

ERPAP Advisory Committee Orientation Meeting

January 10 2022



King County

Agenda

- **Introductions (15 min)**
 - Name, Pronouns, City, Icebreaker
 - *What are you looking forward to in the new year?*
- **EPRAP overview (15 min)**
 - Structure
 - Efforts
 - Upcoming
- **Advisory Tasks (30 min)**
 - Rules
 - Tasks
 - Response Rate
 - Tenancy definition

Introduction

- **Introductions (15 min)**
 - Name, Pronouns, City
- **Icebreaker Question**
 - *What are you looking forward to in the new year?*
- **Choose next person after answering**

EPRAP has Two Parts

Eviction Prevention & Rental Assistance Program

Fund Legal Aid & Dispute Resolution Centers to stop an eviction.

Pay rent on behalf of eligible households whose arrears are due to financial impacts of the COVID-19 Pandemic to avoid an eviction.

Preferred because it is less traumatic for tenants and landlords.

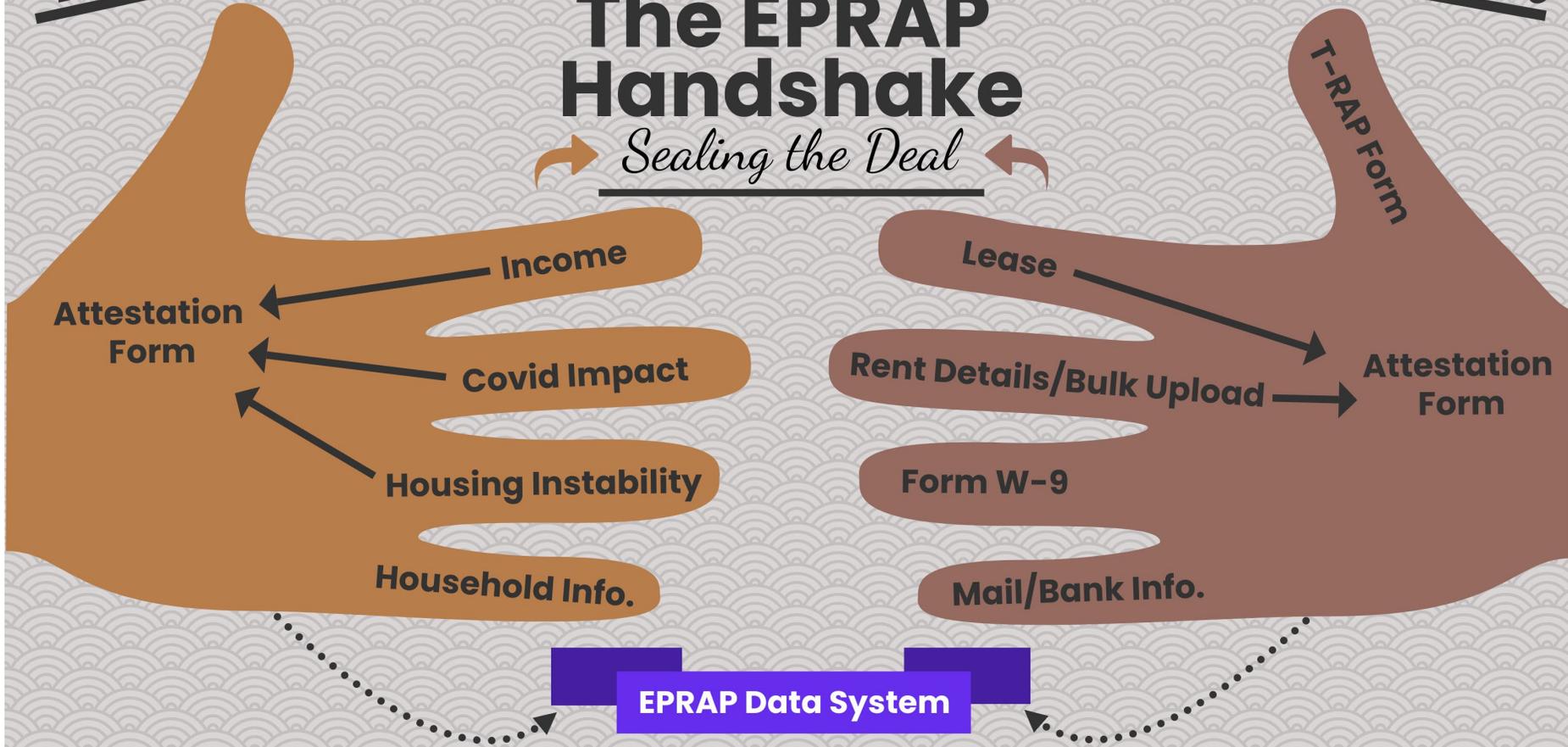
Tenant



Landlord

The EPRAP Handshake

Sealing the Deal



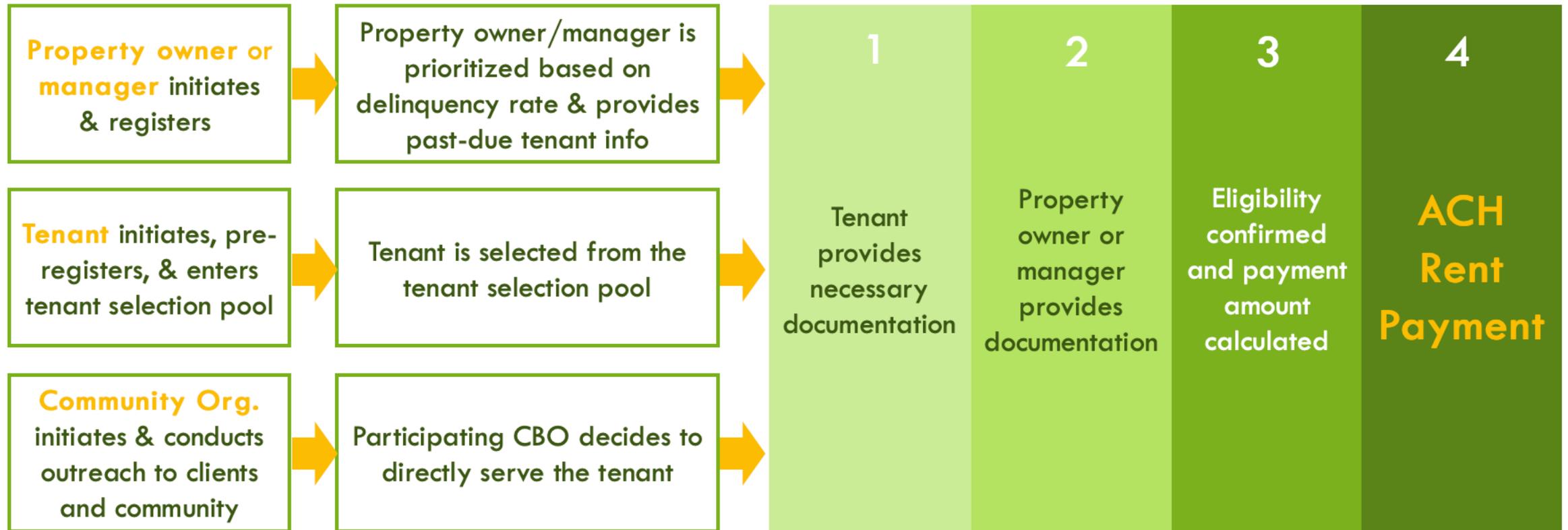
- EPRAP Casework
- Answering Customer Questions
- Internal Program/Data System TA
- Program Management
- Contract Management



- Customer Pool Management
- Program/Data System TA
- Approve & Issue Payments
- Contract Management

EPRAP in 2021

3 Paths to Assistance



Landlords

- 320 landlord companies registered during the signup period
- Completed Tier 1 (78 Landlords) and Tier 2 (77 Landlords).
- Currently working with Tier 3 (84 landlords) and Tier 4 (74 landlords) are bulk uploading

Tenants in Process

45,144 tenants have expressed interest, and some are already actively being served

34,967 tenants are actively being or have been served

- **15,444** in progress
- **13,781** tenants have had rent paid (some through landlord advances)
- **5,742** denied or ineligible

EPRAP's Rent Assistance: 197.1M So Far

3 ways to organize King County's EPRAP Rental Assistance:

1. By Federal/State Fund Source
2. By EPRAP "edition"
3. By Expenditure Status



\$37.6M

EPRAP 1.0

Received and fully expended in 2020.

\$11.9M

EPRAP 1.5

Received and fully expended Jan – June 2021.

\$123M

EPRAP 2.0 2021

Received and fully expended Jul – Dec 2021.

\$177M+

EPRAP 2.0 2022

Where we are now.

Received, funding obligated through contracts, and partially expended.

ARPA Funded

Updated 1.3.2021

2022

2020

\$37.6M expended

2021

\$134.9M Expended

Dec 13th to Jan 3rd \$24.6M so far

What We're Seeing

Landlord Program Payments are lower per unit than expected

Every tenant has been offered self-attestation by multiple methods

Tenant Pool Payments are higher than expected

Tenants are averaging \$12k+ in payments

Some CBOs are at full speed with the database, others require more technical supports

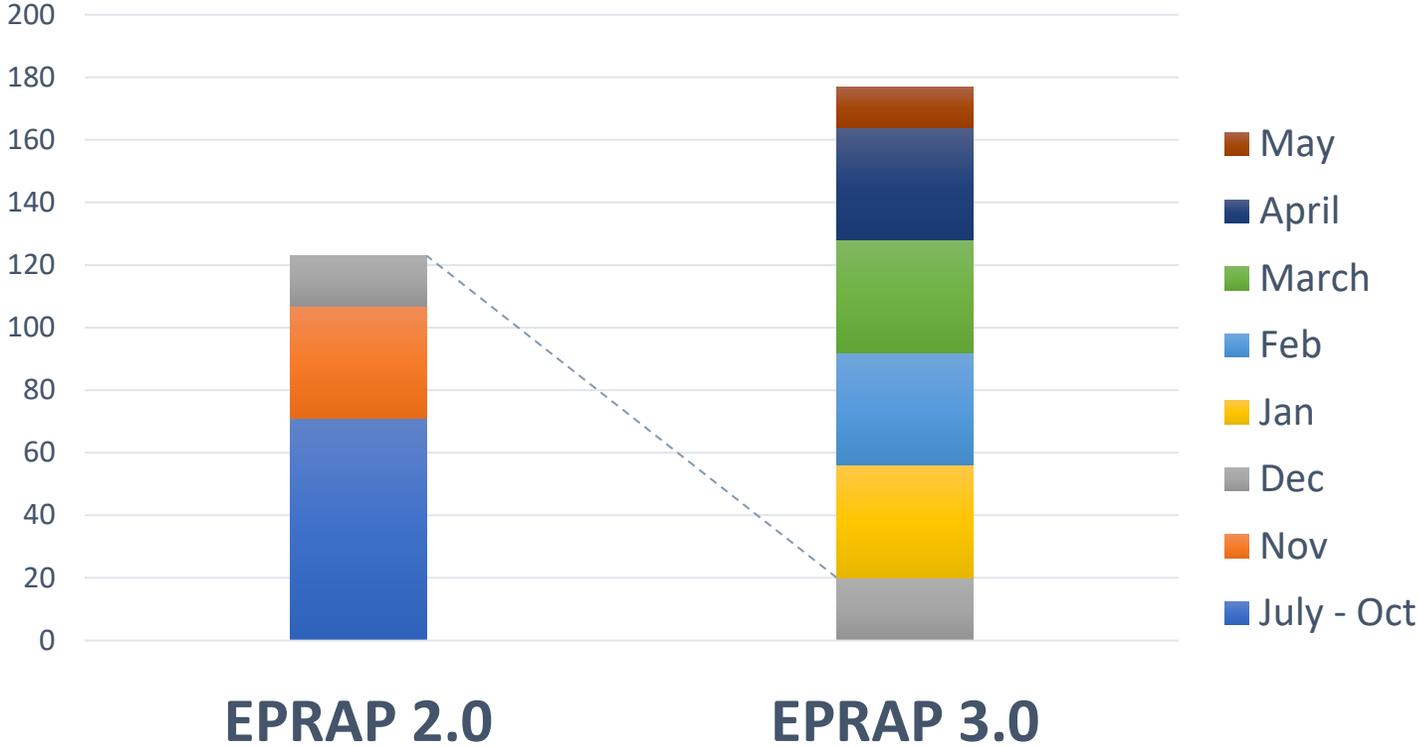
Currently Have Tenants, Landlords & CBOs not fully utilizing attestation

Projected Spending Timeline

At current spending pace the anticipated rental assistance funding will be expended by May 2022.

Assumes \$9M in Rental Assistance payments per week or \$36M per month.
Data as of 11.7.2021

EPRAP Rental Assistance Spend Down



Eviction Prevention

Housing Justice Project ready to stop evictions with \$24M at multiple steps in the State's new eviction process:

- **30-day payment plan requirement**
- **30 or 14-day notice**
- **Up to 60-day Court Continuance**
- **Statutory right to reinstate tenancy**

Advisory Committee

The Goals:

1. Rules be agreed upon for how meetings are run and when we meet.
2. Collaborative effort to help DCHS ensure EPRAP equitably serves the community



Rules

Quick Votes for Common Courtesy Rules

1. Be respectful of other's opinions
2. Try not to speak while others are talking
3. It is okay to disagree, this is a space for brainstorm and learning to get us closer to our collective goals
4. **Other ideas?**
 - **When to meet?**
 - Send another poll for times?
 - Evening/after 5pm?
 - Every other week?

Tasks

1. Response Rate of Tenants

2. Tenancy definition for Tenants in Hotels

Response Rates

Background: Some selected tenants do not respond / respond very late to repeated requests to complete an application, slowing down the process.

- *How can we get tenants to respond faster to CBOs?*

Tenancy Definition

Background: Tenants living in a hotel can receive EPRAP if they established a tenancy. State law is unclear about the point in which a tenant has established a tenancy in a hotel.

- *How do we define tenancy?*
 - *Potential factors to consider:*
 - *Length of stay*
 - *History of Payments*
 - *What else?*

Questions?



Next Steps

- Isaac Organista will send out email regarding overview of this meeting, and info for next meeting
- Please email Isaac your ideas on the questions presented and he will summarize the ideas for future discussion