

What Have We Learned About Emergency Rental Assistance?

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National Studies of ERA

Early State and Local Rental Assistance Programs

Primary Investigators	Daniel Threet, formerly NLIHC, now HUD, and Rebecca Yae, NLIHC
Contact	ryae@nlihc.org
Attending	Rebecca Yae
Scope	A description of the landscape of locally-funded rental assistance programs in Fall 2019 and early ERA programs that jurisdictions stood up by Summer 2020
Timeline	Completed July 2020
Initial Findings	At least 34 states and 14 cities had one or more locally-funded rental assistance programs prior to the pandemic. The largest cities tended to have multiple programs with specific targeted populations. As of mid-July 2020, NLIHC had identified 44 state and 151 local rental assistance programs created or expanded in response to COVID-19. Most of these were designed for short-term relief and had eligibility criteria that could exclude some low-income renters, e.g. renters without U.S. citizenship.
Citations and/or press	State and Local Rental Assistance Programs: Finding Solutions for a Growing Crisis

Emergency Rental Assistance Programs in Response to COVID-19

Primary Investigator	Rebecca Yae, National Low Income Housing Coalition
Contact	ryae@nlihc.org
Attending	Rebecca Yae
Scope	Tracked early ERA programs and provided a snapshot of early ERA programs and key characteristics in October 2020
Timeline	Report completed October 2020, tracking ongoing
Initial Findings	By October 2020, state and local governments devoted at least \$3.9 billion to rental assistance. A majority of programs were funded through the CARES Act though nearly half also used non-CARES Act funding sources. Most programs ask households to demonstrate COVID-related hardship, income eligibility, and proof of residency within the jurisdiction.
Citations and/or press	Emergency Rental Assistance Programs in Response to Covid-19 NLIHC Rental Assistance Funding Database

Direct-to-Tenant Payment Implementation

Primary Investigator	Emma Foley, National Low Income Housing Coalition
Contact	efoley@nlihc.org
Attending	Emma Foley, Neetu Nair, Rebecca Yae
Scope	Used program data and interviews with program administrators, outlined the need for payments directly to tenants whose landlords refuse to participate in ERA and identified key design features of direct-to-tenant payments
Timeline	Completed Summer 2021
Initial Findings	Recommendations include that programs should 1) eliminate added burdensome documentation requirements for tenants who receive funding directly; 2) make clear in their public documents that direct-to-tenant assistance is available; and 3) provide housing stability services to ensure tenants are stably housed after their arrears are paid
Citations and/or press	Direct-to-Tenant Payment Implementation: Increasing Flexibility and Equity in Emergency Rental Assistance Programs

Program Review and Model Program Guidance

Primary Investigator	Stephen Whitlow, Abt Associates
Contact	stephen_whitlow@abtassoc.com
Attending	Stephen Whitlow
Scope	We completed 4 tasks for the National Council of State Housing Agencies: a program review and set of model program guidance; an analysis of the ERA allocation formula; an analysis of factors contributing programs' to spending rates; and a comparison of program guidelines
Timeline	December 2020 - August 2021
Citations and/or press	Emergency Rental Assistance Guidance for States As Emergency Rental Assistance Programs Ramp Up, Abt Study Finds the Allocation Formula Is a Main Driver of Underspending

Emergency Rental Assistance Spending and Performance Trends

Primary Investigator	Emma Foley, National Low Income Housing Coalition
Contact	efoley@nlihc.org
Attending	Emma Foley, Neetu Nair, Rebecca Yae
Scope	Examined ERA grantee spending performance as of September 30, 2021. Provided an overview of ERA spending progress, identified grantees at risk of funding reallocation, and offered recommendations to ERA administrators and Treasury to best serve low-income renters
Timeline	Completed November 2021
Initial Findings	As of November 2021, 28% of grantees spent less than 30% of their ERA1 allocation and were at risk of losing funds through reallocation. Meanwhile, several high-spending state grantees, including NY, CA, IL, and NJ, spent over 70% of their state's total ERA1 allocation, but served fewer than 10% of low-income, cost-burdened renter households
Citations and/or press	Emergency Rental Assistance Spending and Performance Trends

Implementing Fact-Specific Proxy in ERA Programs

Primary Investigator Contact Attending	Sophie Siebach-Glover, National Low Income Housing Coalition ssiebach-glover@nlihc.org Emma Foley, Neetu Nair, Rebecca Yae
Scope	Explored how ERA programs implemented fact-specific proxies and how this impacted program progress using interviews with 9 program admins
Timeline	Completed February 2022
Initial Findings	Recommendations include that programs should 1) test potential proxies on a sample of applications or administrative data prior to full implementation; 2) use inclusive proxies, applying to the largest number of potentially eligible renter households possible; and 3) integrate the proxy into their application to automate income verification.
Citations and/or press	Implementing Fact-Specific Proxy in ERA Programs: Key Considerations and Lessons Learned

Prioritization in ERA Programs

Primary Investigator Contact Attending	Rebecca Yae, National Low Income Housing Coalition ryae@nlihc.org Emma Foley, Rebecca Yae
Scope	Provided a framework of strategies, policies, and procedures to help decisionmakers and program administrators better serve priority populations in their communities
Timeline	Completed April 2021
Initial Findings	In order to maximize how many people in the priority population(s) receive support, program administrators must center the priority population(s) at each step of program planning and evaluation, including determining the priority population(s); 2) program budgeting; 3) conducting robust tenant & landlord outreach; 4) providing intake support; 5) selecting applicants and providing services; and 6) monitoring and evaluation
Citations and/or press	Prioritization in Emergency Rental Assistance Programs: A Framework of Strategies, Policies, and Procedures to Serve Priority Populations

National Surveys of ERA Program Administrators

Primary Investigators Contact Attending	Vincent Reina (HIP), Andrew Aurand (NLIHC), Ingrid Ellen (NYU Furman) claudf@upenn.edu Claudia Aiken, Rebecca Yae
Scope	Conducted four national surveys of and interviews with ERA program administrators and analyzed responses in combination with NLIHC's ERA database to understand program design, implementation, and key challenges
Timeline	August 2020 - March 2022
Citations and/or press	COVID-19 Emergency Rental Assistance: Analysis of a National Survey of Programs Advancing Racial Equity in Emergency Rental Assistance Programs Learning from Emergency Rental Assistance Programs: Lessons from Fifteen Case Studies Treasury Emergency Rental Assistance Programs in 2021: Analysis of a National Survey Treasury Emergency Rental Assistance Programs in 2021: Preliminary Analysis of Program Features and Spending Performance Emergency Rental Assistance (ERA) During the Pandemic: Implications for the Design of Permanent ERA Programs Can Emergency Rental Assistance Be Designed to Prevent Homelessness? Learning from Rental Assistance Programs

ERAP and the Role of Local Institutional Capacity

Primary Investigator Contact Attending	Elizabeth Kneebone, Turner Center for Housing Innovation ekneebone@berkeley.edu Elizabeth Kneebone
Scope	A two-part, quantitative and qualitative assessment of local institutional capacity and ERAP distribution
Timeline	The quantitative paper was released in April 2022, the qualitative paper is set for release in late September 2022
Citations and/or press	An Uneven Housing Safety Net: Disparities in the Disbursement of Emergency Rental Assistance and the Role of Local Institutional Capacity

Balancing Act: Remaining ERA Funds, Reallocation, Outstanding Need

Primary Investigator	Sophie Siebach-Glover, National Low Income Housing Coalition
Contact	ssiebach-glover@nlihc.org
Attending	Emma Foley, Neetu Nair, Rebecca Yae
Scope	Summarized ERA spending trends through May 2022; projected when state and large local grantees would exhaust their ERA1 and ERA2 funds; and predicted which grantees would not expend their full ERA1 and ERA2 allocations by the statutory deadlines
Timeline	Completed May 2022
Initial Findings	The ERA allocation formula provided a disproportionate amount of funding to low-population states. As of May 2022, in each of five states – California, Illinois, New Jersey, New York, and Texas – more than \$1 billion of additional ERA funds was needed to serve the estimated number of renter households behind on rent
Citations and/or press	Balancing Act: An Analysis of Remaining ERA Funds, Reallocation, and Outstanding Need

Learning from Native American ERA Programs

Primary Investigator	Neetu Nair, National Low Income Housing Coalition
Contact	nnair@nlihc.org
Attending	Neetu Nair
Scope	Describing ERA programs administered by Tribes and Tribally Designated Housing Entities (TDHEs) and examining changes in spending and program design/implementation since the onset of the COVID-19 pandemic
Timeline	June 2021 - November 2022
Initial Findings	Smaller rental markets, infrastructure limitations, staff capacity, and, in many cases, limited administrative funds presented unique challenges for Tribes and TDHEs implementing ERA programs. Despite these challenges, several were able to successfully utilize ERA funds to serve households greatest in need.
Citations and/or press	Emergency Rental Assistance Among Indigenous Tribes: Findings from Tribal Grantees

Evaluating Equity in the Distribution of ERA

Primary Investigator	Andrew Aurand, National Low Income Housing Coalition
Contact	aurand@nlihc.org
Attending	Rebecca Yae
Scope	Examining the extent to which grantees equitably distributed assistance, how program features influence the extent to which programs proportionately served people of color and high-needs households, and associations between ERA and household outcomes such as eviction and COVID-19 mortality rates
Timeline	Tentatively through June 2023

Disaster Discordance: Local Court Implementation of State and Federal Eviction Prevention Policies During COVID-19

Primary Investigator	Elora Raymond, Georgia Tech
Contact	lsudeall@gsu.edu
Attending	Lauren Sudeall (Georgia State Univ.), Philip Garboden (Univ. of Hawaii)
Scope	This project is based on a sponsored, mixed-methods research study (Russell Sage Foundation) of how local courts in Florida and Georgia implemented emergency federal and state eviction prevention policies promulgated in response to COVID-19
Timeline	The study has concluded, and analysis is ongoing
Initial Findings	Based on analysis of qualitative data, we have found that where judges' understanding of the eviction process and COVID-19 policy directives were aligned, courts were more willing to implement changes and demonstrate creativity and/or flexibility (see, e.g., rental assistance, which helped courts move cases through more efficiently). In contrast, where state or federal policy pushed back against courts' usual case processing concerns, like speed and volume (as in the case of moratoria), courts were more likely to interpret such measures narrowly and implement as little as possible

Texas Eviction Solidarity Network

Primary Investigators	Julia Orduna, Texas Housers
Contact	julia@texashousing.org
Attending	Erin Hahn, Ben Martin
Scope	The Texas Eviction Solidarity Network (TESN) is an eviction court watch program that sends trained volunteers into Justice of the Peace courts across Texas to observe eviction proceedings and collect information about cases and outcomes
Timeline	Launched September 2020, research ongoing
Initial Findings	Information collected during courtroom observations allows Texas Housers to identify the issues that tenants face while attempting to access ERA and avoid eviction. Observing eviction court has highlighted the importance of coordination between ERA programs and JP courts, as ERA is more likely to be successful when eviction court judges are informed as to the inner workings of ERA and the protections that applicants possess
Citations and/or press	Beyond the Moratorium: Eviction Courts Must Use Community Navigation to Get Rent Relief to Tenants Quickly

Eviction, Bargaining, and Policy Intervention

Primary Investigators	Charlie Rafkin, M.I.T.
Contact	crafkin@mit.edu
Attending	Charlie Rafkin
Scope	With Evan Soltas, the researchers are investigating whether ERA stops evictions, and what can make it more effective, based on a case study of ERA in Memphis, Tennessee
Timeline	Data collection September 2021 - September 2022, research ongoing
Citations and/or press	Memphis Housing Security Study

NLIHC UPenn ERA Tenant Impact Study

Primary Investigator	Claudia Aiken, University of Pennsylvania
Contact	claudf@upenn.edu
Attending	Claudia Aiken, Neetu Nair, Rebecca Yae, Anna Duan, and Cypress Marrs
Scope	NLIHC, HIP, and the Reinvestment Fund are studying the impact of emergency rental assistance across 6-8 sites (including Denver, Oregon, Allegheny County, Louisville, Honolulu, Baltimore County, and two tribal nations) using survey responses linked to application data, focus groups with tenants and landlords, and interviews with program staff
Timeline	January 2022 - June 2023

Landlords' Business Practices Before and After the COVID-19 Pandemic: Evidence from a National Cross-Site Survey

Primary Investigator	Elijah de la Campa, Harvard University
Contact	elijah_delacampa@hks.harvard.edu
Attending	n/a
Scope	Together with Chris Herbert (JCHS) and Vincent Reina (Univ. of Pennsylvania), surveyed over 2,500 landlords in 10 cities across the US to determine the impact of the COVID-19 pandemic on landlords' rental business
Timeline	Completed August 2021
Initial Findings	Landlords' yearly rent collection was down significantly in 2020 relative to 2019—within and across rental markets—and an increasing number of owners have a large share of their portfolio behind on rent. Accordingly, owner business practices changed dramatically in 2020, with a higher share of landlords granting rent extensions, forgiving back rent, deferring maintenance, and missing mortgage payments during the pandemic relative to prior. Overall, our findings highlight the strain the pandemic has placed on the housing stock, which has implications for the long-term viability of rental units
Citations and/or Press	Blog Post: How Has the Pandemic Affected Landlords? How Are Landlords Faring During Covid-19 pandemic? Evidence from a National Cross-site Survey

Reaching Tenants During the Pandemic: California's COVID-19 Local Partnership Network

Primary Investigator	Deshonay Dozier, California State University at Long Beach
Contact	nelsonkl@upenn.edu
Attending	Katharine Nelson and Anna Duan (University of Pennsylvania)
Scope	A detailed analysis of the types and efficacy of outreach strategies used to reach hard-hit communities for the COVID 19 Rent Relief Program. This evaluation is being done in partnership with LISC, which oversaw a group of nonprofits throughout the state called the Local Partnership Network (LPN). In Phase 1, HIP will release a report in Fall 2022 summarizing our findings related to nonprofit activity, geographic patterns, and survey work of LPN member organizations. In Phase 2, we will link this data to California's COVID-19 rental assistance application data
Timeline	March 2021 - Present
Initial Findings	Survey findings show that LPN organizations feel their work made a big difference and that over time the application process became easier and more streamlined. Spatial analysis shows that, in June 2021, rental assistance was not consistently going into the areas that were hardest hit by the pandemic and experiencing the strongest eviction risk. But by August 2022, rental assistance did flow to the hardest hit communities. We are currently exploring the role of the LPN network in expanding the footprint of the program into the hardest hit areas

The Short-Term Benefits of Emergency Rental Assistance

Primary Investigators	Whitney Airgood-Obrycki
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Attending	n/a
Scope	Used the U.S. Census Bureau's Household Pulse Survey to investigate the potential short-term benefits of ERA receipt by comparing ERA recipients with ERA applicants
Timeline	Completed June 2022
Initial Findings	ERA receipt is associated with a lower likelihood of being behind on rent, having difficulty meeting expenses, or reporting poor mental health. These benefits point to the importance of ongoing support as funding begins to run out. Even as the immediate shock of the pandemic wanes, large shares of renters continue to report employment loss and difficulty paying rent
Citations and/or press	The Short-Term Benefits of Emergency Rental Assistance

Emergency Assistance Grants and Household Stability: Evidence from COVID Rental Assistance Lotteries

Primary Investigators Contact Attending	Rob Collinson, University of Notre Dame rcollin8@nd.edu Rob Collinson, Winnie van Dijk (Harvard University)
Scope	A cross-university team of researchers (Rob Collinson, David Phillips, and Patrick Turner, Notre Dame; Winnie Van Dijk, Harvard; Vincent Reina and Ben Keys, University of Pennsylvania; Anthony DeFusco, Northwestern; and John Eric Humphries, Yale) is working to join ERA application data with novel survey data and private credit and address data across four sites (Los Angeles, Chicago, Seattle, and Houston) to understand the impact of early ERA and direct cash payments on housing stability and financial wellbeing
Timeline	Ongoing
Initial Findings	Receipt of ERA is significantly associated with an increase in credit scores across sites, but the magnitude of the impact is small. Impacts on financial wellbeing are likely obscured by the receipt of other forms of pandemic assistance. ERA is also associated with improvements in reported housing stability, mental health, and other outcomes 3-4 months after the treatment

Impact Evaluation of the ERA Program

Primary Investigators Contact Attending	HUD aaron.m.shroyer@hud.gov Aaron Shroyer
Scope	HUD closed on a Notice of Funding Opportunity (NOFO) to fund \$2 million to research the impacts of ERA on eviction and other housing stability outcomes
Timeline	24 months following award date, which will hopefully occur late 2022
Citations and/or press	FY2022 Impact Evaluation of the Emergency Rental Assistance (ERA) Program

Local Program Evaluations

Evaluating the Effectiveness of the ERA Program in Texas

Primary Investigator	Erin Hahn, Texas Housers
Contact	erin@texashousing.org
Attending	Erin Hahn
Scope	Texas Housers began collecting programmatic data from Texas ERA programs at the onset of the pandemic. Vol. 1 analyzed data through May 2021 to evaluate the efficiency and equity of ERA programs in their first months of operation. Vol. 2 provided an update through July 2021
Timeline	March 2020 - July 2021
Initial Findings	Programs that adopted ERA best practices (implementing flexible documentation requirements, partnering with community-based organizations, etc.) were more successful in distributing assistance efficiently and reaching the households with greatest need. Recommendations were provided to help poorly ranked programs enhance the efficiency and equitability of their operations
Citations and/or press	Evaluating the Effectiveness of the Emergency Rental Assistance Program in Texas, Vol 1.0 Evaluating the Effectiveness of the Emergency Rental Assistance Program in Texas, Vol 2.0

Rent Relief and its Impact on Rent Arrears, Debt, and the Wellbeing of Renters in Philadelphia

Primary Investigator	Vincent Reina, University of Pennsylvania
Contact	yeonhwa@upenn.edu
Attending	Yeonhwa Lee
Scope	Describing the ERA program and measuring its short-term effects on renters' arrears, debt, and wellbeing in Philadelphia
Timeline	Currently under revision
Initial Findings	Embargoed

ERA Case Studies

Primary Investigator	Rebecca Yae, National Low Income Housing Coalition
Contact	ryae@nlihc.org
Attending	Rebecca Yae, Neetu Nair
Scope	Gathered lessons from ERA programs established under CARES Act. Examined implementation strategies that centered equity to reach the lowest-income and most marginalized communities using case studies of three sites: Santa Clara, CA; State of Washington, and State of Illinois
Timeline	February 2021 - June 2021
Initial Findings	Targeted focus on serving extremely low-income households, community-led design process, and distribution through a broad network of community groups and nonprofit organizations enabled states and localities to reach the most vulnerable renter households during the pandemic
Citations and/or press	Emergency Rental Assistance Case Study: Santa Clara County Homelessness Prevention System's COVID-19 Emergency Homelessness Prevention Program Emergency Rental Assistance Case Study: Washington State Department of Commerce's Eviction Rent Assistance Program Emergency Rental Assistance Case Study: Illinois Housing Development Authority's 2020 Emergency Rental Assistance Program

An Evaluation of Oakland's ERA Program

Primary Investigator	Katharine Nelson, University of Pennsylvania
Contact	nelsonkl@upenn.edu
Attending	Katharine Nelson, Claudia Aiken
Scope	This is an evaluation of Oakland's ERAP program, which HIP is undertaking as the official partner of the City of Oakland and the nonprofit partners who managed the local program. The analysis involves a tenant survey and several focus groups. The evaluation will focus on the equity impact of the program, and whether it enabled low-income renter households to stay in their homes and/or in Oakland
Timeline	May 2020 - Present
Citations and/or press	Oakland Renter and Landlord Survey Analysis Housing Vulnerability in Oakland, CA

Evaluating ERA Programs in Atlanta and Baltimore

Primary Investigator	Vincent Reina, University of Pennsylvania
Contact	claudf@upenn.edu
Attending	Katharine Nelson, Claudia Aiken
Scope	Longitudinally surveyed ERA applicants in Atlanta and Baltimore
Timeline	Completed April 2021, with possibility for additional research
Initial Findings	HIP completed surveys of tenants who applied for ERA in both cities in 2020 and found mounting rates of rent burden, rent arrears, and housing instability among low-income tenants. In both cities, these strains were especially pronounced among households with children. Rent relief in Atlanta was associated with lower levels of instability and homelessness
Citations and/or press	Housing Trends and the Impact of COVID-19 Rental Assistance in the City of Atlanta Housing Trends and the Impact of COVID-19 Rental Assistance in the City of Baltimore

An Evaluation of Philadelphia's ERA Program

Primary Investigator	Katharine Nelson, University of Pennsylvania
Contact	nelsonkl@upenn.edu
Attending	Katharine Nelson
Scope	This is an evaluation of Philadelphia's emergency rent relief program, focusing on the impact on households, the program's ability to serve disadvantaged groups and vulnerable populations, and the creation and expansion of the City's eviction diversion program. HIP also surveyed landlords of tenants who applied to understand the impact of COVID-19 on their rental businesses
Timeline	March 2020 - Present
Citations and/or press	Covid-19 and Rent Relief: Understanding the Landlord Side Residential Rental Property Owner Perspectives and Practices in Philadelphia: Evaluating Challenges during the COVID-19 Pandemic

An Evaluation of the State of California's ERA Program

Primary Investigator	Katharine Nelson, University of Pennsylvania
Contact	nelsonkl@upenn.edu
Attending	Katharine Nelson, Cypress Marrs, Yihan Zhang
Scope	The Housing Initiative at Penn (HIP) has partnered with California's Department of Housing and Community Development to conduct an evaluation of the its ERA program. This is an independent evaluation funded by private foundations and receives no financial support from the State of California
Timeline	March 2021 - Present
Initial Findings	HIP has published two initial reports highlighting the large scale of the program and the high level of need among applicants
Citations and/or press	An Early Analysis of the California COVID-19 Rental Relief Program California's COVID-19 Rent Relief Program: Analysis of Applications as of April 24, 2022

An Evaluation of Los Angeles' ERA Program

Primary Investigator	Katharine Nelson, University of Pennsylvania
Contact	nelsonkl@upenn.edu
Attending	Katharine Nelson, Claudia Aiken
Scope	HIP is evaluating the City of Los Angeles' Emergency Rental Assistance Subsidy (ERAS) and the County of Los Angeles' COVID-19 Rent Relief program using longitudinal surveys of applicants. HIP also surveyed landlords of tenants who applied to ERAS to understand the impact of COVID-19 on their rental businesses
Timeline	June 2020 - Present
Initial Findings	HIP has published two initial reports, one reporting baseline tenant survey results and the other analyzing the impact of COVID-19 on landlords and their choice to participate in ERA
Citations and/or press	Ongoing Challenges for Rental Business Owners in the City of Los Angeles during the COVID-19 Pandemic The Need for Rental Assistance in Los Angeles City and County

An Assessment of ERA Distribution in Texas

Primary Investigator	Erin Hahn, Texas Housers
Contact	erin@texashousing.org
Attending	Erin Hahn
Scope	This research tracks the progress of 10 local ERA programs in Texas over the course of the pandemic. It examines quantitative programmatic data as well as qualitative data gathered from interviews with administrators to identify jurisdictions' strengths and challenges while disbursing ERA
Timeline	Ongoing
Initial Findings	Texas' major cities quickly spent down their ERA funding while smaller, politically conservative jurisdictions struggled to do so and lost millions to recapture. Challenges arise when the responsibility to keep low-income renters housed is devolved to local governments in states with highly polarized political landscapes like Texas
Citations and/or press	Rent Relief Programs in Major Cities and Counties in Texas

Post-ERA Studies

Post-Treasury Emergency Rental Assistance Programs

Primary Investigators	Neetu Nair (NLIHC)
Contact	nnair@nlihc.org
Attending	Neetu Nair
Scope	Surveying administrators of programs that have either suspended or closed their Treasury ERA programs to new applicants or have exhausted over 60% of their ERA2 funds to learn about any components their jurisdiction is planning to retain after Treasury funds have been exhausted
Timeline	August 2022 - December 2022

Texas Localities' Approach to Post-Pandemic Eviction Prevention

Primary Investigators	Ben Martin, Texas Housers
Contact	ben@texashousing.org
Attending	Ben Martin
Scope	By interviewing local administrators, we seek to learn how jurisdictions in TX are addressing eviction prevention now that pandemic-era protections are waning. How are local governments a) identifying evictions as an ongoing crisis and b) committing to a comprehensive approach to reducing evictions?
Timeline	Expected release in October 2022
Initial Findings	Initial analysis indicates that a) the ongoing crisis itself is not uniformly understood and named from jurisdiction to jurisdiction in Texas despite the increased visibility of evictions and eviction prevention during the pandemic, and b) in jurisdictions that do recognize the need to intervene to prevent evictions, there is great variation in terms of which policy and funding approaches they are advancing or prioritizing, from court-based reforms; to pre-court mediation, funding, and protections; to the development of new income-restricted housing to meet existing need

Databases and Web Tools

Treasury ERA Database

Primary Investigators	Neetu Nair, NLIHC
Contact	nnair@nlihc.org
Attending	Neetu Nair
Scope	Tracking Treasury ERA programs and key characteristics based on publicly available documents and, when available, conversations with program staff
Timeline	Ongoing
Citations and/or Press	NLIHC COVID-19 Emergency Rental Assistance Database Treasury Emergency Rental Assistance (ERA) Dashboard

Eviction Diversion Tracker

Primary Investigators	Ben Martin, Texas Housers
Contact	ben@texashousing.org
Attending	Ben Martin, Erin Hahn
Scope	The Tracker features two interactive GIS data dashboards. The first tracks Texas ERA program expenditures. The second tracks the eviction rates of all 254 counties in Texas. When used in tandem, the dashboards identify where ERA programs have been successful and where need for assistance persists
Timeline	January 2022 - Present (updated quarterly with ERA data, monthly with eviction data)
Initial Findings	In general, eviction rates in Texas' major cities with successful ERA operations remained below historical averages during the majority of the pandemic. However, in other jurisdictions that struggled to distribute their ERA allocations, the dashboard was able to show that evictions were still occurring. At present, the majority of Texas' 38 ERA programs have closed for one of two reasons – they utilized all available funding or they lost their funding due to recapture. With the loss of the vital safety net that was ERA, eviction rates are now on the rise in many counties across Texas
Citations and/or Press	Eviction Diversion Tracker

The Eviction Lab

Primary Investigators	Matthew Desmond, Princeton University
Contact	peter.hepburn@rutgers.edu
Attending	Peter Hepburn
Scope	Tracking eviction filing patterns and moratoria and diversion programs and constructing ERA-eviction linkages
Timeline	Ongoing
Citations and/or Press	The Eviction Lab