for CAAs and 500 for PPL)



# Streamlining Application Processing Using Federal Flexibilities

- Program launched with maximum flexibilities, ex: self-attestation
- Additional flexibilities added by Treasury – ex: fact-based specific proxy to verify income – will move applications more quickly
- Eighteen different program administrators, different approaches and uses of federal flexibilities
- OHCS helping local program administrators use these flexibilities



# Ongoing Program Improvements

- Continuing what is working: open door approach with an online application, funding local organizations to support application intake, data driven decision making, commitment to transparency
- Taking lessons from states and localities excelling in ERA distribution:
  - Centralized application processing (King County, WA, Texas, Illinois, Virginia, Connecticut)
  - Outreach and eviction prevention roles for community-based organizations



# Program Status: Data Dashboard

[OERAP Data Dashboard](#)

**\$69,611,857**  
Rent & Utilities Already Paid to Households



**10,720**

Total Households with Paid Applications

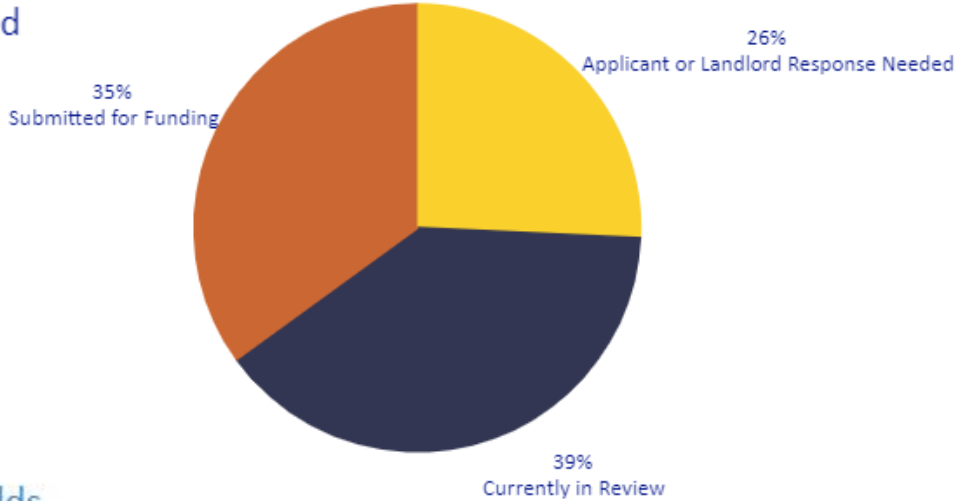
**\$123,735,586**  
Rent & Utilities Paid & Obligated



**17,748**

Total Households that are Paid & Obligated

**73%**  
Paid & Obligated of Total Statewide Program Funds



**37,772**

Total Completed Applications Received by Households



# Processing by Program Administrator

Tenant experience is not uniform across the state in speed of assistance and requirements in accessing assistance.

\*PPL began processing on August 16<sup>th</sup>



Program Administrator	Pending Review		In Process		Submitted for Funding or Funded		Total
	Count	Percentage	Count	Percentage	Count	Percentage	
<i>ACCESS (Jackson)</i>	298	16%	996	54%	559	30%	1,815
<i>Community Action Partnership of East Central Oregon (Gilliam, Morrow, Umatilla &amp; Wheeler)</i>	62	9%	297	40%	368	51%	719
<i>Clackamas County Social Services</i>	815	59%	396	28%	179	13%	1,371
<i>Community Action Washington</i>	1,681	56%	844	28%	475	16%	3,000
<i>Community Action Team (Clatsop, Columbia &amp; Tillamook)</i>	37	4%	164	21%	635	75%	727
<i>Community Connect on NE Oregon (Baker, Grant, Union &amp; Wallowa)</i>	65	9%	155	22%	480	69%	697
<i>Community in Action (Harney &amp; Malheur)</i>	56	17%	75	28%	206	61%	337
<i>Community Services Consortium (Benton, Lincoln &amp; Linn)</i>	413	22%	743	35%	763	40%	1,918
<i>Klamath/Lake Community Action</i>	16	2%	197	28%	499	70%	708
<i>Lane County Human Services</i>	275	12%	726	30%	1,375	58%	2,374
<i>Mid-Columbia Housing Authority (Hood River, Sherman &amp; Wasco)</i>	23	8%	77	26%	176	64%	269
<i>Mid-Willamette Valley Community Action (Marion &amp; Polk)</i>	1,509	40%	397	14%	1,726	46%	3,764
<i>Multnomah County</i>	3,106	42%	2,702	36%	1,608	22%	7,415
<i>Neighbor Impact (Crook, Deschutes &amp; Jefferson)</i>	113	7%	667	38%	959	55%	1,736
<i>Oregon Coast Community Action (Coos &amp; Curry)</i>	264	42%	118	19%	244	39%	626
<i>United Community Action (Douglas &amp; Josephine)</i>	144	14%	176	18%	682	68%	1,002
<i>Yamhill Community Action Partnership</i>	138	19%	254	33%	351	48%	728
<i>Public Partnerships LLC (Washington, Clackamas, &amp; Multnomah)*</i>	1,275	16%	5,053	61%	1,848	23%	8,194
<b>TOTAL</b>	<b>10,290</b>	<b>27%</b>	<b>14,037</b>	<b>38%</b>	<b>13,133</b>	<b>35%</b>	<b>37,400</b>

# National Perspective

## [NLIHC ERA Spending Tracker](#)

As of 9/27, Oregon ranks 15<sup>th</sup> nationally in terms of ERA spending, does not include distributions of state funds

*The New York Times*

## ***Supreme Court Ends Biden's Eviction Moratorium***

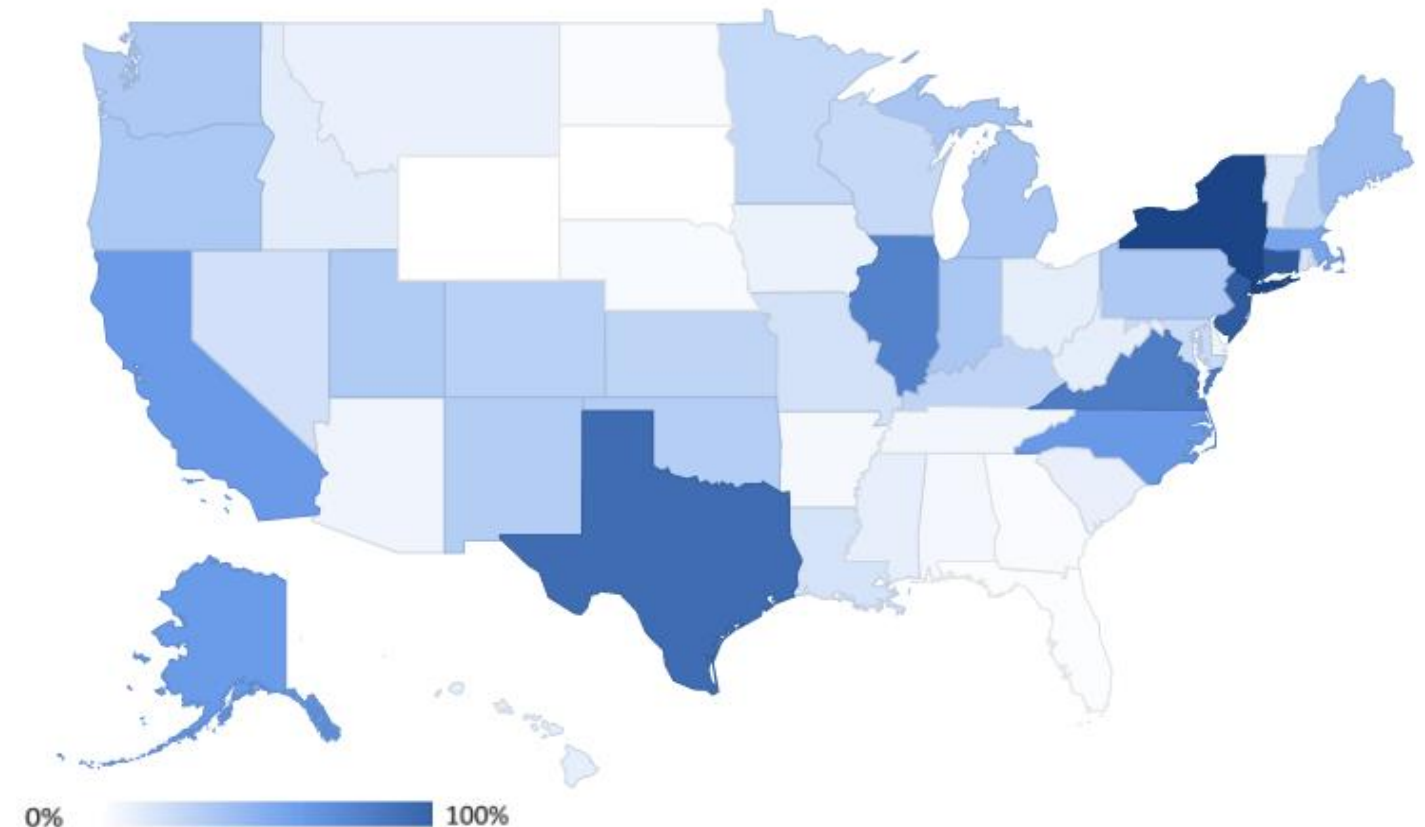
The ruling followed political and legal maneuvering by the administration to retain protections for tenants. It puts hundreds of thousands at risk of being put out of their homes.



## Projected % of ERA1 Funds Obligated or Expended by State Programs

Click the map and hover over a state to see the percent obligated or spent.

Updated September 27, 2021





# Eviction Prevention

- Layers of protections starting with grace period for past rent (April 2020 – June 2021), then rental assistance (OHCS and >\$80 M in other local programs), then the safe harbor period, and lastly eviction diversion work
- Interventions and pivots to expedite assistance
- Prioritization of lower income households, those most at-risk
- Goal: prevent eviction filings from occurring
- Other protections in place to intervene during the court process and keep Oregonians housed

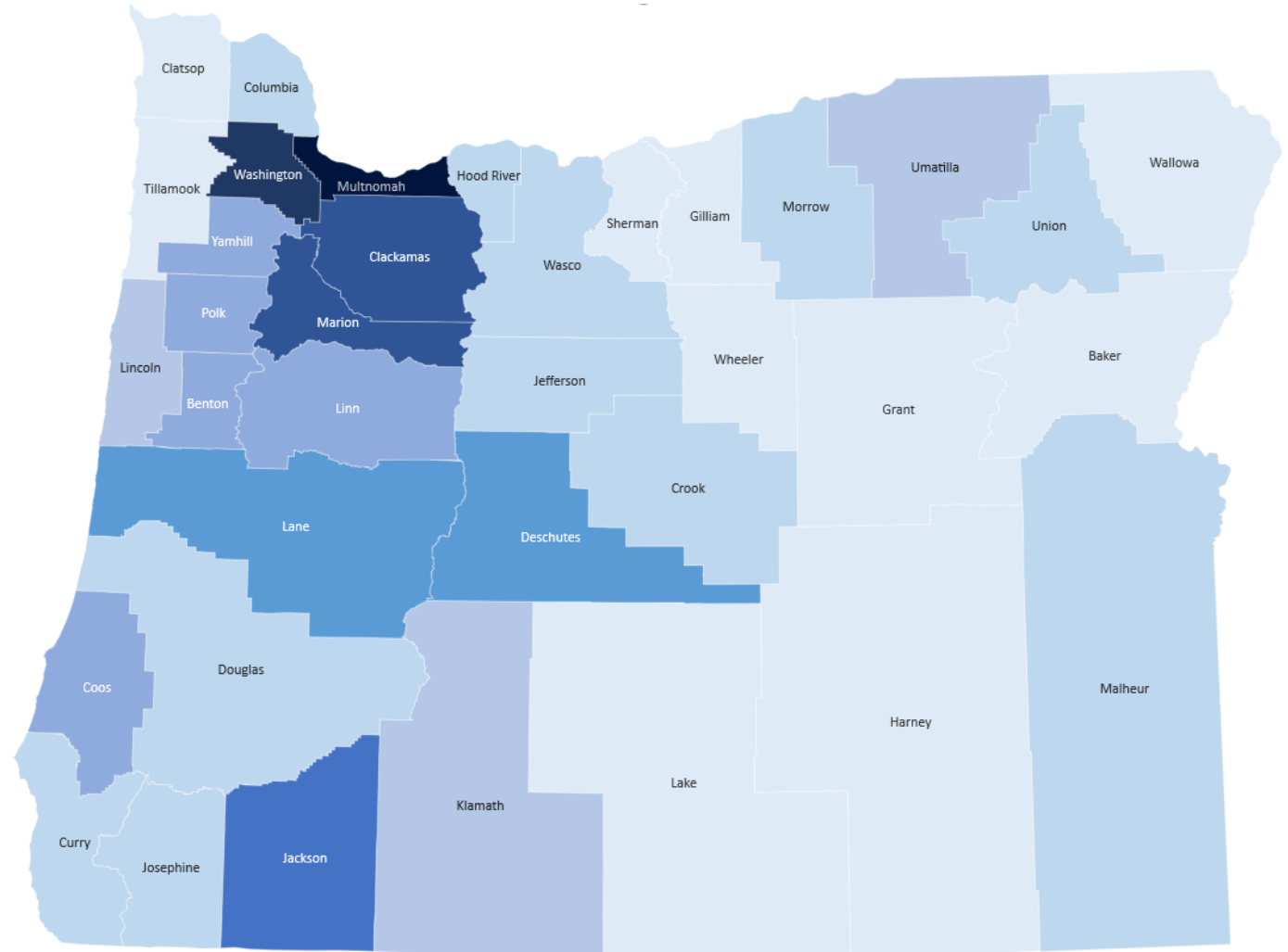


*2021 Eviction Prevention document on OLIS details the landscape*

# Oregonians at Risk of Eviction: Applications Older Than 60/90 Days

- ~7,700 applications older than 60 days (excluding Multnomah County)
- ~4,210 applications in Multnomah County older than 90 days.
- Of the court eviction data OHCS has received, 45% (287) had applied to OERAP
  - Gap between applications older than 60/90 days and eviction data

***Renters need more time***



Fewer than 10 >10 >50 >100 >250 >500 >1000 >2500 >4,000 past 90 days

# Getting Oregonians Rental Assistance ASAP

## Three Point Plan Forward

1. Utilize all flexibilities to move applications more quickly
2. Expand PPLs work as they staff up
3. Meet weekly benchmarks
  - Public Partnerships LLC: Over 500 per week (more as PPL brings on additional capacity)
  - Metro local program administrators: 420-450 applications per week
  - All other local program administrators: Approximately 1,000 per week

If these are met, no application will be older than 60 days (90 days in Multnomah County) within 10-13 weeks. This includes applications that are not currently beyond 60/90 days.



***Oregon will need more funds to meet the need for rental assistance***

# Questions?



# Oregon Emergency Rental Assistance Program Reference Slides



# Additional U.S. Treasury Flexibility

- In August, US Treasury gave guidance allowing state's more flexibility to roll out rental assistance dollars
  - Self-Attestation via Fact Based Proxy to expedite payments to renters
  - Payments of rental and utility assistance can be paid separately, to avoid delays as utility companies face a high volume of inquiries
  - Older applications requiring tenant response automatically move forward as-is after 24hrs
  - Monthly income can be used to determine eligibility
  - Tenants can request rent payment for units the applicant no longer resides in
  - Hard-to-House Household eligible for an additional payment to help secure a lease
  - Rental bonds
- Flexibilities that are being implemented:
  - Advanced payment to landlords or utility providers as a portion of the estimated bulk payment
  - Grantees may enter partnerships with non-profits to deliver assistance using ERA funds



# National ERA Best & Promising Practices

- Make the program easy to find with a simple website ([oregonrentalassistance.org](http://oregonrentalassistance.org))
- Automation Supporting Application Prioritization (Oregon called out as an example to follow by U.S. Treasury)
- Using Self-Attestation & Fact-Specific Proxies to Establish Applicant Income
- Centralized Application Processing
- Culturally and Linguistically Competent Outreach
- Eviction Diversion
- Adjusting Program Strategies to Meet Local Needs
- Making the Application Process Simple and User Friendly
- Data-Driven Program Strategies



# ERA 2: Housing Stabilization Services

The second wave of Emergency Rental Assistance includes other housing stabilization (~\$15 million), OHCS paired those resources with the \$3 million state investment.

[Read more about these investments.](#)





# Volume of Need & Application Inflow

The OERAP  
Application  
Portal opened  
May 19<sup>th</sup>.

Applications received by...

- June 1<sup>st</sup>: >6,500 applications
- June 15<sup>th</sup>: >10,800 applications
- June 22<sup>nd</sup>: >20,000 applications
- July 21<sup>st</sup>: >21,200 applications
- August 24<sup>th</sup>: >26,300 applications
- September 30<sup>th</sup>: >37,700 applications



# Landlord Compensation Fund Reference Slides



# Landlord Compensation Fund Overview

- Established with HB 4401 (3<sup>rd</sup> Special Session of 2020), \$150 M in State General Fund
- Provided 80% compensation for eligible tenants, those with a signed tenant declaration of hardship
- Landlords applied online or with help of OHCS staff, OHCS processed applications
- Public Housing Authorities verified ownership, sent checks to landlords, and notified tenants their rent was forgiven



# High-Level Landlord Compensation Fund Program Timeline

- Rep. Fahey Working Group (Summer – Fall 2020)
- Third Special Session of 2020 (December 2, 2020)
- LCF Program Design (December 2020 – February 2021)
- Round One (February 17 – March 5, OHCS worked with landlords to complete applications after March 5, 2021)
- Round Two (April 29 – May 17, 2021)
- Round Three (June 1 – 23, 2021)
- SB 278 signed into law; compensation increased to 100 percent (June 24th, 2021)
- Backend audits & compliance review (July – September 2021)
- 20 percent compensation will be sent to Public Housing Authorities for disbursal (this week)



# Landlord Compensation Fund – Disbursements

Public Housing Authority	Dispersed to Landlords	Total (80% compensation)	Percentage Sent
Clackamas Housing Authority	\$13,074,645.76	\$13,074,645.76	100%
Coos Curry North Bend Housing Authority	\$382,256.85	\$382,256.85	100%
Douglas Housing Authority	\$538,136.93	\$768,569.28	70%
Home Forward	\$51,443,928.19	\$53,430,369.17	96.3%
Homes for Good	\$6,756,674.53	\$6,959,791.46	97.1%
Housing Works	\$1,873,058.70	\$1,955,704.30	95.8%
Jackson County Housing Authority	\$2,821,528.45	\$2,821,528.45	100%
Josephine Housing Authority	\$406,978.37	\$406,978.37	100%
Klamath Housing Authority	\$550,330.62	\$550,330.62	100%
Lincoln Housing Authority	\$455,696.00	\$455,696.00	100%
Linn Benton Housing Authority	\$2,375,341.30	\$2,396,485.30	99.1%
Malheur Housing Authority	\$159,434.93	\$159,434.93	100%
Marion County Housing Authority	\$1,050,252.80	\$1,050,252.80	100%
Mid-Columbia Housing Authority*	\$448,627.15	\$523,542.24	99.7%
NE Oregon Housing Authority	\$283,776.80	\$283,776.80	100%
NW Oregon Housing Authority	\$1,175,144.60	\$1,175,144.60	100%
Salem Housing Authority	\$3,887,529.92	\$7,590,502.33	51.2%
Washington County Housing Authority	\$18,218,994.42	\$24,763,613.75	73.6%
West Valley Housing Authority	\$1,285,010.12	\$1,343,674.84	95.6%
Yamhill Housing Authority	\$1,209,275.72	\$1,209,275.72	100%
<b>Grand Total</b>	<b>\$108,397,270.16</b>	<b>\$121,301,573.56</b>	<b>89.4%</b>