

# COVID-19 Housing Stability Task Force Bi-weekly Update

October 9, 2020



**LISC**  
HOUSTON

# Rental Assistance: Work Group

## Work Group Members:

- Maria Verdeja
- Mark Thiele
- Elena White
- Diana Zarzuelo
- Zoe Middleton
- Celeste Arredondo
- John Boriack
- Mary Lawler
- Chrishelle Palay
- Howard Bookstaff
- Claudia Aguirre
- Cynthia Colbert
- Jeff Reichman
- Ana Raush
- Sharon Zachary (ACAM)
- Sonja Gee (MAM)

## Work Group Facilitator:

- Martha Macris

- The Rental Assistance WG meets every other Friday.

# Rental Assistance: Work Group

## Build Shared Knowledge Base

- ACAM's Eviction Prevention Rent Assistance, Presenter Sharon Zachary
  - Average reported rent decrease is 10%
- Texas Policy Lab shared the development of the Rent Assistance Auction Model

## Work Group Progress/Focus:

- During the October 2<sup>nd</sup> meeting the Work Group discussed next steps and how to best organize to provide recommendations to Harris County on rent and direct assistance post-CDC order by the end of the month.
- The group recommended to enter in a mapping process to document rent and direct assistance providers, to develop informed recommendations on how to improve existing systems and address assistance gaps.
- The group will also look back and refine the 10 Rent Assistance principles as part of the final recommendations process.

- **The Rental Assistance WG meets every other Friday.**

# Access to Justice: Work Group

## Work Group Members:

- Curtis Davis
- Dana Karni
- Diana Zarzuelo
- Guadalupe Fernances
- Jay Malone
- Howard Bookstaff
- Marcia Johnson
- Margaret Oser
- Zoe Middleton
- Ann Chandler (Houston Volunteer Lawyers)
- Nick Hall (Dispute Resolution Center)

## Work Group Facilitator:

- Jeff Stys

- The Access to Justice WG meets monthly.

# Access to Justice: Work Group

## Tenant- Landlord Facilitation Pilot Update:

- Rental Assistance Agencies:
  - MAM - experience in disaster and crisis rental assistance, part of ACAM network and UW Thrive network
  - Wesley Community Center: multi-service organization, part of ACAM network, LISC FOC network and UW Thrive Network
  - The Alliance – refugee and immigrant service, building capacity on Housing Counseling, part of LISC FOC network, COH FEC network and UW Thrive Network
- Texas Policy Lab is developing a pilot evaluation proposal

## Web Portal:

- Connective will hold focus groups to test a prototype website (in Spanish) to educate tenants on the CDC moratorium and help them fill the declaration

## Other:

- Working with HCDD and other organizations on distributing CDC moratorium information
- The Access to Justice Work Group will continue to work on the development of overall recommendations and support the development of current initiatives.

# Landlord & Property Stabilization: Work Group

## Work Group Members:

- John Boriack
- Ana Rausch
- Courtney Johnson Rose
- Alan Watkins
- Mayra Bontemps, FWCRC
- Peter Brewton, LISC
- Robert Fiederlein, AVENUE

## Work Group Facilitator:

- Curtis Davis

# Landlord & Property Stabilization: Work Group

<b>Goal</b>	<ul style="list-style-type: none"><li>• Create a model of optimal program design for Landlord Support/Property Stabilization for our metropolitan area with recommendations on potential projects, policy recommendations and/or program initiatives.</li></ul>
<b>Focus/Process</b>	<ul style="list-style-type: none"><li>• Define type and size of small to medium sized affordable rental properties and their key COVID-19 challenges.</li><li>• Build common knowledge and shared understanding of existing local financial support structures and systems for small/medium landlords.</li><li>• Provide evidence-based recommendations to influence financial products and needed support for landlord assistance and property stabilization by end of November.</li></ul>
<b>Potential Initiatives</b>	<ul style="list-style-type: none"><li>• Innovative Financing Solutions</li><li>• Landlord-local government program for temporary rehousing of evicted households</li><li>• NOAH Preservation</li><li>• Rental Housing Inventory/Registry</li></ul>

# Landlord & Property Stabilization: Work Group

## WG update:

- The WG met for the first time on October 6<sup>th</sup> and it focused on developing a definition of what should be considered a small vs medium sized landlord.
  - 1-30 doors small landlord, self managed (SF, Duplex-Quads, Small Garden Apartment)
  - 30-120 doors: small landlord that self manage, may contract management services
  - 120-1000 doors: small scale, full time, professional landlord
  - 1,000-2,000 doors +: Medium to large scale/corporate landlord
- \* 1-50 units are the most vulnerable.
- Discussed financing opportunities available for small landlords. It may be helpful to engage FHLB, FRB, Fannie Mae, Credit Unions, Lending Platforms, CDFI's and small regional banks to help define the types and characteristics of small-medium sized landlords based on historic borrowing trends and current banking outlooks.



# Kick-off: Policy Recommendations Work Group

<b>Goal</b>	<ul style="list-style-type: none"><li>• Provide a set of policy recommendations to the Harris County leadership by mid November.</li></ul>
<b>Process</b>	<ul style="list-style-type: none"><li>• Documentations of policies and programs that have been passed and implemented in other jurisdictions to prevent evictions, mitigate the effects of housing stability for tenants and landlords, and or increase housing stability.</li></ul>
<b>Next steps</b>	<ul style="list-style-type: none"><li>• We will convene a short-term Work Group to review this research and prioritize the top policies that will inform our policy recommendations.</li></ul>

# Housing Stability Task Force [Oct-Dec]

<b>[1] Respond to Govt Requests</b>	<ul style="list-style-type: none"><li>• Regular reports to Harris County Leadership to inform COVID-19 response as it relates to Housing Stability</li><li>• Recommendations for Harris County for Next-Steps after CDC order</li></ul>
<b>[2] Continue Work Groups until end of November</b>	<ul style="list-style-type: none"><li>• Rental assistance</li><li>• Access to justice</li><li>• Landlord/Property Stabilization</li><li>• Policy Recommendations</li></ul>
<b>[3] Meetings + Presentations</b>	<ul style="list-style-type: none"><li>• Bi-weekly TF convening's and presentations [Please share with us any topic you would like a presentation on]</li><li>• Continue Website Updates</li></ul>

**Biweekly Update on:  
[housingstabilitytaskforce.org](https://housingstabilitytaskforce.org)**