

# Eviction Prevention & Rent Assistance Program

EPRAP Update to Local Services Committee

10.26.2021



**King County**

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## The Takeaways:

1. We have accelerated, but need to do even more (attestations!)
2. King County is not at risk of Treasury recapture or reallocation
3. Rent assistance: short-term necessity, not a long-term solution
4. The affordable housing crisis will outlive historic rent assistance funds; we used to have 4,000+ evictions annually
5. We may not even have enough for the current need (10k more applications in last 5 weeks)
6. We're providing localized help in high rate-of-application unincorporated areas & will look for more ways to focus help



# 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.

# What we learned **from 2020**

## **Pro-Equity Measures Were Effective**

And we still need to work more through CBOs & improve language access

## **A Manual System was Inefficient**

Manual work was time-consuming, limited throughput, and risked error

## **The 2020 System Would Not Scale**

Cumbersome for thousands; prohibitive for tens of thousands

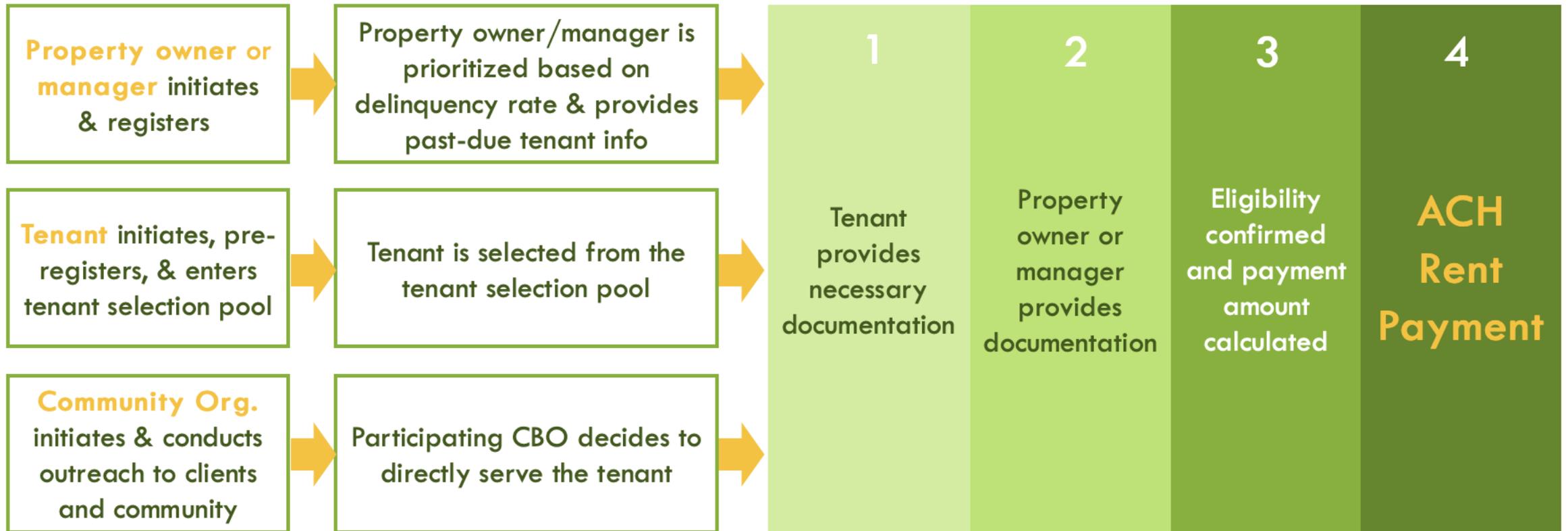
## **CBOs Had Difficulty Supporting a Decentralized System**

Federal audit burden/costs, data management, program complexity & fronting funds were too much for some partners to sustain--But CBOs are essential!

*A septupled budget and quadrupled client counts required a new, sustainable, & suitable system.*

# EPRAP in 2021

## 3 Paths to Assistance





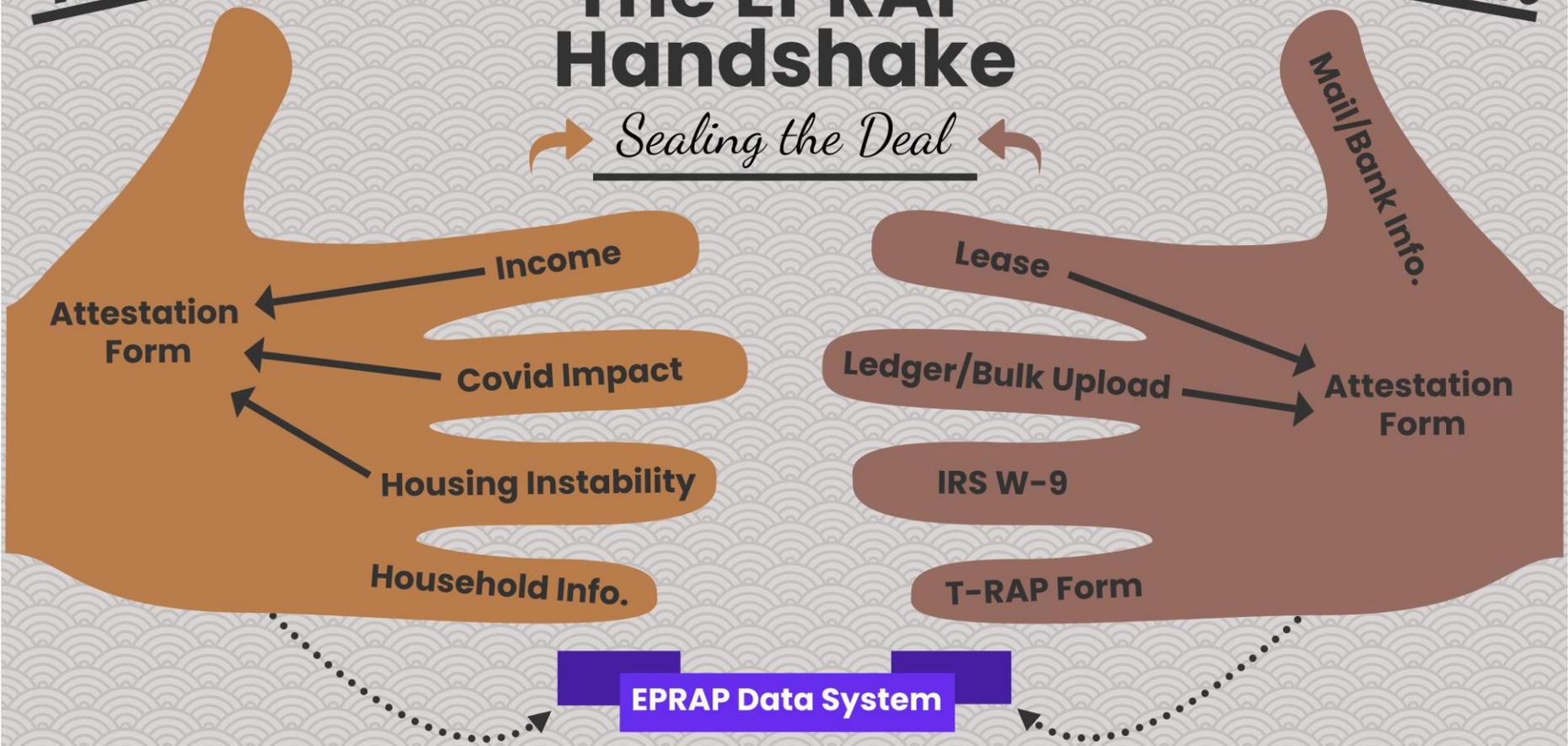
King County

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's Rent Assistance: \$100M 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

\$177M+

\$37M

EPRAP 1.0

Received and fully expended in 2020.

\$11.9M

EPRAP 1.5

Received and fully expended in early 2021.

January- June 2021

\$11.9M

\$123M

EPRAP 2.0

Where we are now.

Received, funding 100% obligated through contracts, and partially expended.

July-Oct 2021

~\$51.1 M expended

EPRAP 3.0

What's coming.

ARPA Funded

2021-2022

2020  
\$37M expended

January-October 21, 2021 Total: ~\$63M so far

# August 2021 Treasury Simplifications

## **Tenant Self-Attestation (We've Had to Retrain on This)**

Every tenant has been offered self-attestation by multiple methods

## **Landlord Self-Attestation (We've Had to Retrain on This)**

Every landlord can now self-attest to ledgers and leases

## **Landlord Advances**

Every landlord in our landlord program has been offered a 50% advance

90+ landlord advances processed

*All fully implemented within two weeks of changed guidance in September.*

# County-Level Counter-Measures

## **Quadrupling County/Contractor Staff for More Tenant Throughput**

19 program staff in first week of Sep. to 80 staff by first week of Oct.

## **Adjusting Program Leadership**

Replaced landlord program leadership, shifted program to a new Division

## **Fully Functional Data System Since Mid-August**

Total data system cost is \$800,000—less than 0.05% of program budget

## **Providing CBO Technical Assistance to Activate the full Network**

KC EPRAP works through more than 40 contracted agencies with 400+ registered data system users in CBOs

# What We're Seeing Now

**Landlord Program Payments are lower per unit than expected**

**Tenant Pool Payments are higher than expected**

Tenants are averaging \$11k+ in payments

**Full use of Attestation required retraining and retooling processes**

**New Households continue to apply—Nearly 10,000 in last 5 weeks**

## Landlords

- 320 landlord companies registered during the signup period
- Actively working with 162 landlord companies
- Through 10/24, 92 landlord companies (363 owners) have received advanced funds protecting over 6,500 tenants

## Tenants

**33,935** tenants have expressed interest (total)—**avg. 67% eligible**

**21,761** tenants are actively being or have been served

**6,116** tenants have had rent paid, averaging \$11K

**Our Focus: After maximizing landlord advances, the highest yield strategy is dramatically increasing tenant pool throughput.**

# EPRAP Payments are **Accelerating**

Aug28-Sep03	Sep04-Sep10	Sep11-Sep17	Sep18-Sep24	Sep25-Oct01	Oct02-Oct08	Oct09-Oct15	Oct16-Oct22
\$4.6M	\$2.7M	\$4.4M	\$5.4M	\$7.7M	\$3.4M	\$5.1M	\$8.1M

**Total rent assistance in the first 8 months of 2021 = \$22M.**

**Total rent assistance in the last 2 months = \$41M.**

**Last week was our first \$8M week, including a \$2M day.**

# Where are Rent Assistance Applicants?

## Top 11 *by Number*

Seattle	6,643
Kent	4,424
Federal Way	3,434
Renton	2,330
Auburn	1,883
Burien	1,333
SeaTac	1,065
Bellevue	1,368
Des Moines	809
Tukwila	807
<b>Bryn Mawr-Skyway</b>	<b>747</b>

## Top 11 *per 1k Households*

Tukwila	112.9
<b>Bryn Mawr-Skyway</b>	<b>109.3</b>
SeaTac	109.3
Kent	100.5
Federal Way	97.6
<b>White Center</b>	<b>95.8</b>
<b>Boulevard Park</b>	<b>74.3</b>
Burien	69.3
Pacific	67.1
Des Moines	66.8
Auburn	64.4

# Where are Rent Assistance Applicants?

To increase access in Skyway-White Center, White Center CDA held an in-person rent assistance “drive up” event in Skyway on Friday with 5 more to come.

The YWCA is also hosting an online “drop in” rent assistance session.

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# Our Near-Term Rental Assistance Goal

**12,000** total households served  
from January through October  
2021.

## Households Protected through Landlord Advances

Through 10/24, landlord Advances have been sent out to landlords with **13,286 documented tenants in arrears**. Since landlord advances are designed to cover 50% of landlords' tenants in arrears, **6,643 households have been covered through landlord advances.**

## Households Served through Rental Payments

From 1/1/21 through 10/24, **6,116 households have been served through direct rent assistance** payments to their landlords.

# Eviction Prevention

**Housing Justice Project & Dispute Resolution Centers ready to stop evictions with \$24M (refillable) at multiple steps in the State's new eviction process:**

- **30-day payment plan**
- **30 or 14-day notice**
- **Up to 60-day Court Continuance**
- **5-day reinstatement period**

**As currently written, the Governor's "Bridge" moratorium will lapse on October 31<sup>st</sup>.**

## Eviction-related Legal Assistance

Paying rent assistance on behalf of eligible households is one half of the effort to maintain housing stability in the shadow of the COVID pandemic.

EPRAP now includes an additional tool to prevent eviction: funding the Housing Justice Project and Dispute Resolution Centers to provide legal aid to stop evictions based on unpaid rent. A total of \$24 million has been committed to intervene in the event an EPRAP-eligible tenant faces eviction proceedings.

### **To request eviction-related legal assistance, you can contact the Housing Justice Project in three different ways:**

1. **Complete [this online form](#)** to request legal assistance.
2. **Call (206) 267-7069** to leave a message
3. **Email [hjpstaff@kcba.org](mailto:hjpstaff@kcba.org).**

### **The Housing Justice Project can help by:**

- Providing free legal advice (legal consultations) for low-income renters with eviction related issues
- Answering questions about eviction paperwork
- Negotiating with landlords if you're a renter facing eviction
- Representing renters at courthouse eviction hearings (show cause hearings)
- Sharing referral and resource information

# Questions?

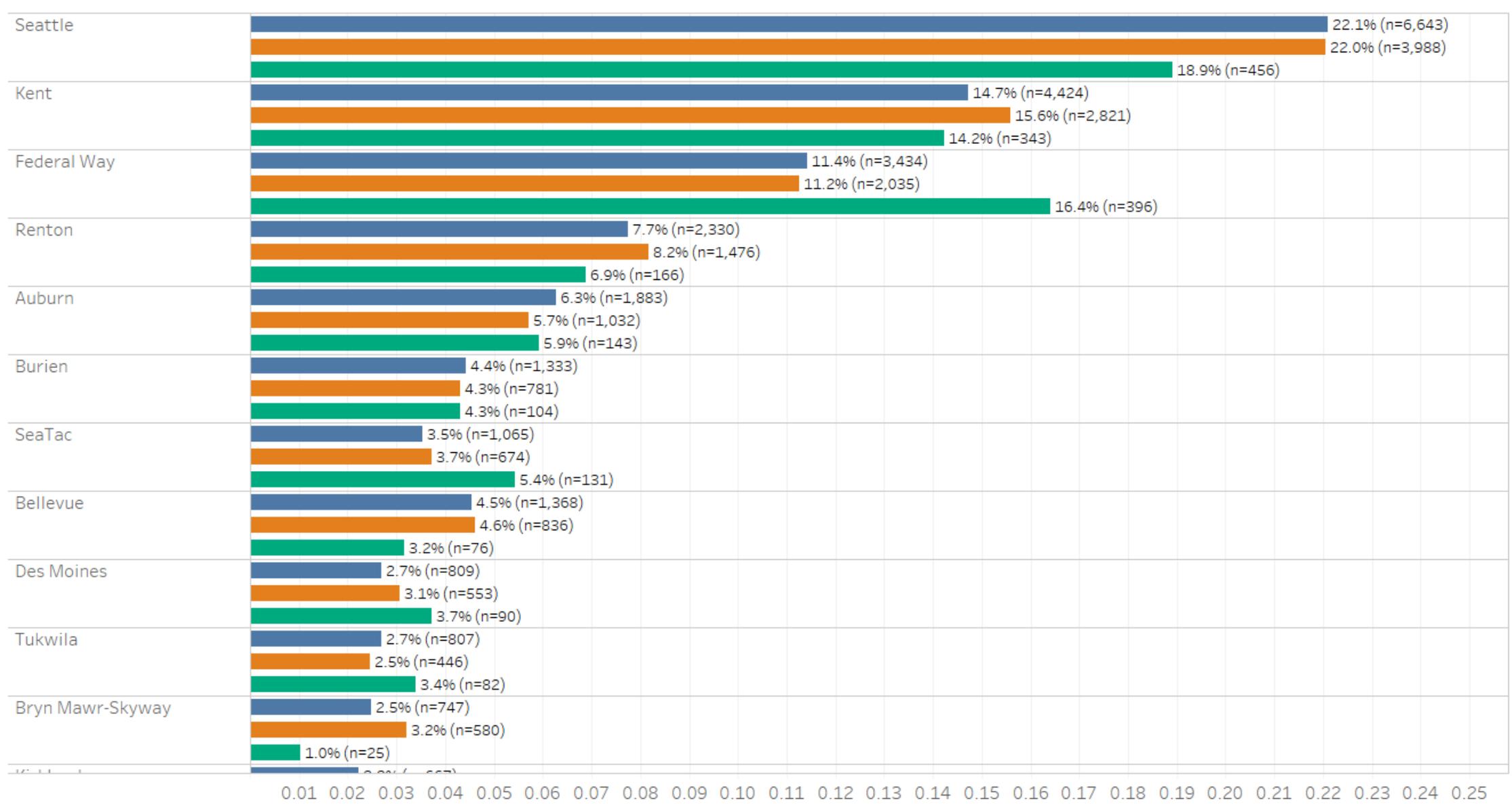


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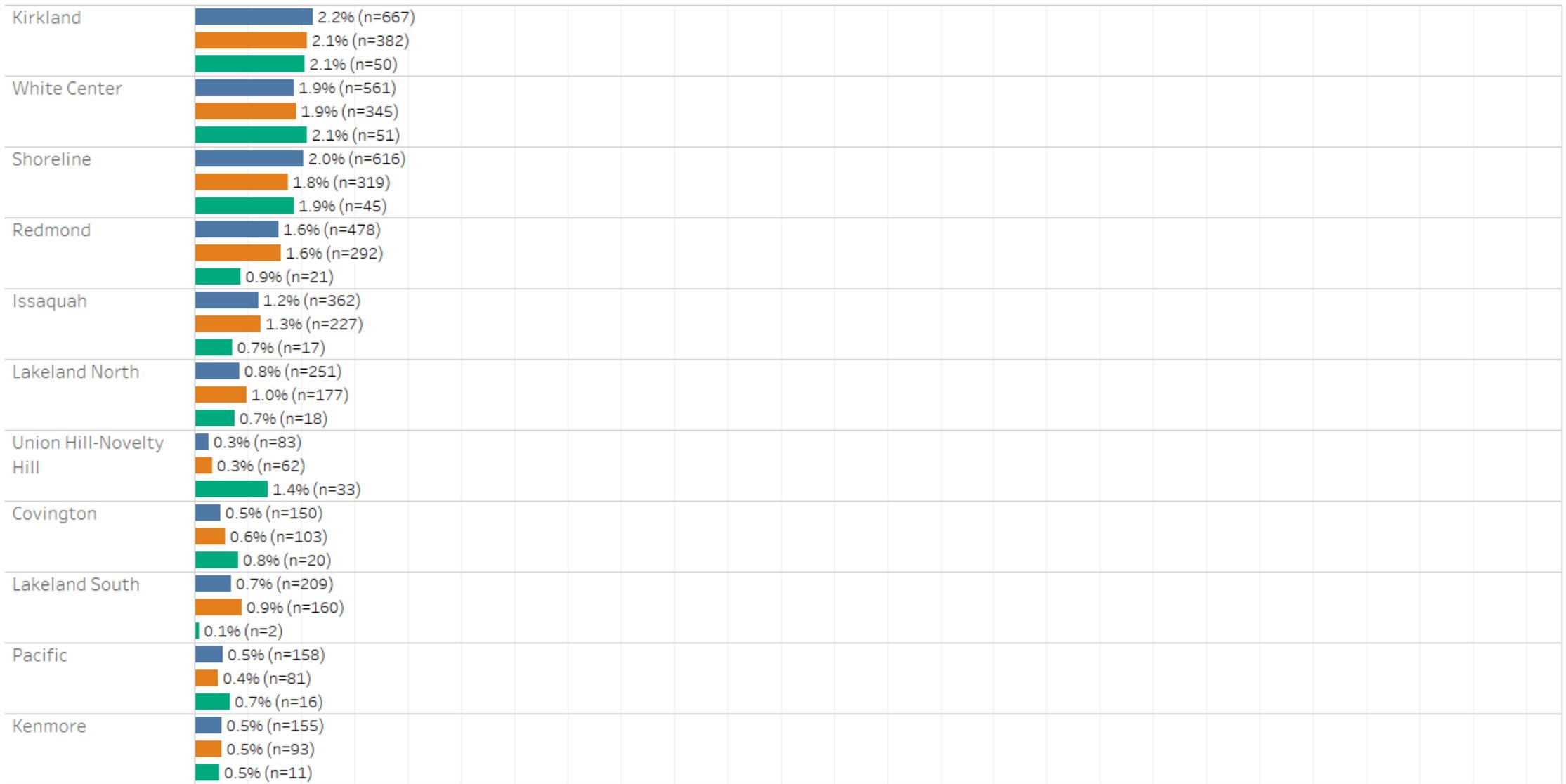
# EPRAP Full Program Jurisdiction Breakdown



Status Final

- Expressed a Need
- Served
- Paid

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