

# FALL QUARTERLY MEETING

October 28 – 29, 2020



Statewide Association of Community and Economic Development Organizations

# AGENDA

- Welcome
- Middle Neighborhoods
- Break
- Renter Assistance and Evictions During the Pandemic
- Break
- Legislative Update
- Breakout Sessions – HUD and ODSA

# MIDDLE NEIGHBORHOODS

- Jason Powers, Director – Middle Neighborhoods, City of Cleveland
- David Sanchez, Director Research & Development, National Community Stabilization Trust



# *Middle Neighborhoods: A National View*

David Sanchez | Director of Research and Development

*Ohio Conference on Community Development | October 29, 2020*

National  
Community  
Stabilization Trust





## What are Middle Neighborhoods?

- Middle neighborhoods are neither healthy and thriving, nor overtly distressed
- Long seen as stable communities for middle and working class families, today many middle neighborhoods are on the edge of growth or decline
- As a result of demographic, socioeconomic, and market trends in regions across the country, middle neighborhoods are steadily disappearing
- Despite their prevalence in America's cities and suburbs, middle neighborhoods tend to be overlooked by national and local policymakers and philanthropies



## Many Middle Neighborhoods Are Faltering In Their Sustainability

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- Ability to ***reliably attract replacement owner occupants*** and other neighborhood-friendly buyers
- Ability to ***generate home values that support quality maintenance***, repairs and updates without appraisal gaps
- Ability to ***repel irresponsible investors***
- Ability to ***maintain engaged residents taking stewardship*** of the neighborhood
- Ability to ***deliver home equity to owners and revenue to municipal government***



## *Middle neighborhoods facing gentrification and displacement*

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- Regions with strong economies and/or housing supply shortages
- Loss of affordable housing
- Risk displacement of lower-income renters, homeowners, and commercial tenants.
- A critical opportunity to:
  - Ensure that existing residents and businesses share in the community's growing prosperity.
  - Preserve affordable housing before it is lost.



# Why Middle Neighborhoods Matter

Investment in middle neighborhoods can help:

- Safeguard the home equity of middle households, many of whom are people of color.
- Bolster and protect city-wide fiscal health, thereby preventing reduced services or lower quality of life for residents.
- Maintain safe, affordable places to live with access to opportunity.
- In regions with strong economies and/or housing supply shortages, investment is needed to counter gentrification.
- There is a considerably higher cost of intervention in neighborhoods after they decline or gentrify.

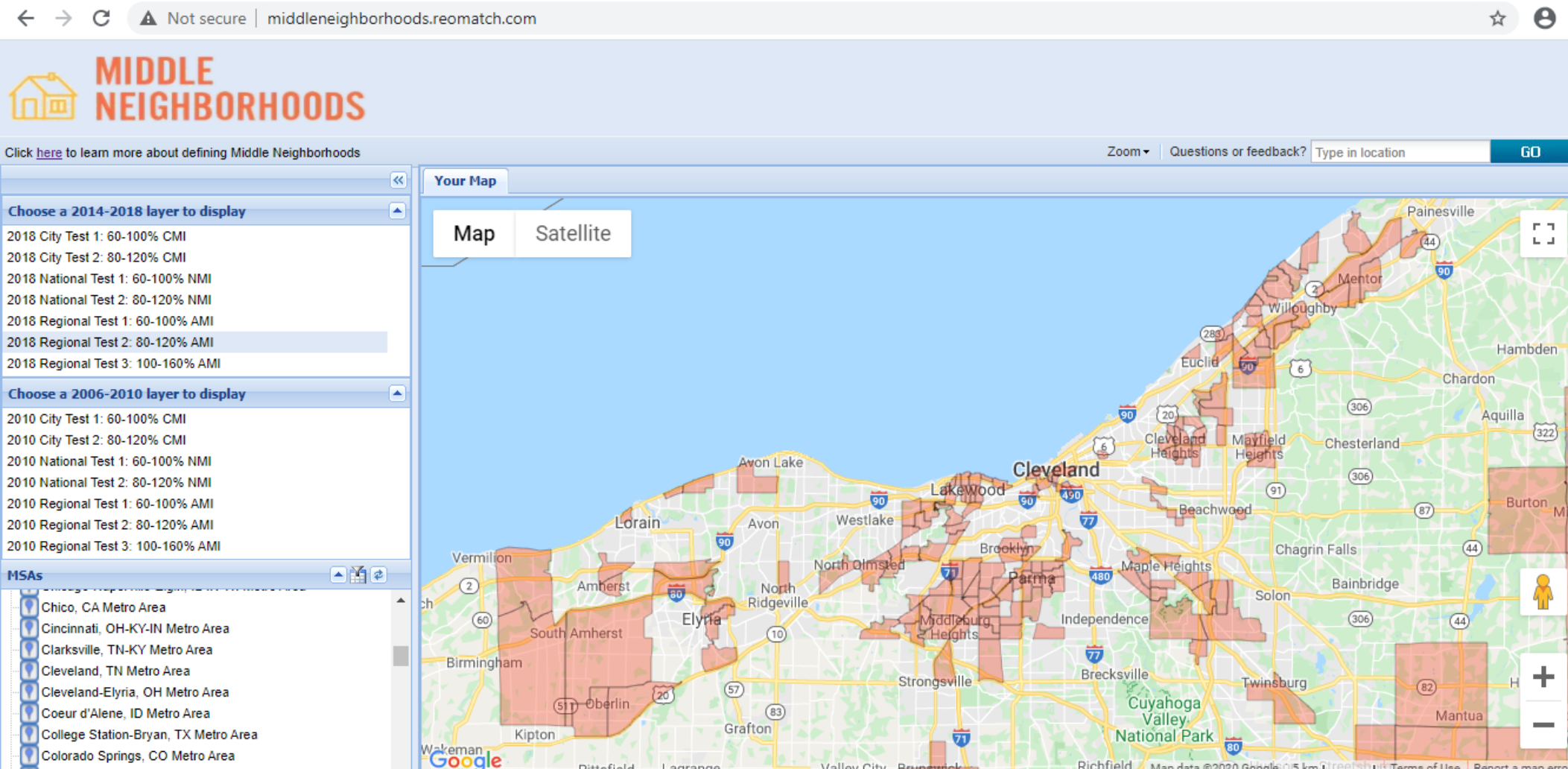
# Middle Neighborhoods Initiative

- Today, the Middle Neighborhoods initiative encompasses:
  - A **National Initiative** focused on mobilizing attention to reverse the trend of the disappearance of middle neighborhood. The initiative does this through research, policy analysis, communications, and advocacy.
    - The initiative is coordinated by the **National Community Stabilization Trust** and is advised by a **Steering Committee** of 20 prominent researchers, practitioners, and policy makers.
  - A **Community of Practice** that facilitates facilitate peer-to-peer learning among middle neighborhood practitioners. The CoP connects over 200 practitioners and city officials to organizations interested in their efforts.
    - The CoP is supported by **NeighborWorks America** and staffed by a small team of organizers.



# Ways to define middle neighborhoods

- Incomes of households who live there
  - Do you use city-wide, region-wide, or national standard for incomes?
  - What is the middle?
- Local housing market conditions
  - Home values
  - Exterior maintenance
  - Regional housing market
  - Housing market strength
- Others?



Displaying census tracts with median household incomes between 80 and 120 percent of regional/MSA median (\$54,273), or \$48,418 - \$65,127.



# MIDDLE NEIGHBORHOODS

Click [here](#) to learn more about defining Middle Neighborhoods

Zoom ▾ Questions or feedback?  **GO**

Choose a 2014-2018 layer to display

- 2018 City Test 1: 60-100% CMI
- 2018 City Test 2: 80-120% CMI
- 2018 National Test 1: 60-100% NMI
- 2018 National Test 2: 80-120% NMI
- 2018 Regional Test 1: 60-100% AMI
- 2018 Regional Test 2: 80-120% AMI
- 2018 Regional Test 3: 100-160% AMI

Choose a 2006-2010 layer to display

- 2010 City Test 1: 60-100% CMI
- 2010 City Test 2: 80-120% CMI
- 2010 National Test 1: 60-100% NMI
- 2010 National Test 2: 80-120% NMI
- 2010 Regional Test 1: 60-100% AMI
- 2010 Regional Test 2: 80-120% AMI
- 2010 Regional Test 3: 100-160% AMI

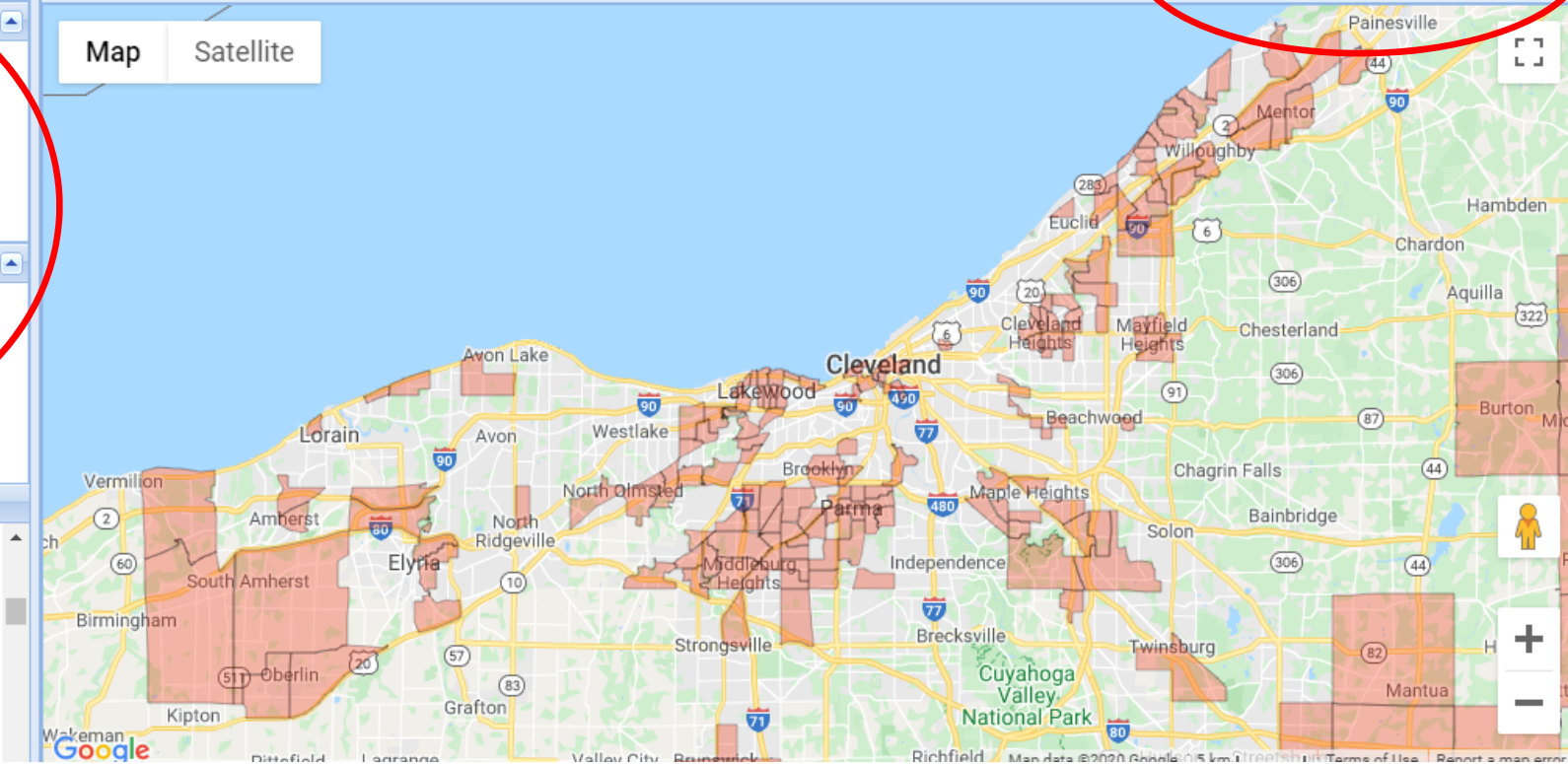
MSAs

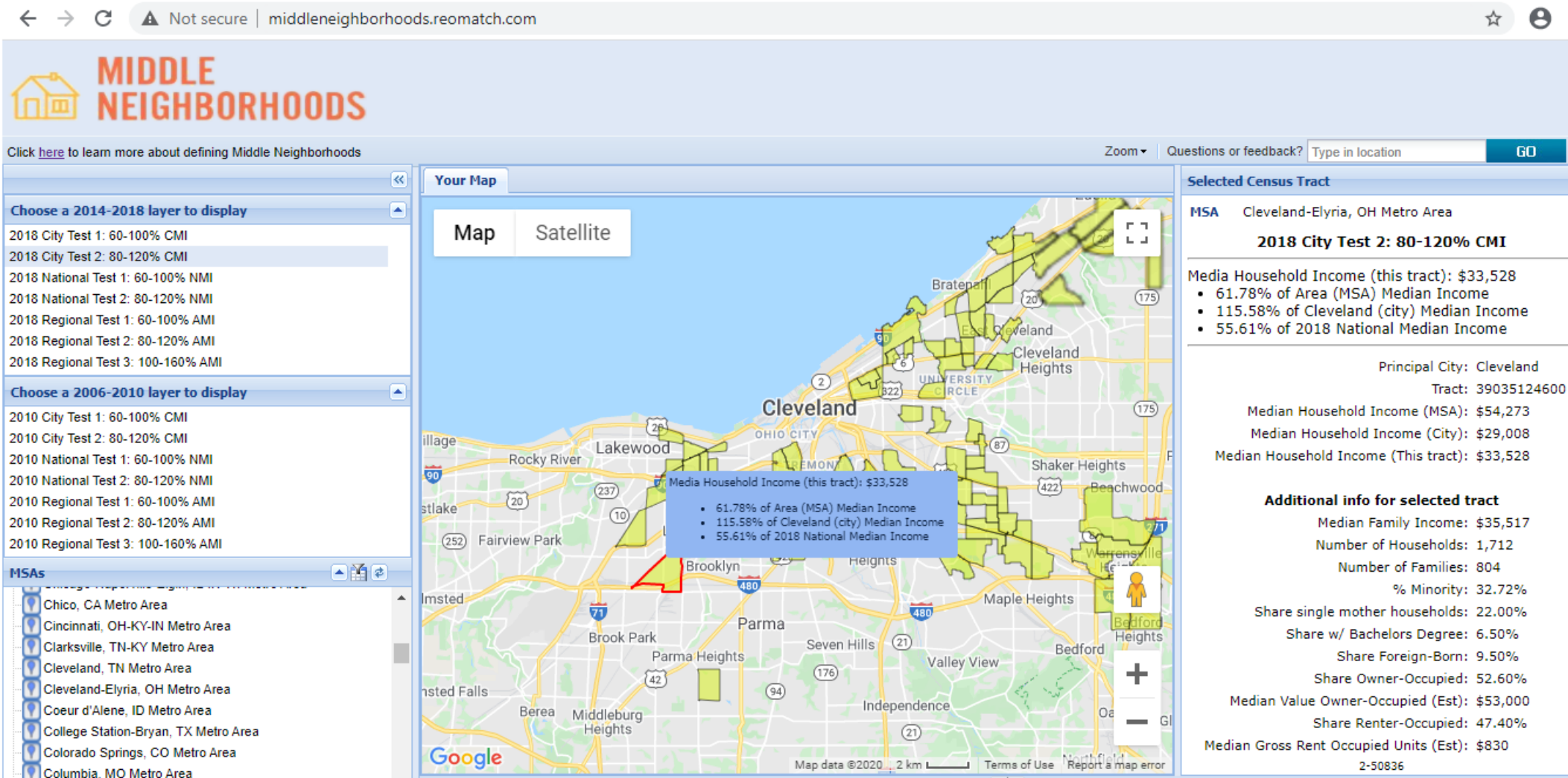
- Chico, CA Metro Area
- Cincinnati, OH-KY-IN Metro Area
- Clarksville, TN-KY Metro Area
- Cleveland, TN Metro Area
- Cleveland-Elyria, OH Metro Area
- Coeur d'Alene, ID Metro Area
- College Station-Bryan, TX Metro Area
- Colorado Springs, CO Metro Area

Your Map

Map

Satellite





Displaying census tracts with median household incomes between 80 and 120 percent of city median (\$29,008), or \$23,206 - \$34,809



- *City Test #1:* Census tracts with median household incomes between 60 and 100 percent of city-wide median household income
- *City Test #2:* Tracts between 80 and 120 percent of city-wide median
- *National Test #1:* Tracts between 60 and 100 percent of national median household income (\$60,293 in 2018; \$51,914 in 2010 )
- *National Test #2:* Tracts between 80 and 120 percent of national median
- *Regional Test #1:* Tracts between 60 and 100 percent of regional (MSA) median household income
- *Regional Test #2:* Tracts between 80 and 120 percent of regional median
- *Regional Test #3:* Tracts between 100 and 160 percent of regional median



A photograph of a row of brick houses in a residential neighborhood during winter. The houses have snow on their roofs and the ground is covered in a layer of snow. The houses are made of red and grey bricks, with some having white trim around the windows and doors. The sky is overcast and grey.

## Caveats

- Map is based on census tracts – relatively large unit of analysis
- Map is based on 5-year ACS data – not able to look closely at particular points in time
- Focus is on where middle-income households live
- Some practitioners have found other definitions more useful
- Need for granular data and local analysis

# MiddleNeighborhoods.Org

- Join the Community of Practice
- Explore maps of Middle Neighborhoods nationwide
- Learn more about our research and advocacy

*David Sanchez: [dsanchez@stabilizationtrust.org](mailto:dsanchez@stabilizationtrust.org)*







# CLEVELAND MIDDLE NEIGHBORHOODS

***Strategies to stabilize  
communities at their crucial  
tipping point.***

*Jason Powers*  
*Director, Cleveland Middle Neighborhoods Initiative*

# What is a Middle Neighborhood?

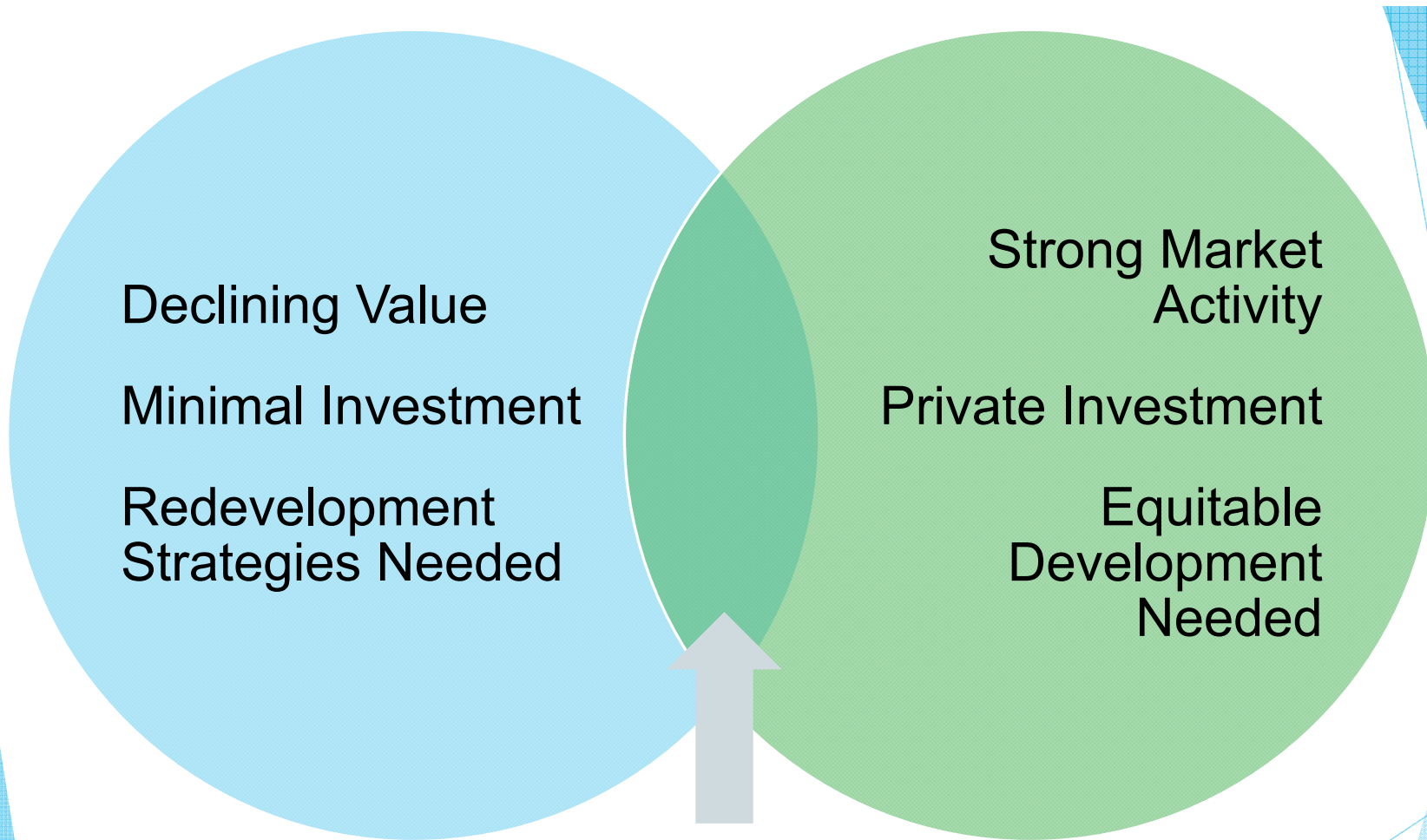
“Not in deep distress, but not thriving either.”

- Paul Brophy

“Middle neighborhoods are neighborhoods that have retained a respectable measure of both their physical and social fabric, are not or not yet areas of highly concentrated poverty or hyper vacancy, and where stabilization and gradual improvement remain realistic strategies.”

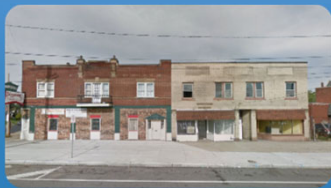
-Alan Mallach





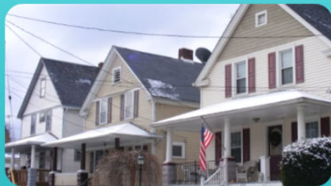
Weak Demand, Limited Investment  
Targeted Support can Spark Recovery

# Middle Neighborhoods Strategies



## Edge Communities

- Community Engagement - Build fabric for buy-in & trust
- Block Project incentives & microgrants



## Stagnant Middle Communities

- CDBG Tools - Model Block, Storefront Renovation
- Homebuyer & Home seller Education, rehab supports

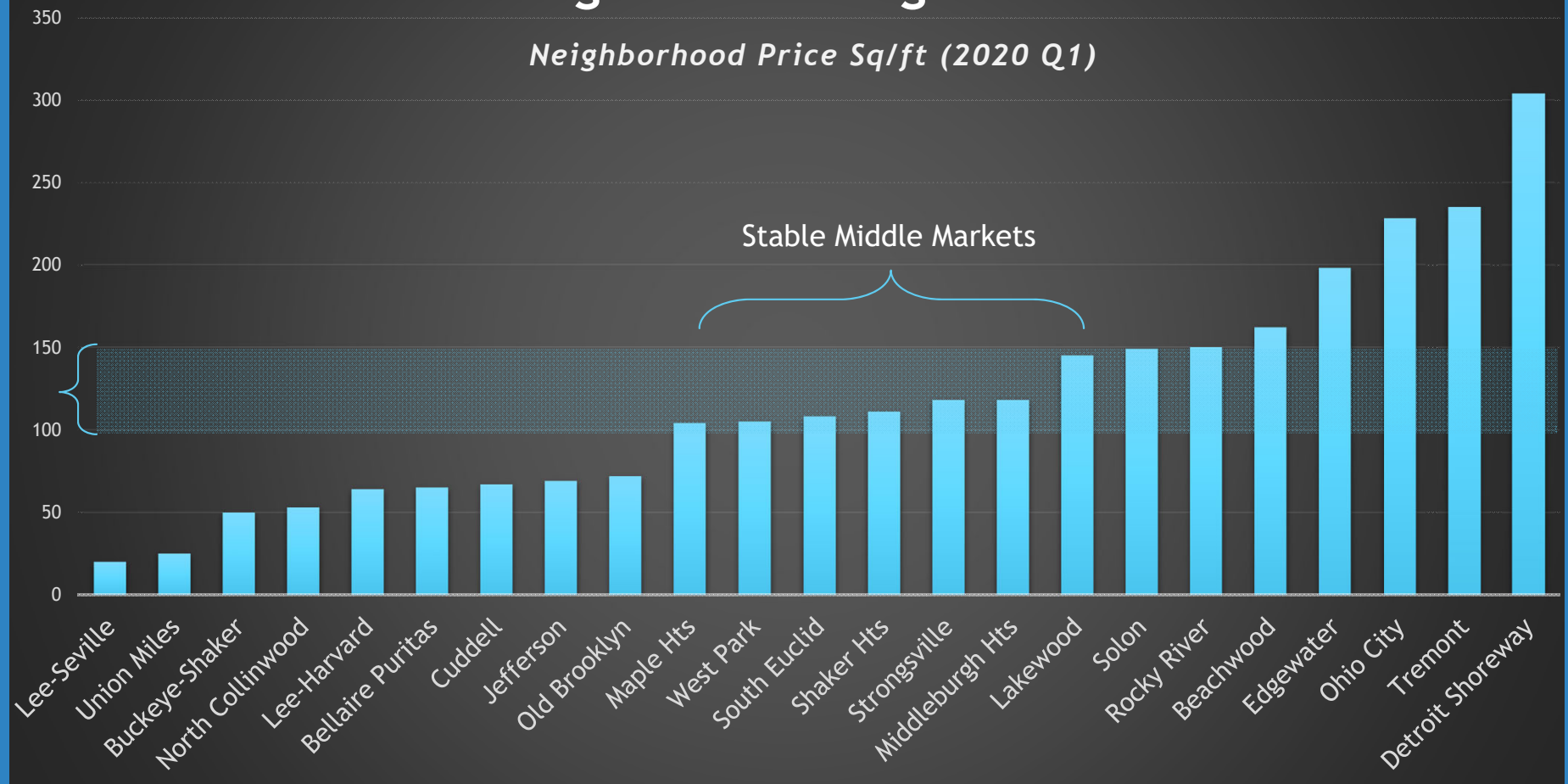


## Stable Middle Communities

- High LTV Lending, Home renovation grants
- Neighborhood Marketing, block club events strategy

# Regional Housing Market

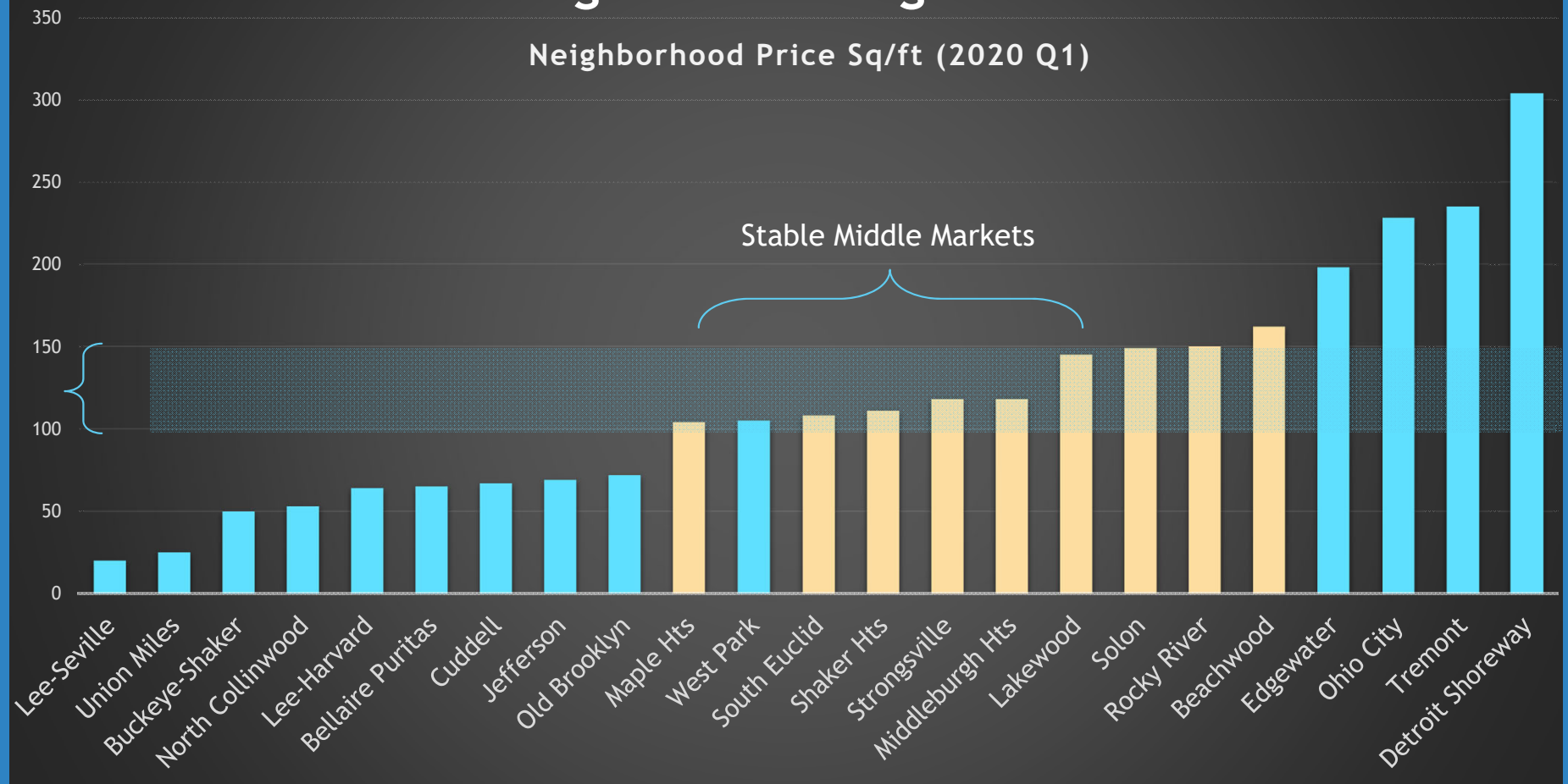
*Neighborhood Price Sq/ft (2020 Q1)*





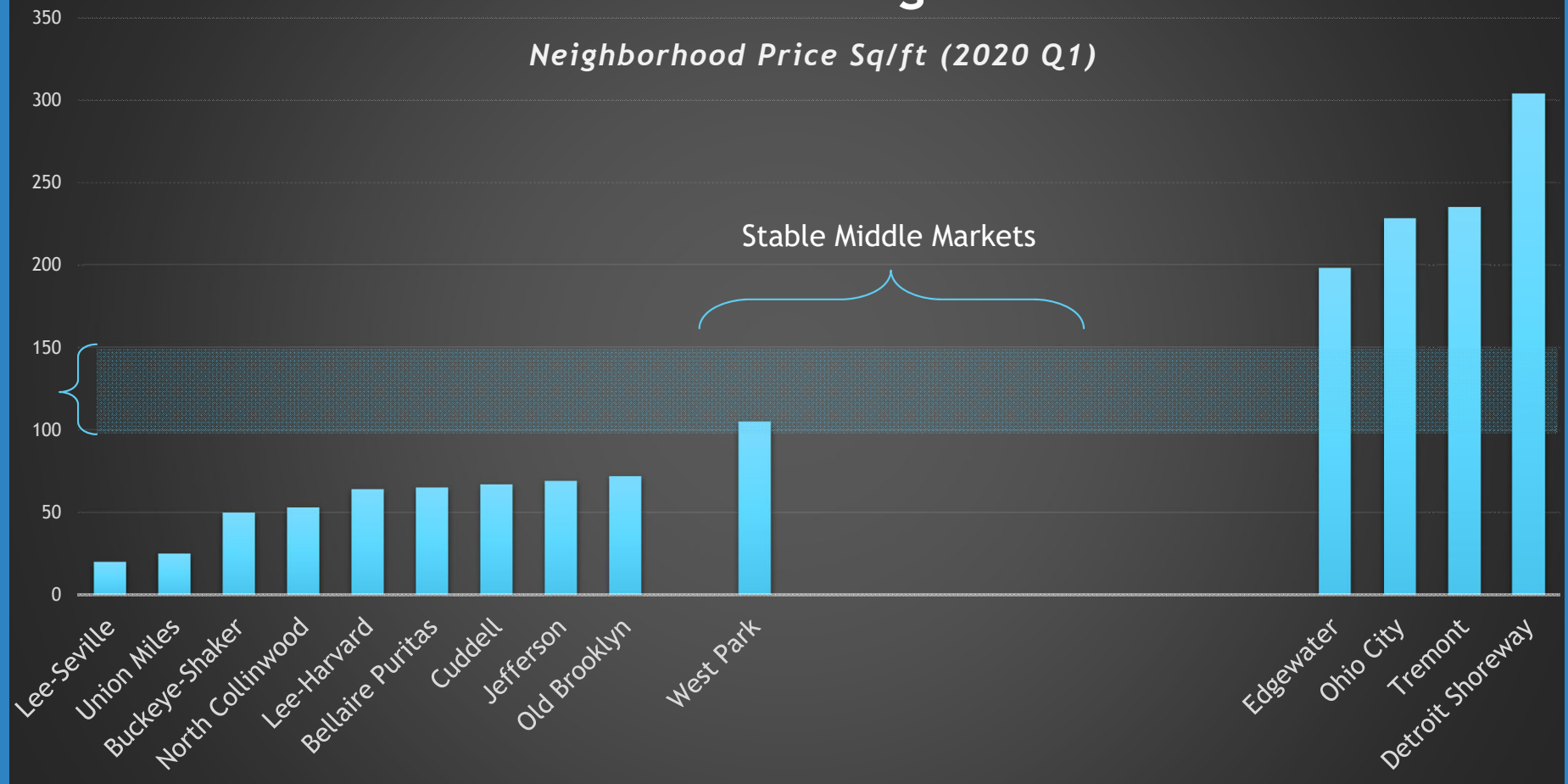
# Regional Housing Market

Neighborhood Price Sq/ft (2020 Q1)



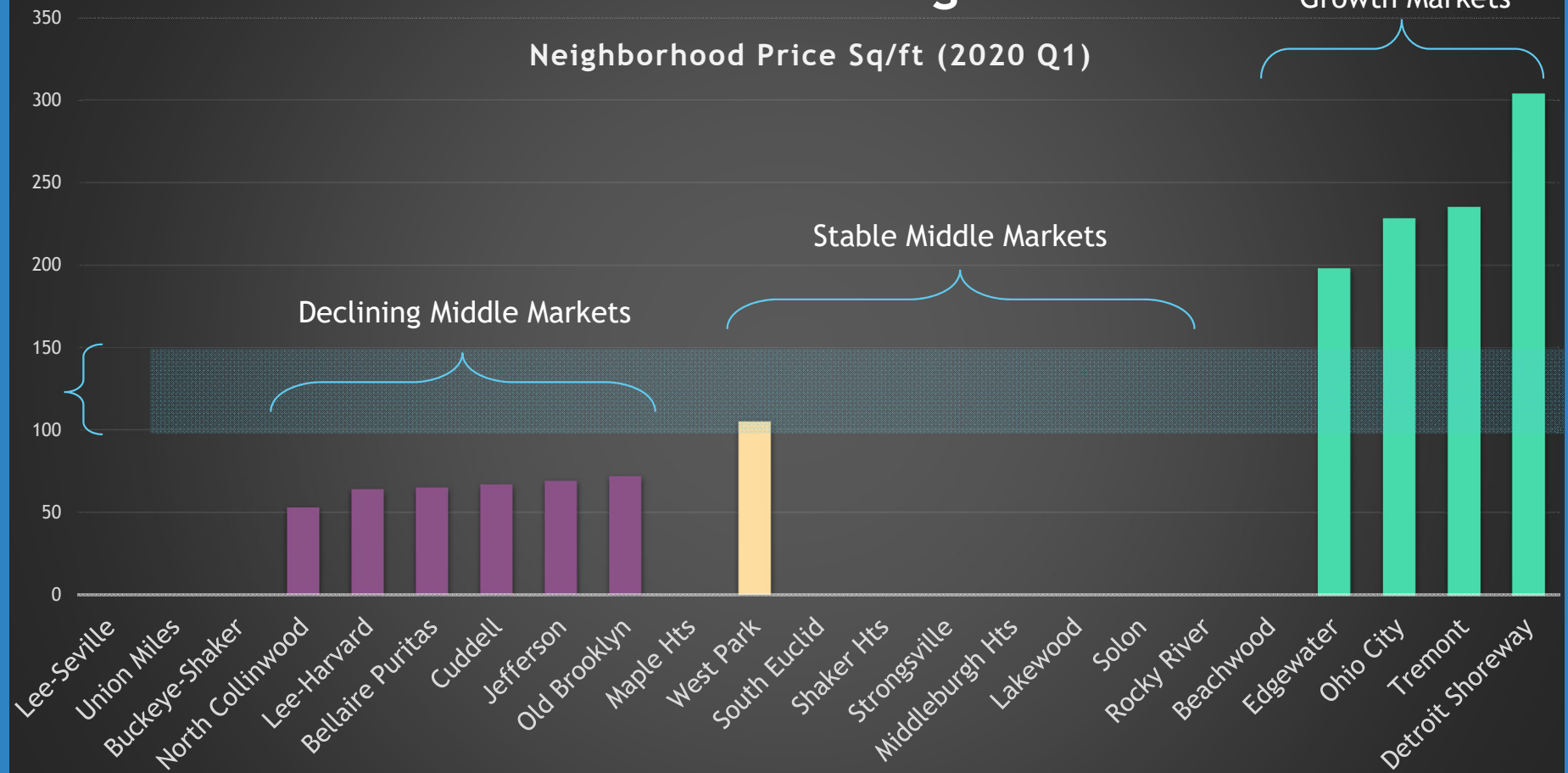
# Cleveland Housing Market

*Neighborhood Price Sq/ft (2020 Q1)*



# Cleveland Housing Market

Neighborhood Price Sq/ft (2020 Q1)





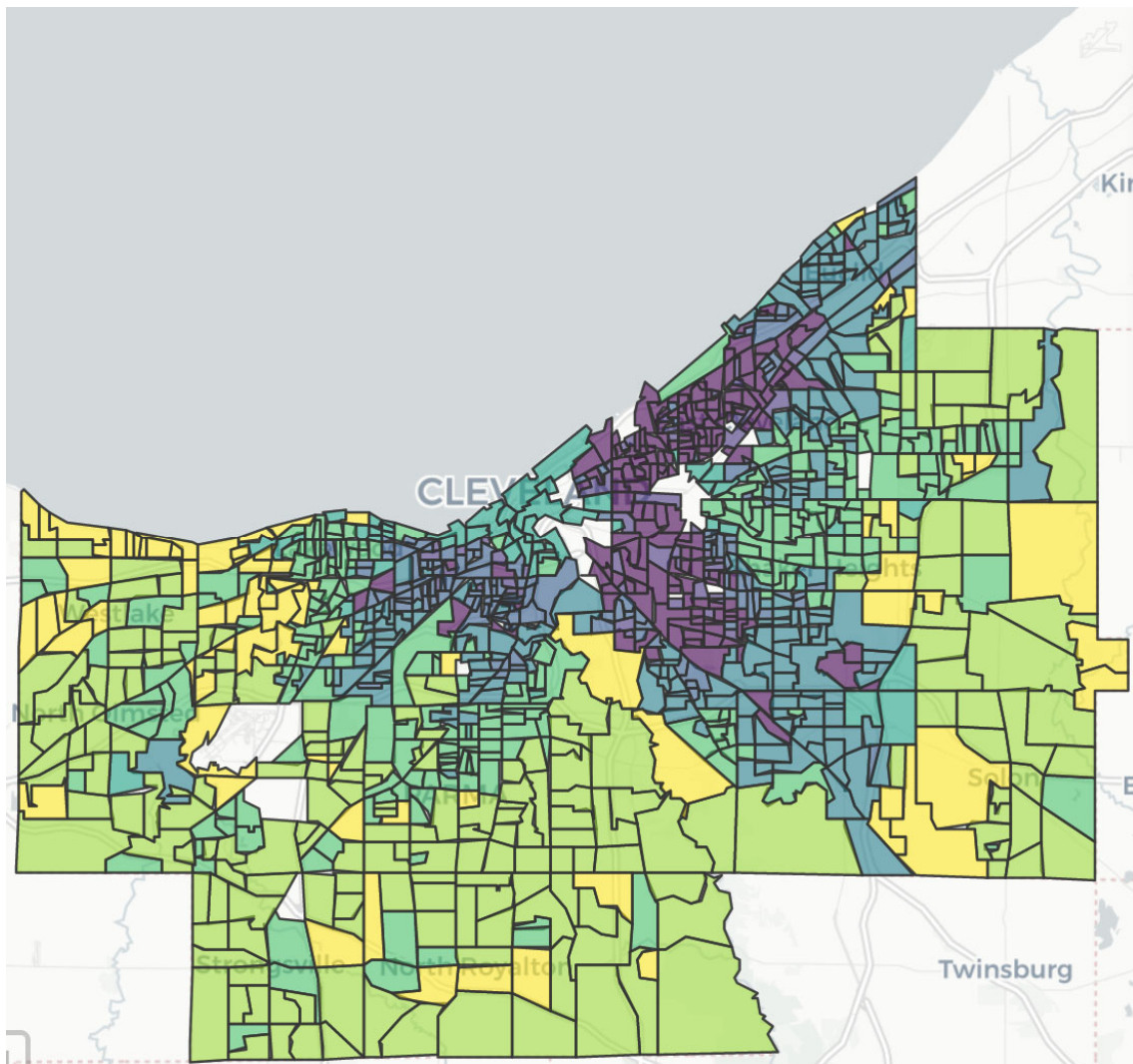
# NEIGHBORHOOD DEVELOPMENT INDEX

*A new way to understand our communities*



## Cleveland Neighborhood Development Index (NDI)

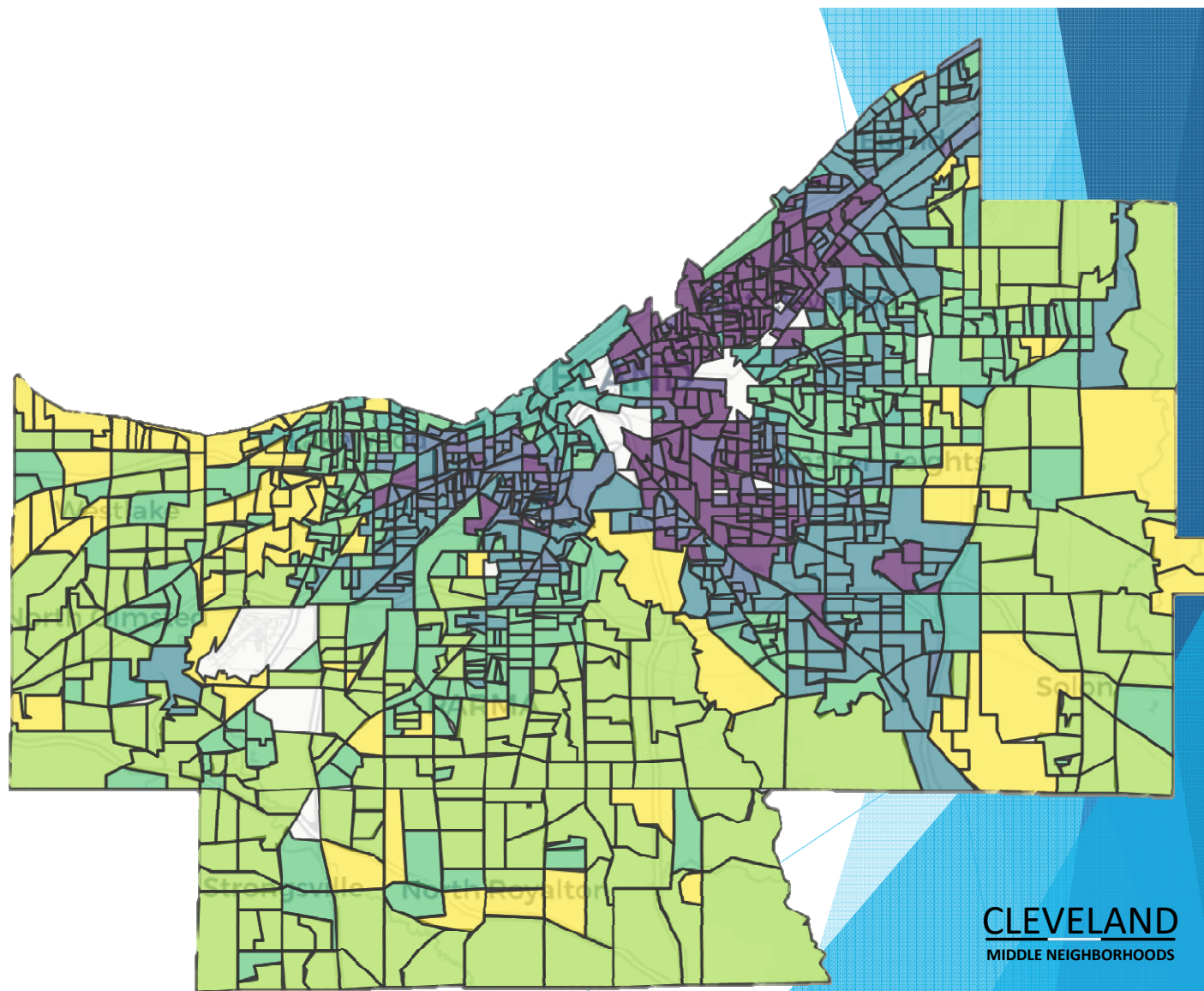
Category	Indicator	Geography	Time frame
<b>Housing sales and transfers</b>	Median arms-length sales of residential properties	Block groups - County	2017-2019
	\$/SQFT2 (median)	Block groups - County	2017-2019
	Variation in median arms-length sales price of residential properties	Block groups - County	2017-2019
	Mortgage, tax, and BOR foreclosures on residential properties	Block groups - County	2017-2019
	Velocity of sales- how often properties turn over	Block groups - County	2017-2019
<b>Additional Housing attributes</b>	% probable rental, of residential properties	Block groups - County	2017-2019
	% vacant residential structures	Block groups - County	2017-2019
	% privately held rental properties with HCV, of residential	Block groups - County	2017-2019
	% subsidized housing/ project based section 8, of residential	Block groups - County	2017-2019
	% CMHA housing- housing estates owned by CMHA	Block groups - County	2017-2019
<b>Land use</b>	% Commercial (non- apartment)	Block groups - County	2017-2019
	% residential vacant land	Block groups - County	2017-2019
<b>Investment</b>	New Construction	Block groups - County	2017-2019
	Permits >\$10k and/or "rehab" permits	Block groups - County	2017-2019

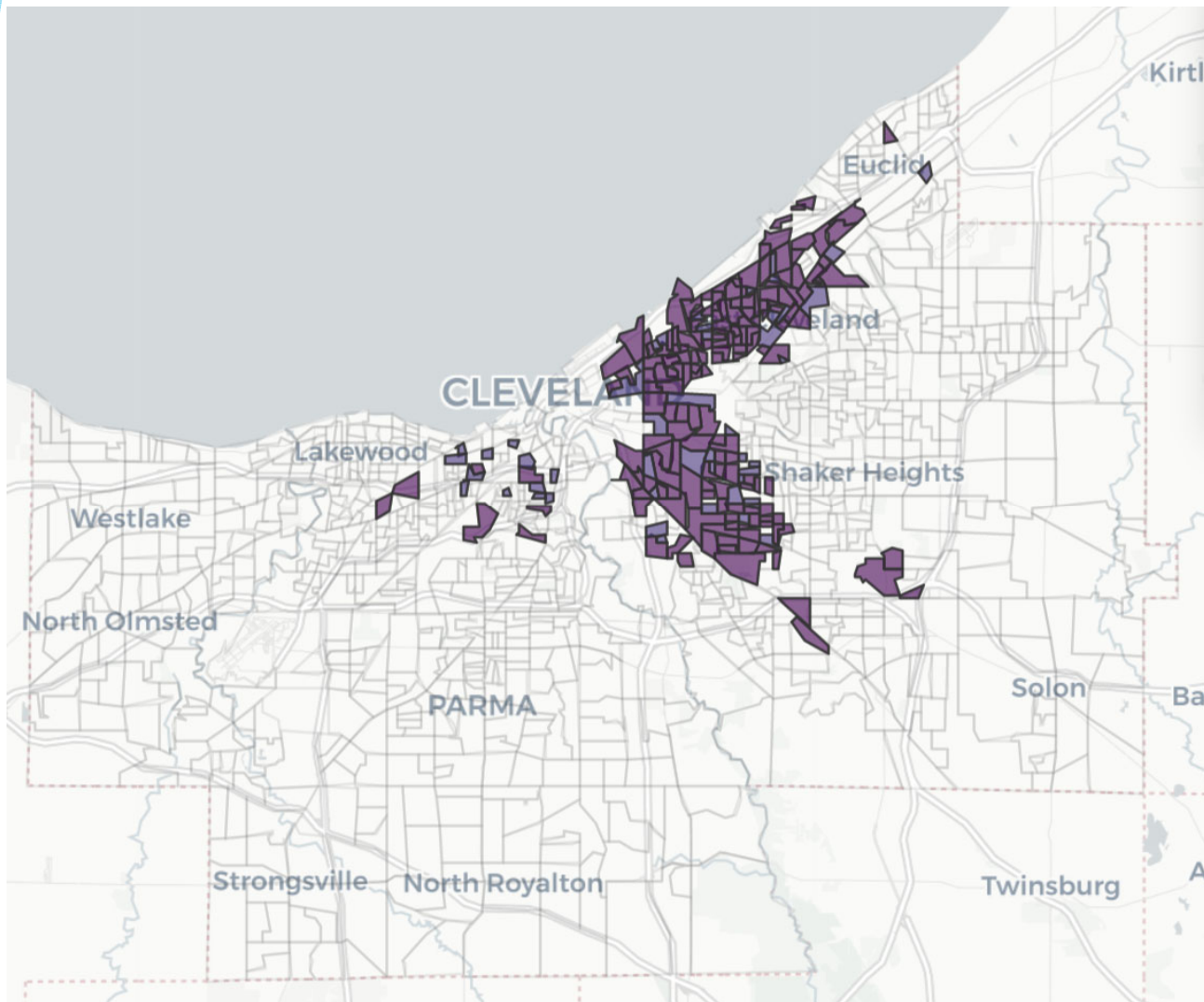


**CLEVELAND**  
MIDDLE NEIGHBORHOODS



Substantial Investment
Growing Investment
Strong Market Rate
Stable Middle Market
Stagnant Middle Market
Edge Market
Threatened Neighborhoods
Severely Distressed





Substantial Investment

Growing Investment

Strong Market Rate

Stable Middle Market

Stagnant Middle Market

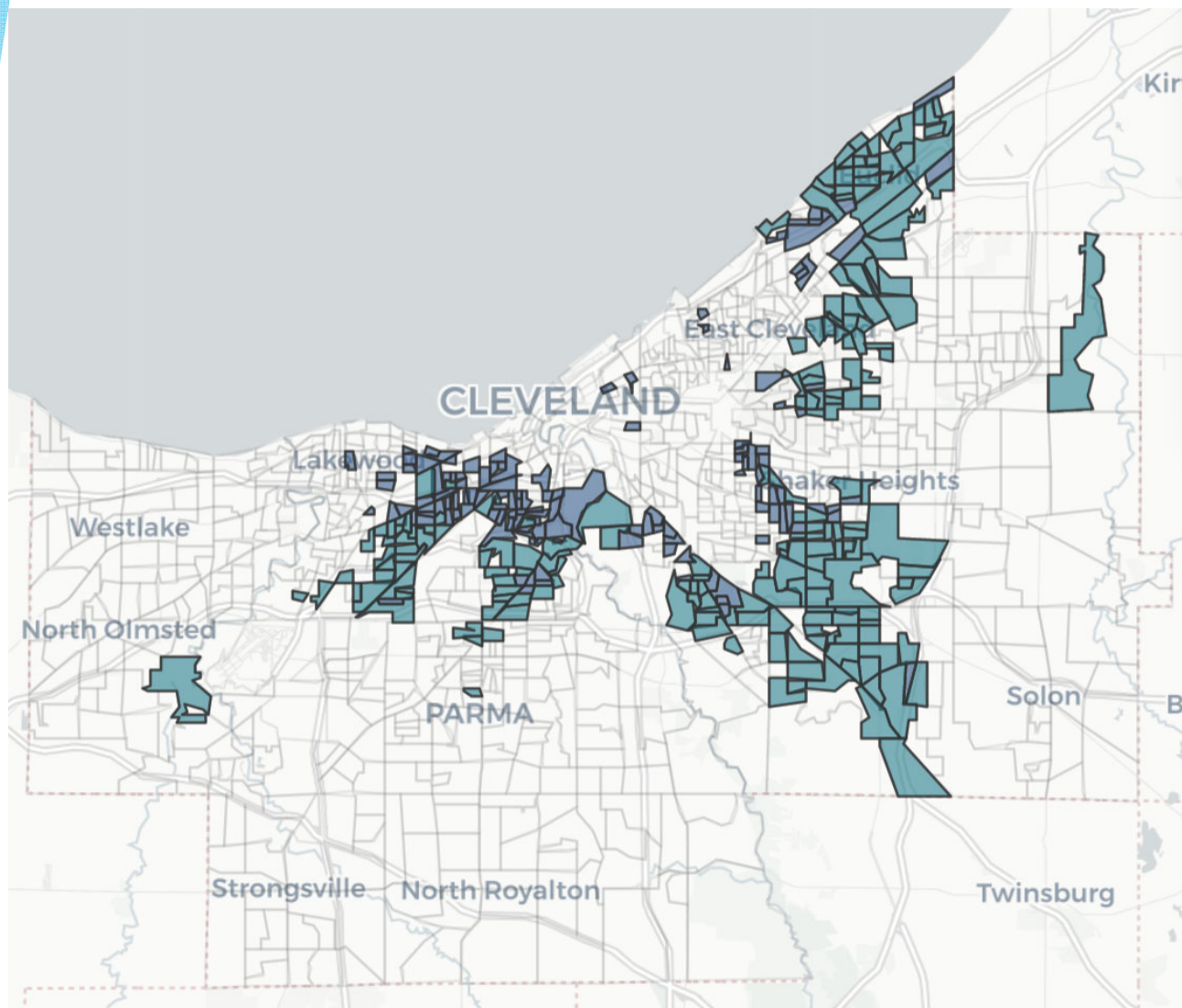
Declining Market

Threatened Neighborhoods

Severely Distressed

**CLEVELAND**  
MIDDLE NEIGHBORHOODS





Substantial Investment

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Strong Market Rate

Stable Middle Market

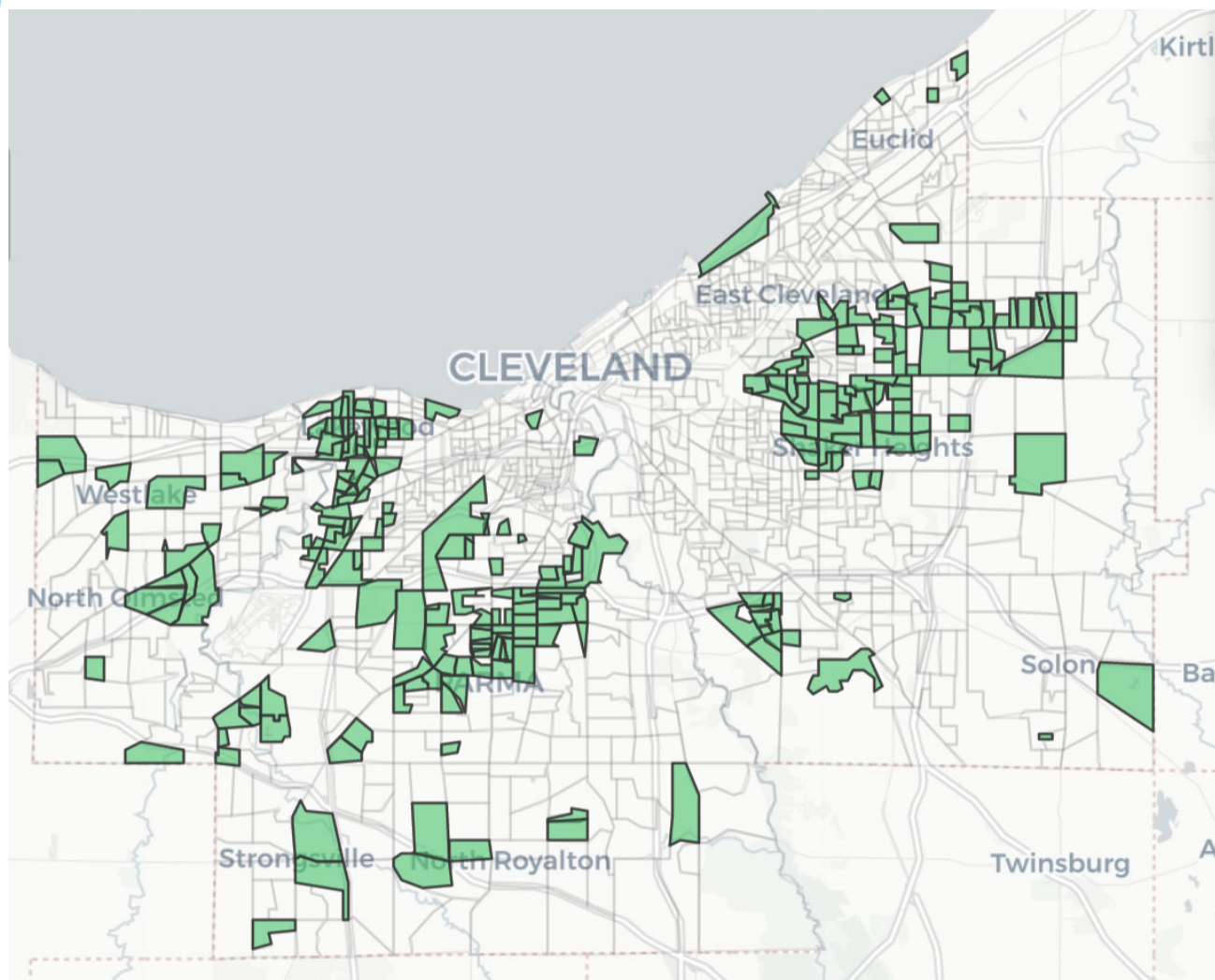
Stagnant Middle Market

Edge Market

Threatened Neighborhoods

Severely Distressed

**CLEVELAND**  
MIDDLE NEIGHBORHOODS



Substantial Investment

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Strong Market Rate

**Stable Middle Market**

Stagnant Middle Market

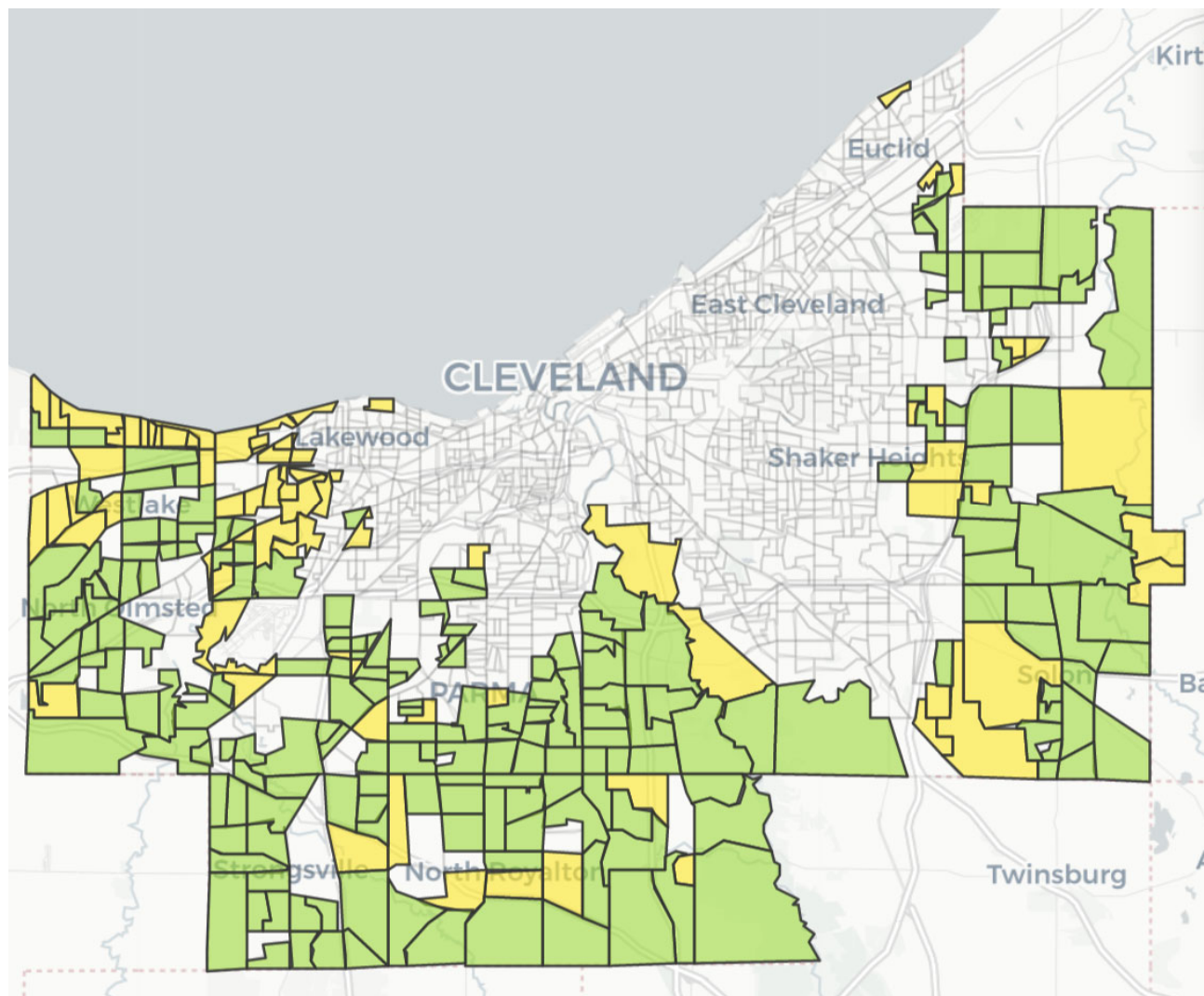
Declining Market

Threatened Neighborhoods

Severely Distressed

**CLEVELAND**  
MIDDLE NEIGHBORHOODS





**Substantial Investment**

**Growing Investment**

**Strong Market Rate**

**Stable Middle Market**

**Stagnant Middle Market**

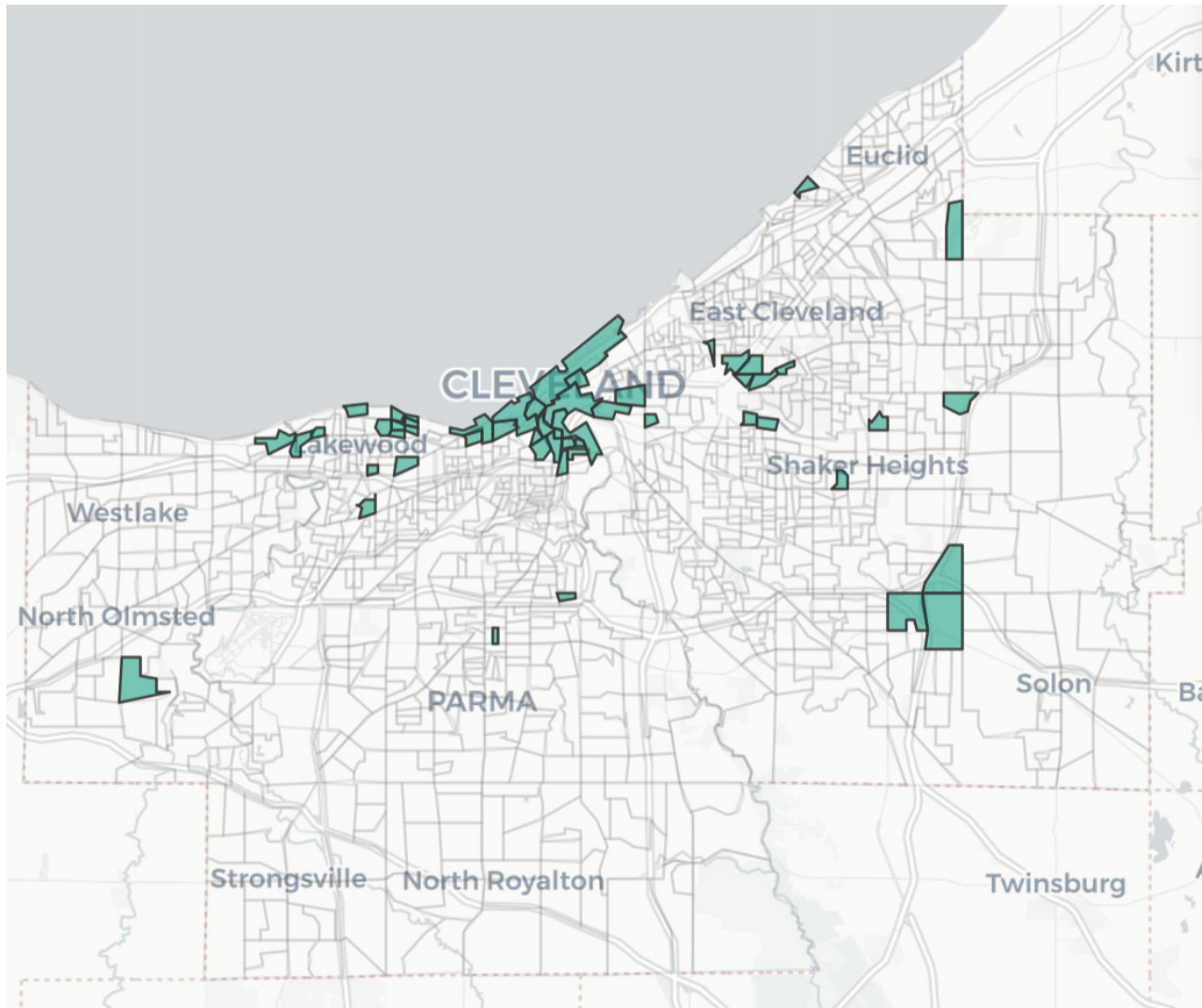
**Declining Market**

**Threatened Neighborhoods**

**Severely Distressed**

**CLEVELAND**  
MIDDLE NEIGHBORHOODS





**Substantial Investment**

**Growing Investment**

**Strong Market Rate**

**Stable Middle Market**

**Stagnant Middle Market**

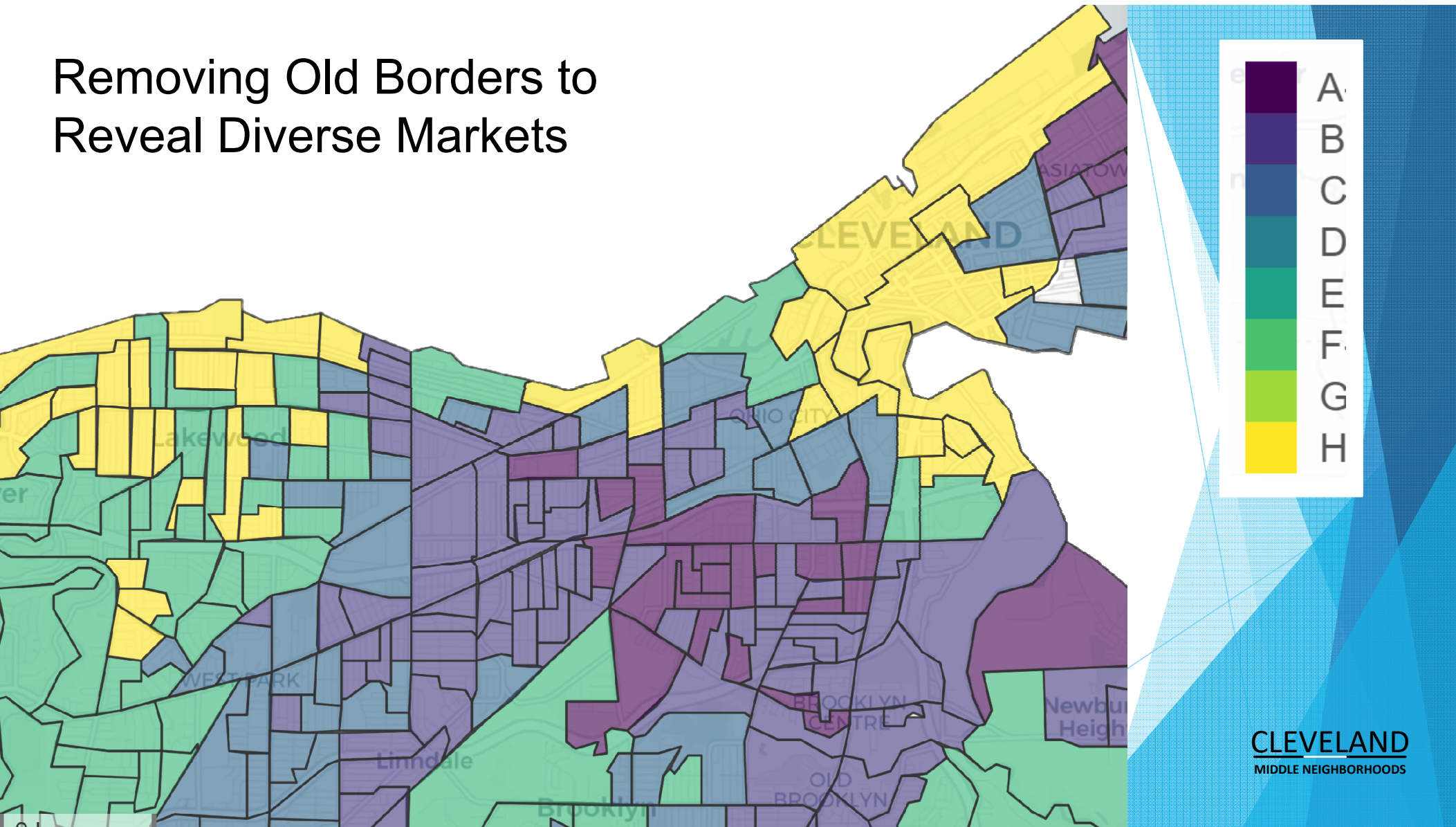
**Declining Market**

**Threatened Neighborhoods**

**Severely Distressed**

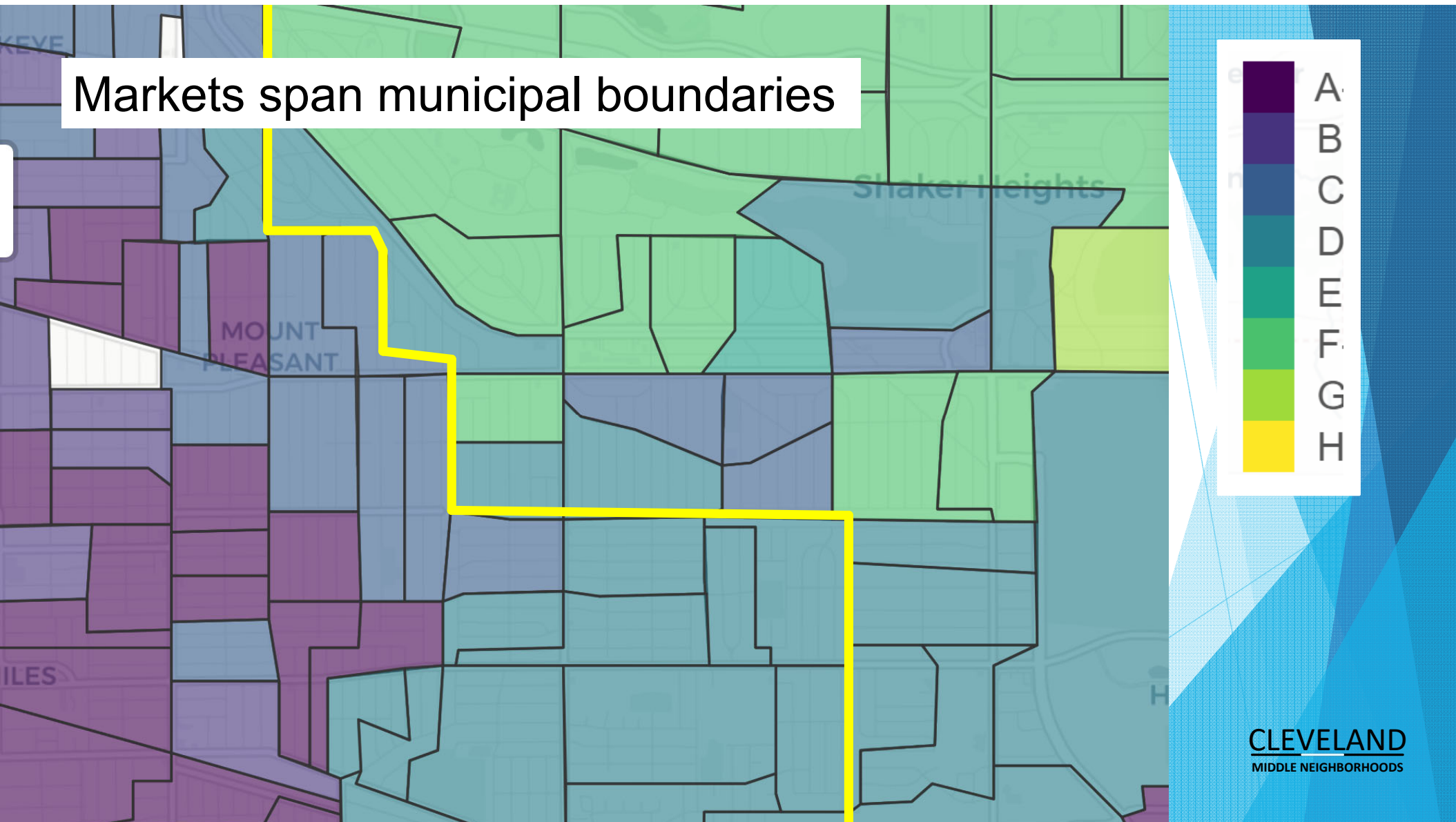
**CLEVELAND**  
MIDDLE NEIGHBORHOODS

# Removing Old Borders to Reveal Diverse Markets

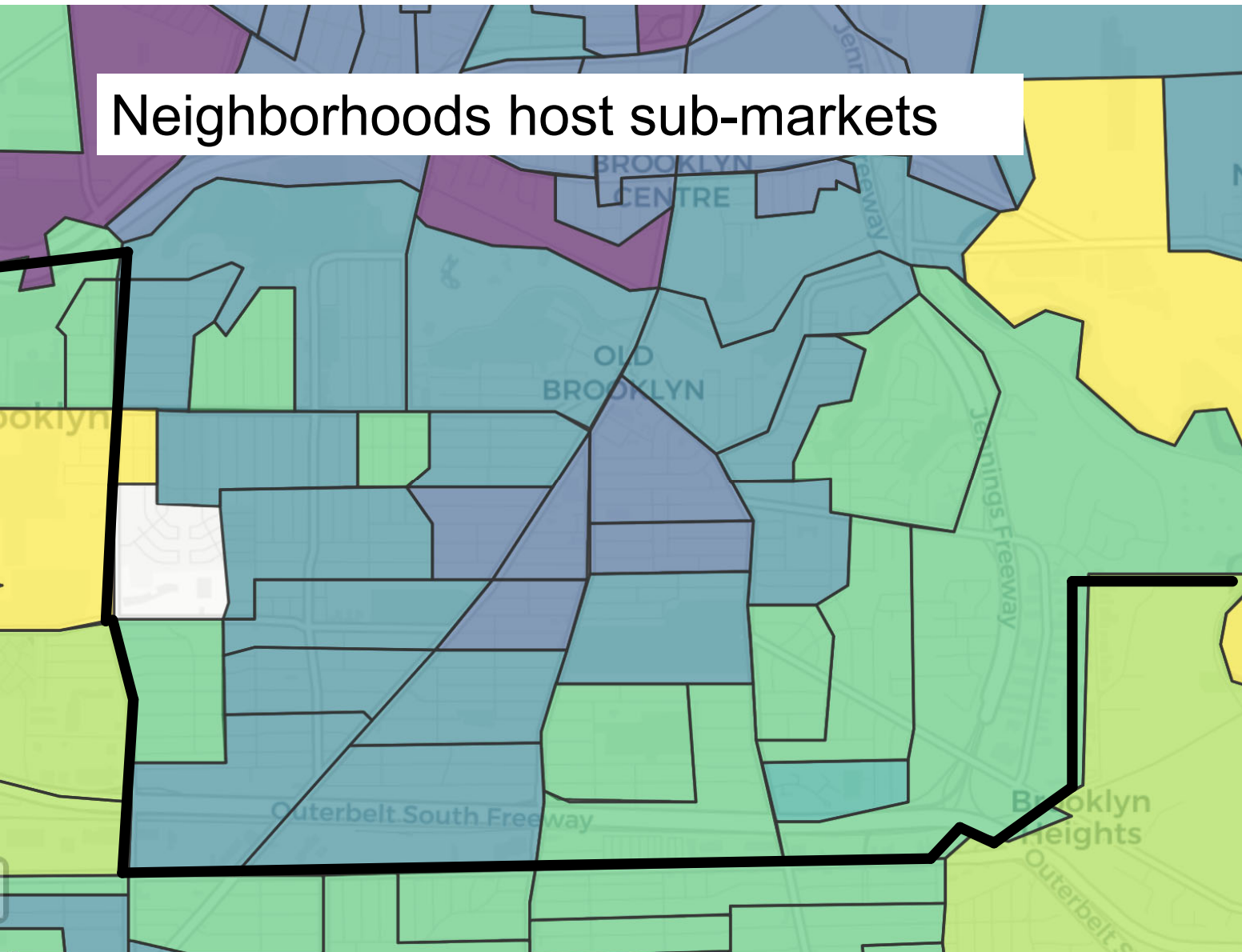




Markets span municipal boundaries

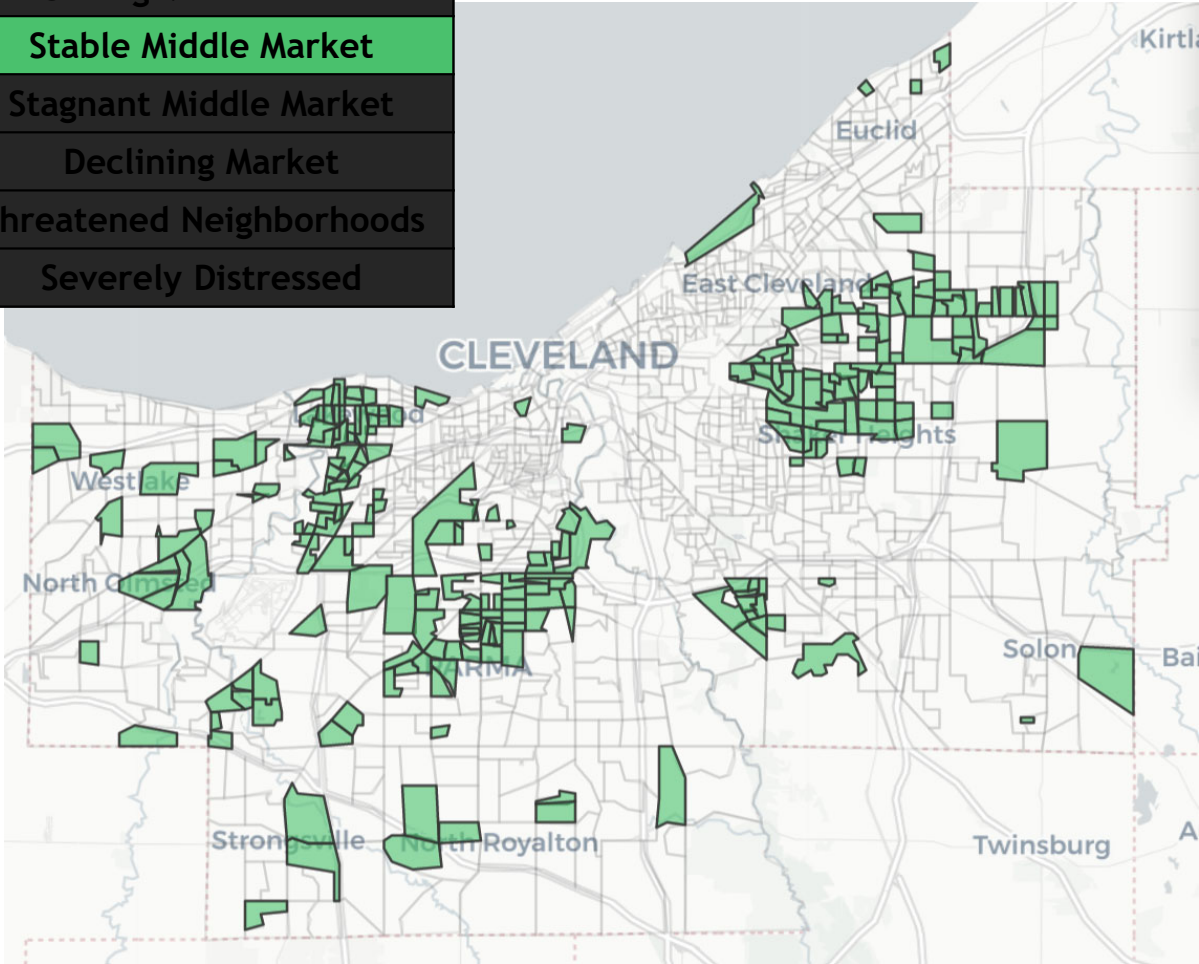


## Neighborhoods host sub-markets





Substantial Investment
Growing Investment
Strong Market Rate
Stable Middle Market
Stagnant Middle Market
Declining Market
Threatened Neighborhoods
Severely Distressed



Stable Middle Market (2019)	
Household Income	109% AMI
Household Value	\$107,000
Owner Occupy	68%
HCV	11%

Substantial Investment

Growing Investment

Strong Market Rate

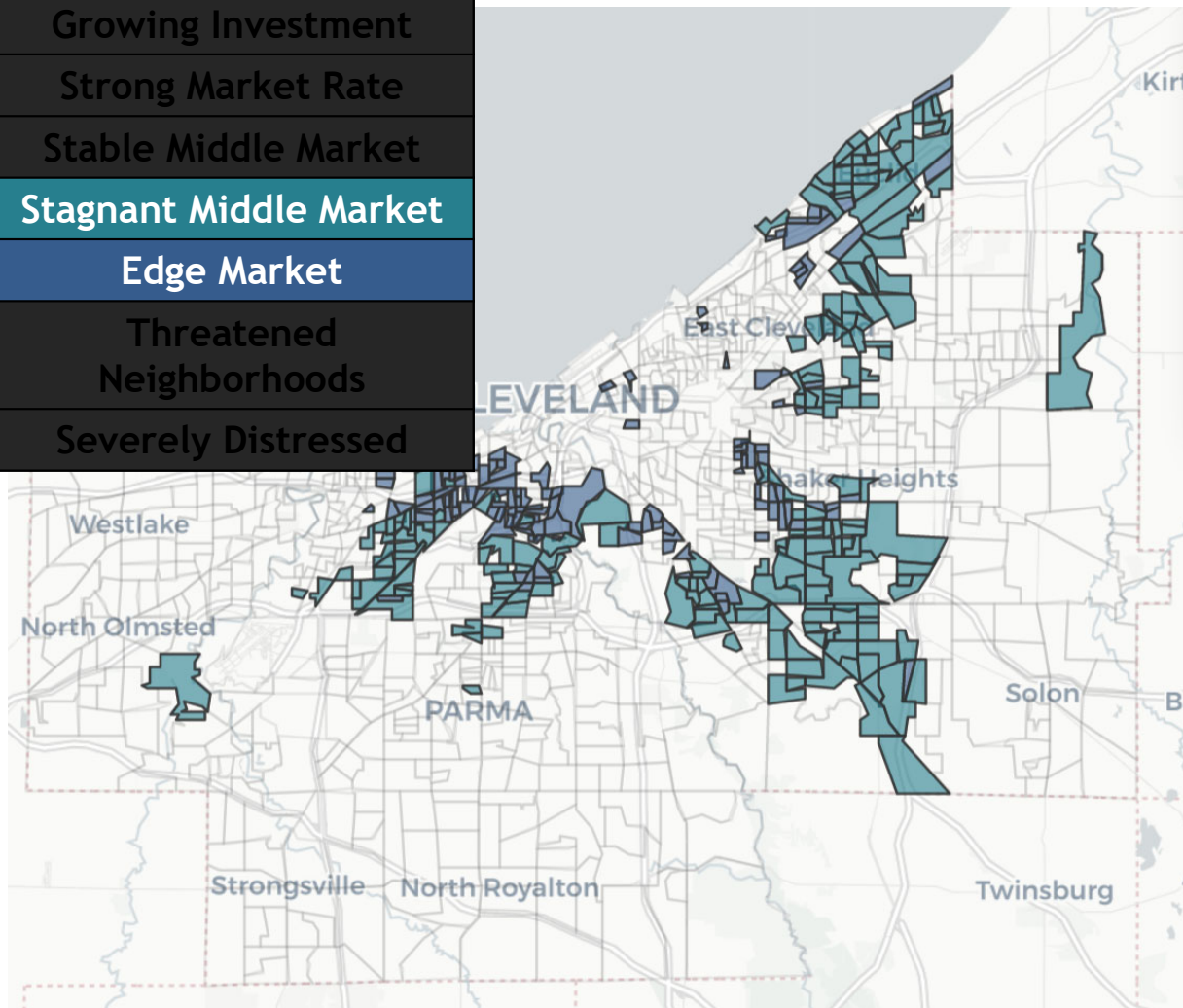
Stable Middle Market

Stagnant Middle Market

Edge Market

Threatened  
Neighborhoods

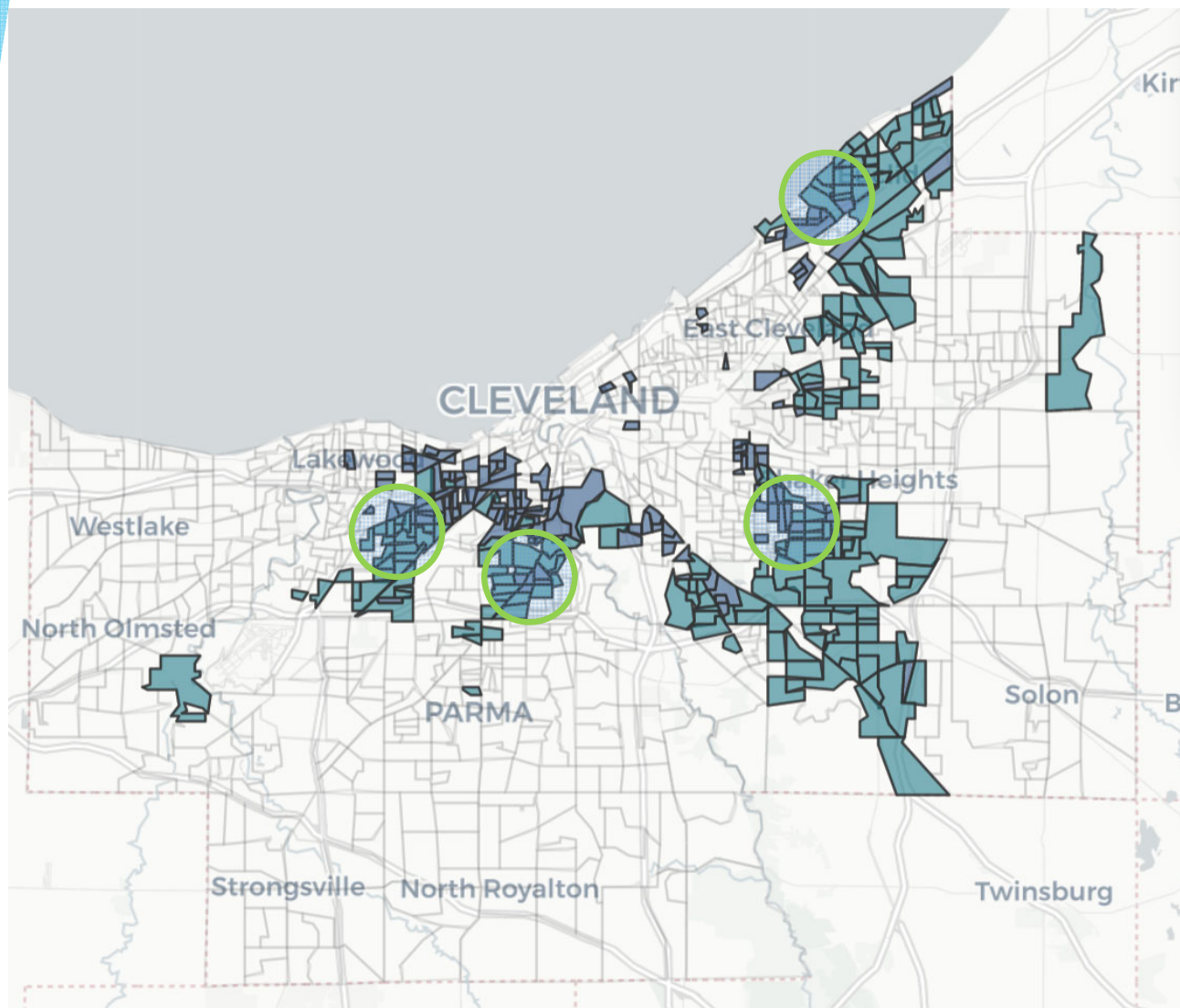
Severely Distressed



### Edge Markets (2019)

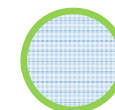
Household Income	67% AMI
Household Value	\$71,000
Foreclosure	8%
Owner Occupy	53%





Stagnant Middle Market

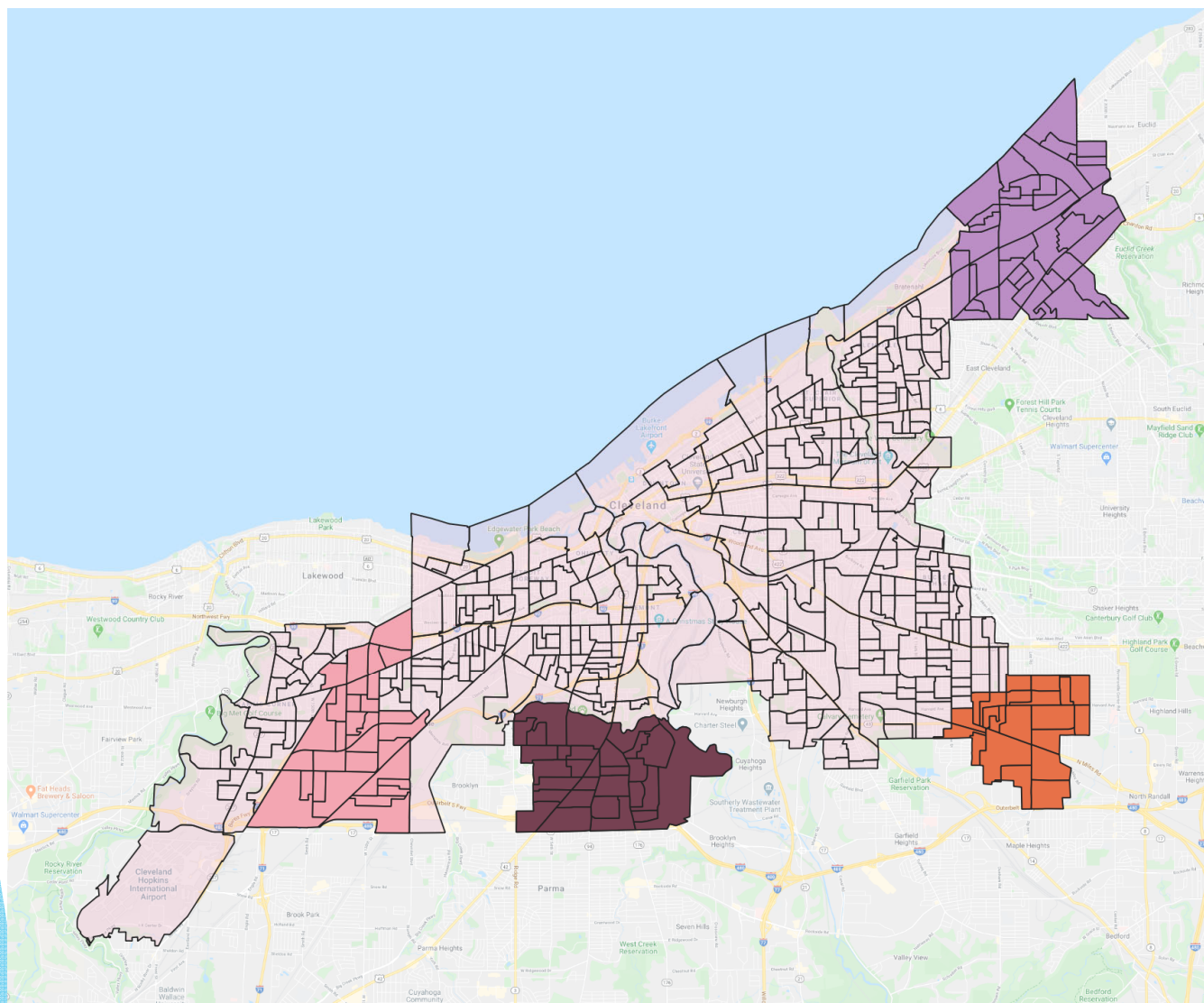
Edge Market



Critical Points

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### Collinwood

Population:  
32,000

Households:  
12,300

### Lee-Harvard/Seville

Population:  
15,300

Households:  
9,300

### Old Brooklyn

Population:  
33,500

Households:  
12,700

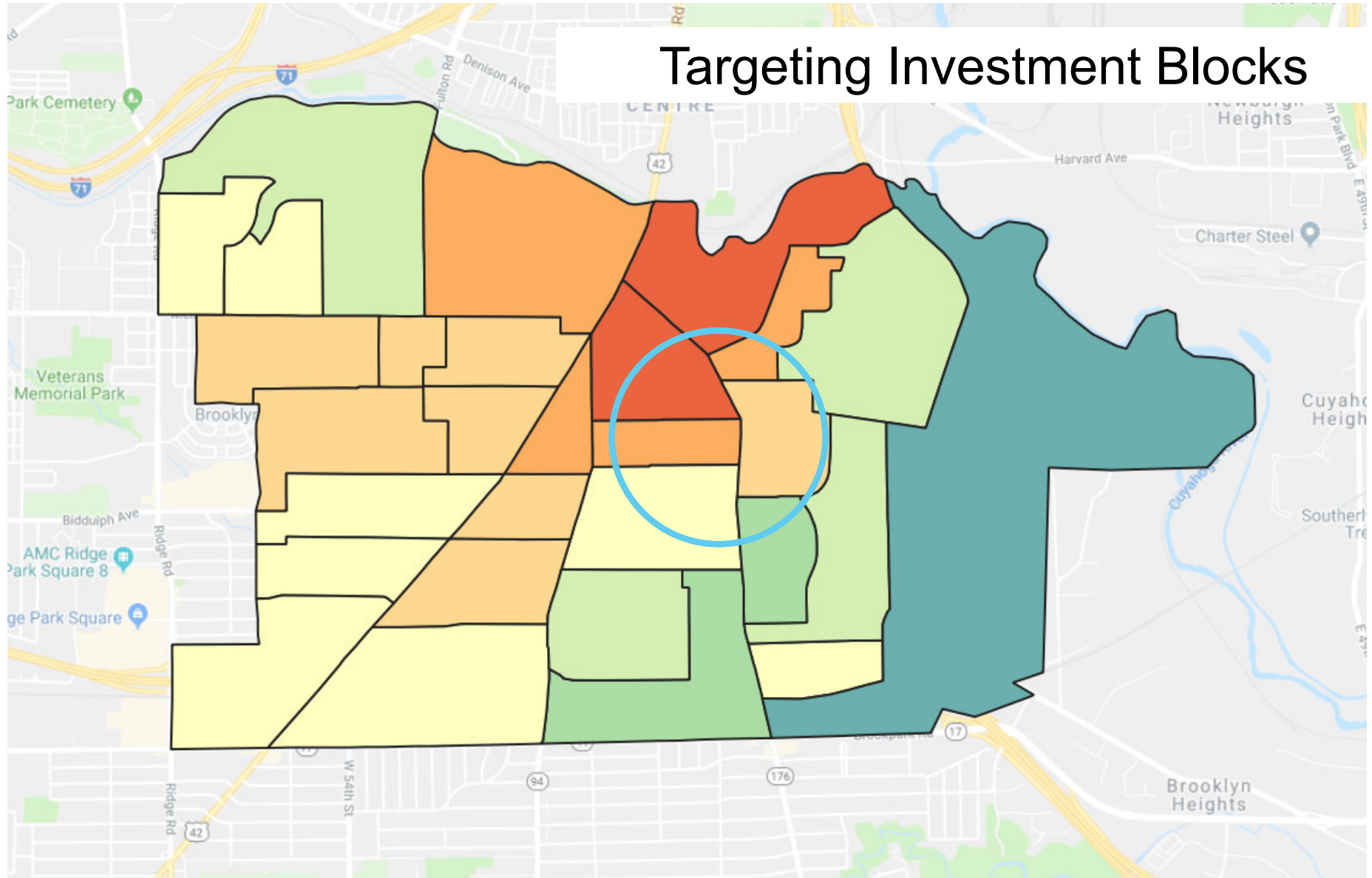
### Bellaire-Puritas

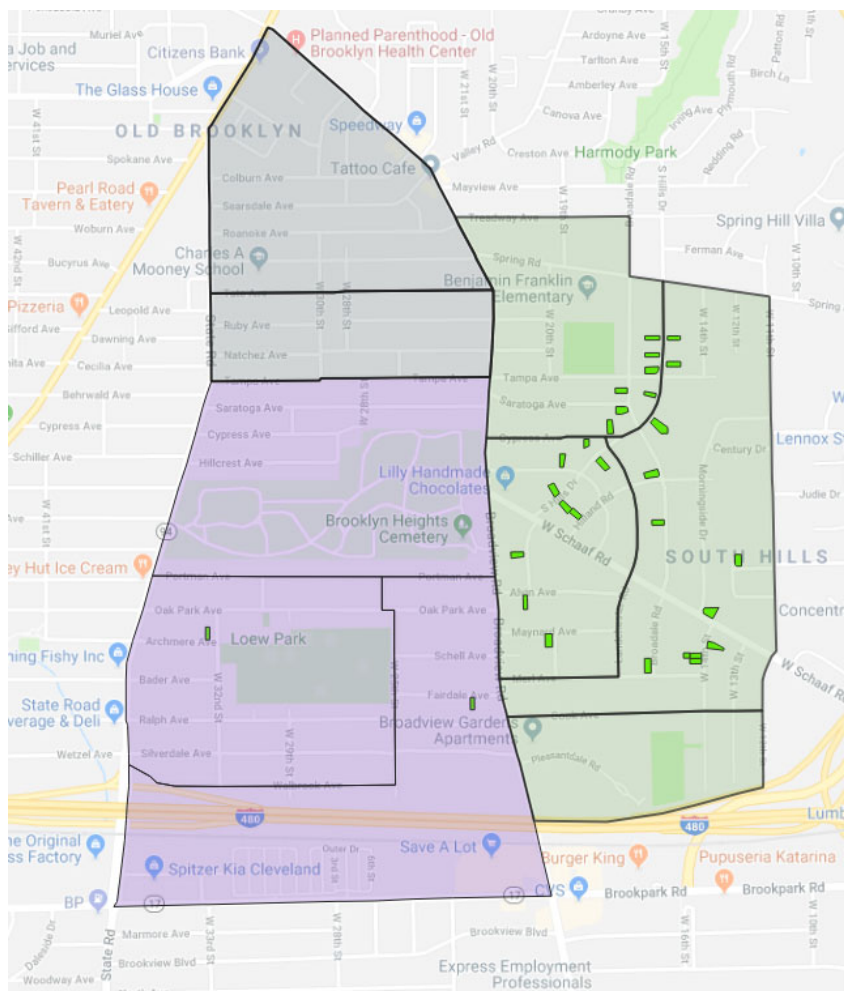
Population:  
31,700

Households:  
11,200

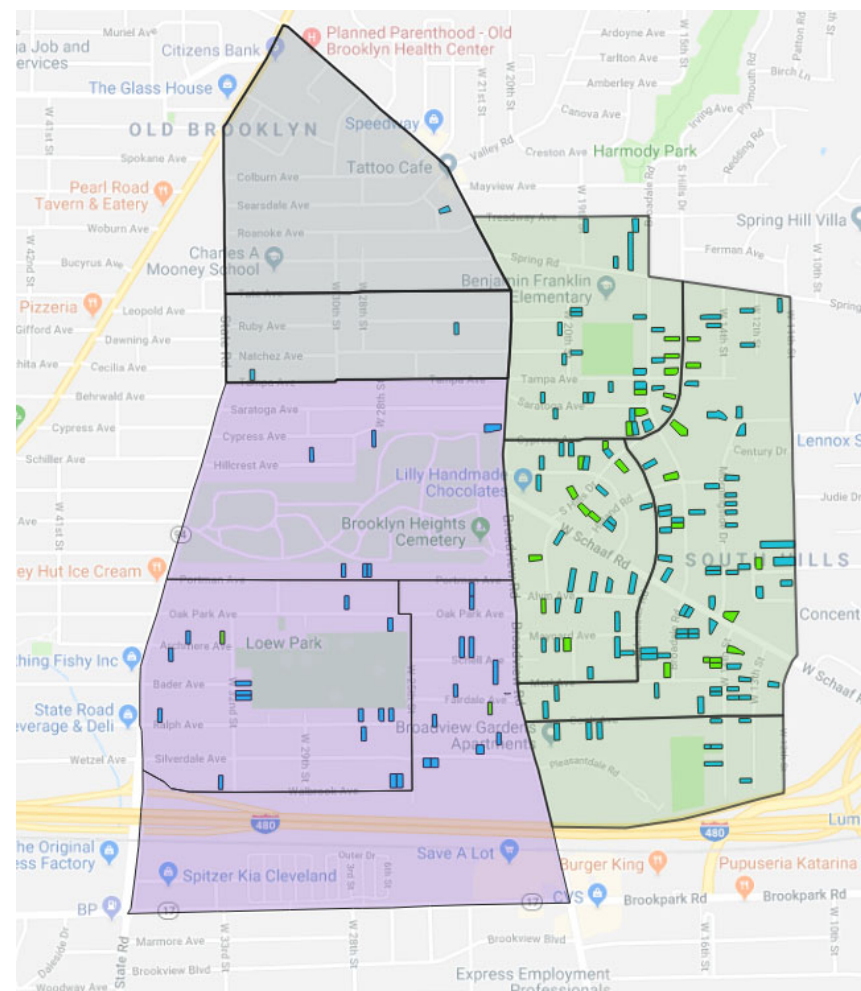
**CLEVELAND**  
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# Targeting Investment Blocks



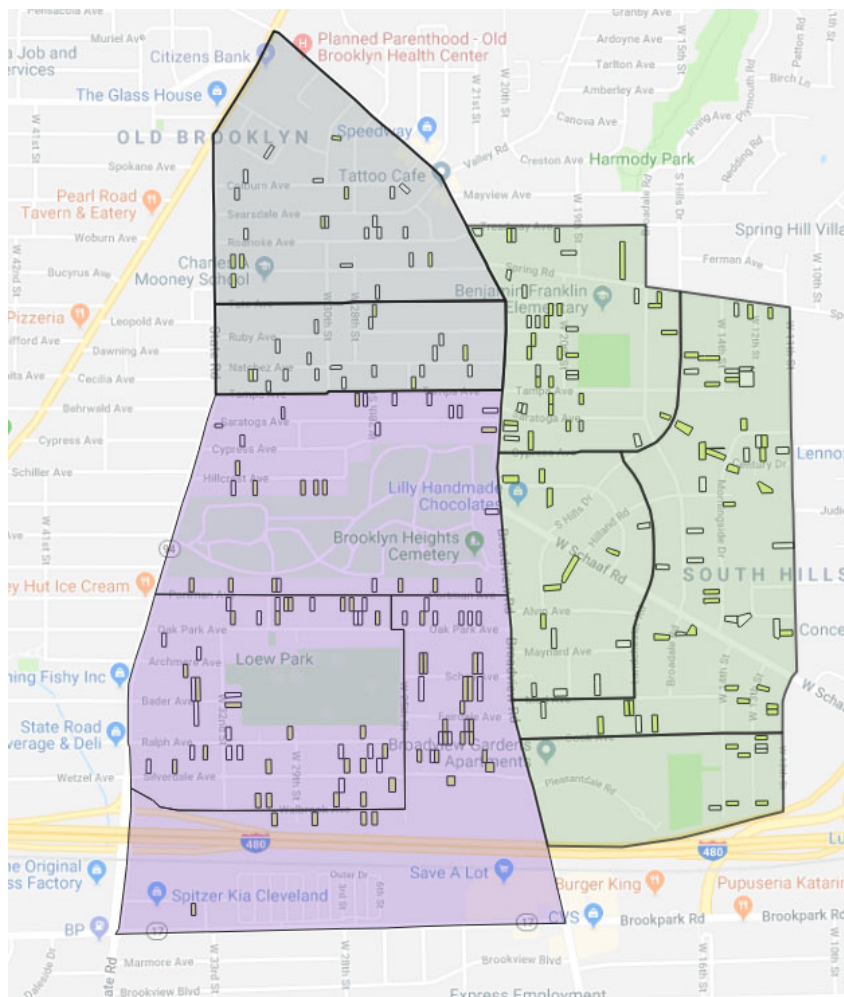


**Homes Sold Over \$150K (Since 2014)**

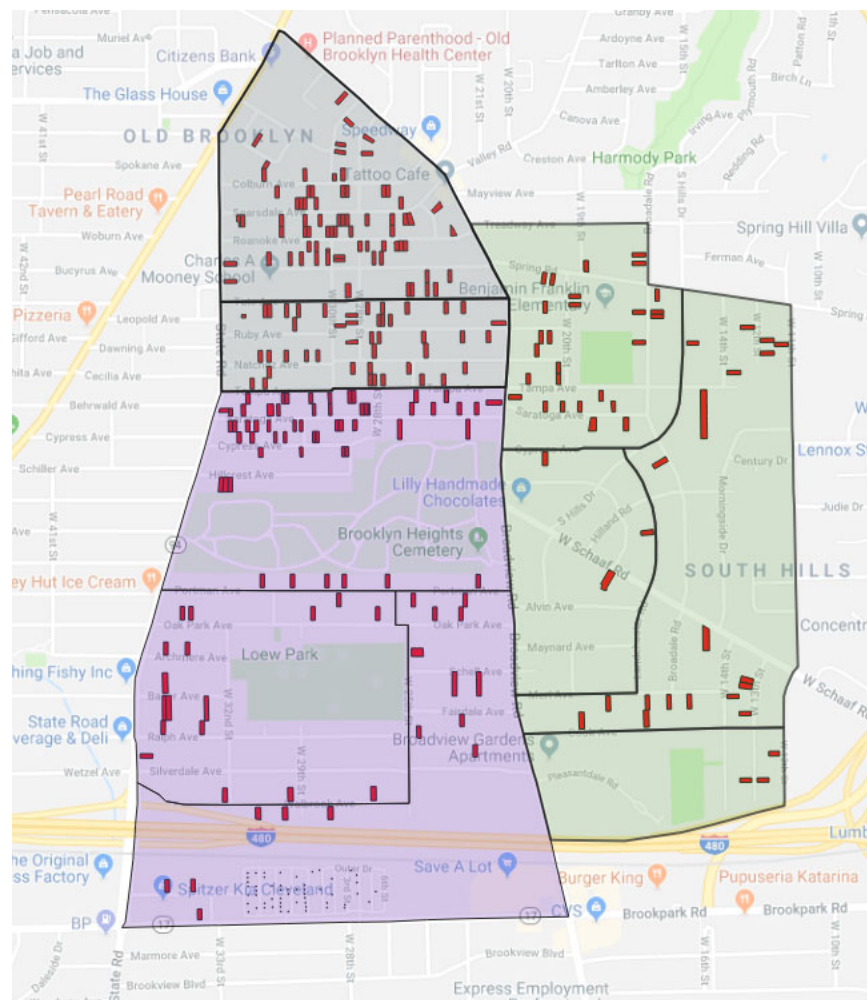


**Homes Sold Over \$100K (Since 2014)**

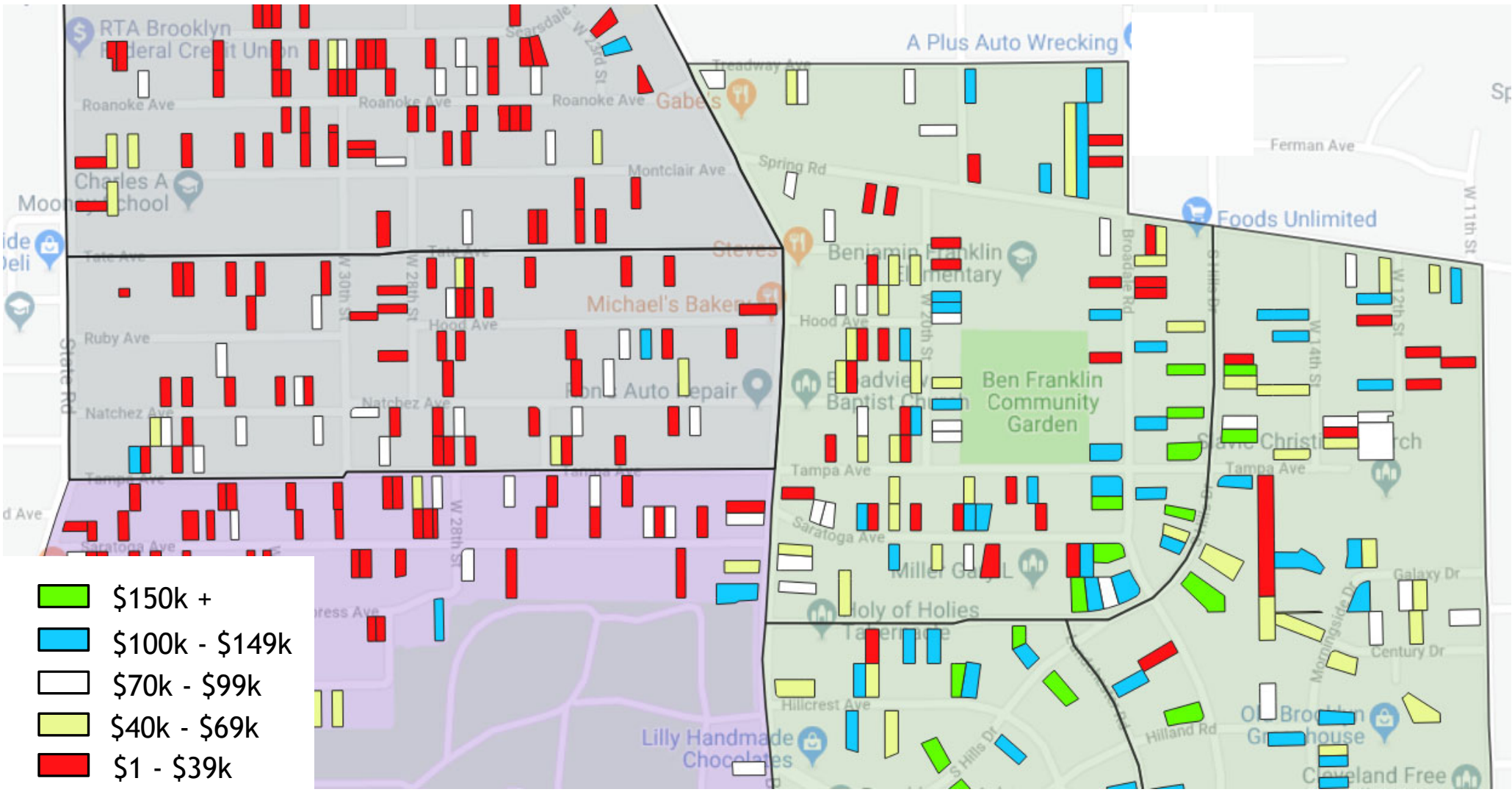




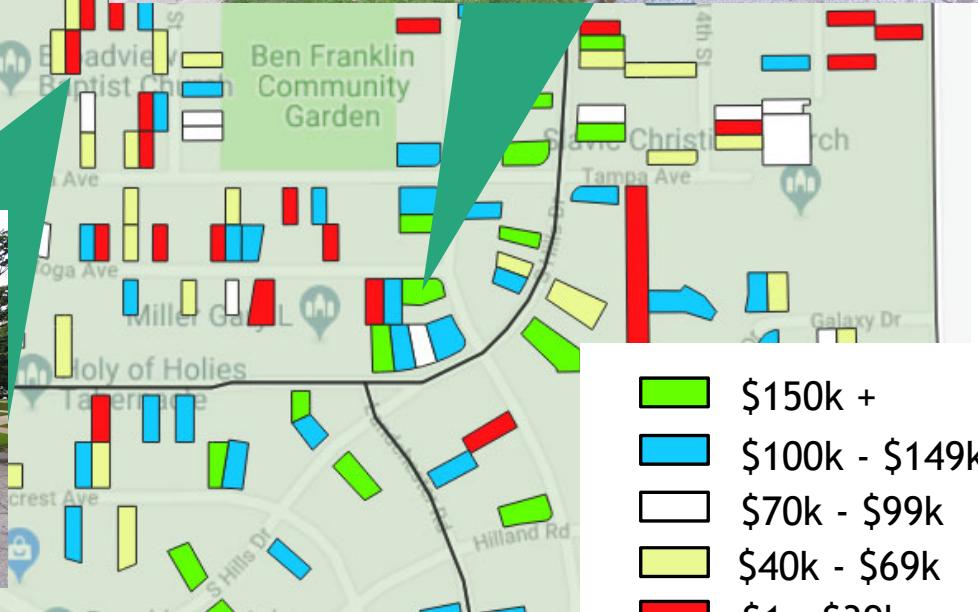
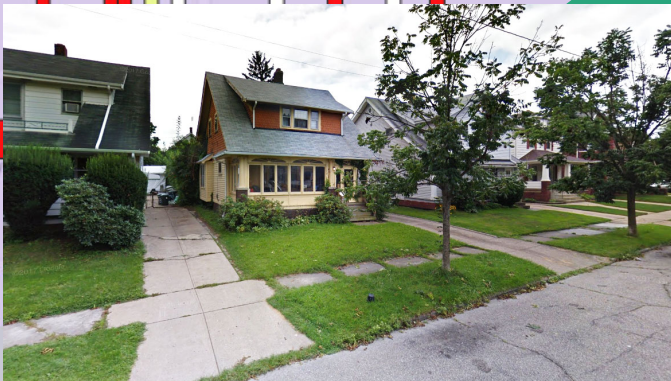
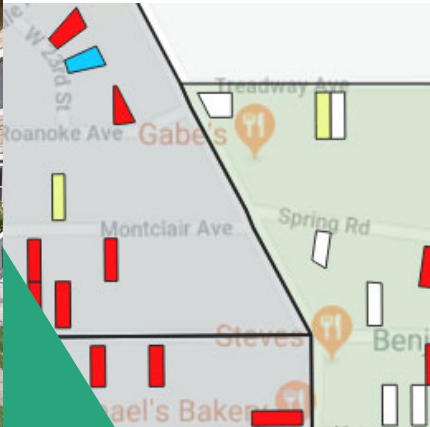
**Homes Sold Between \$60K - \$100**



**Homes Sold Between \$0.01 - \$60K**

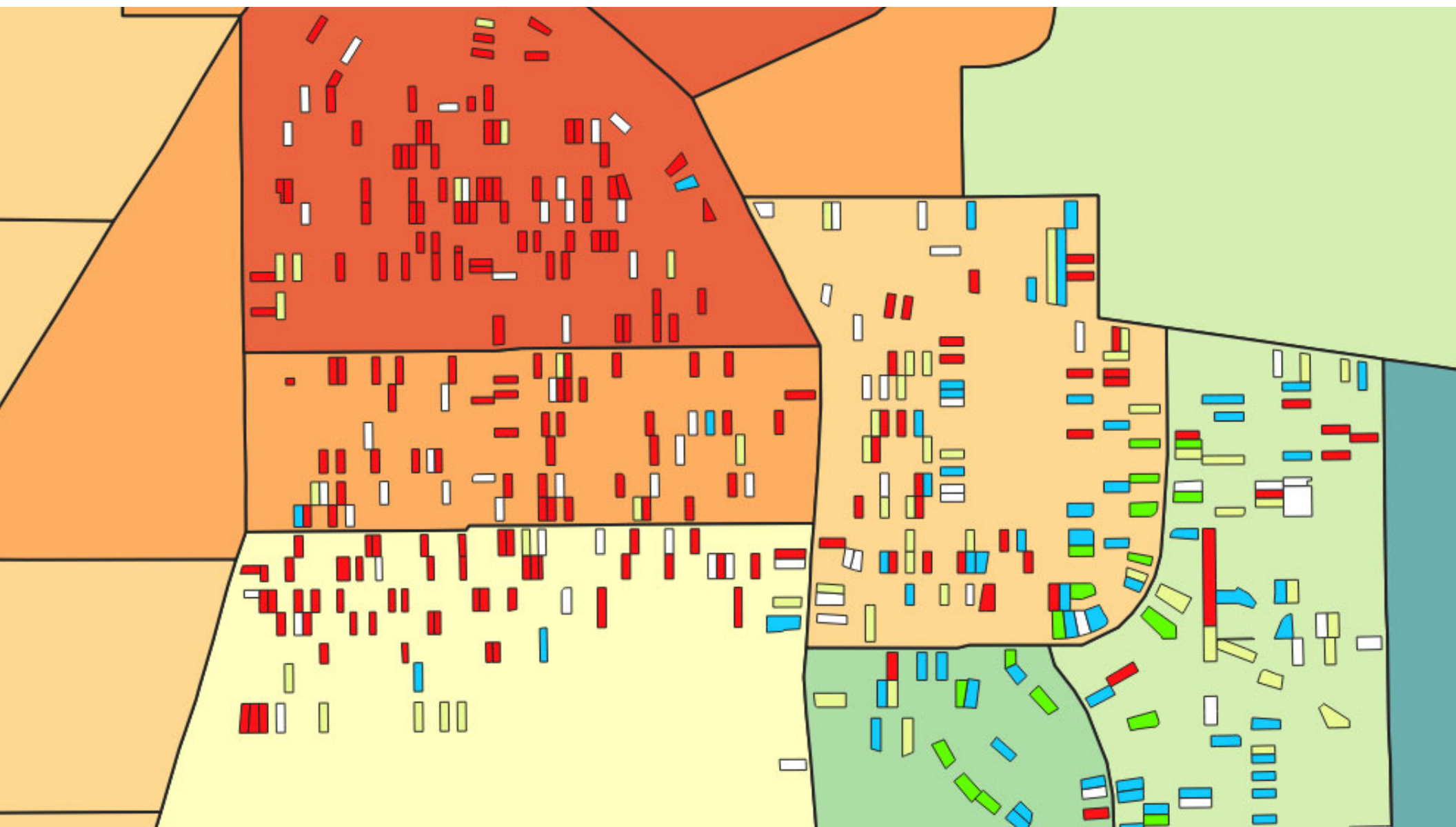


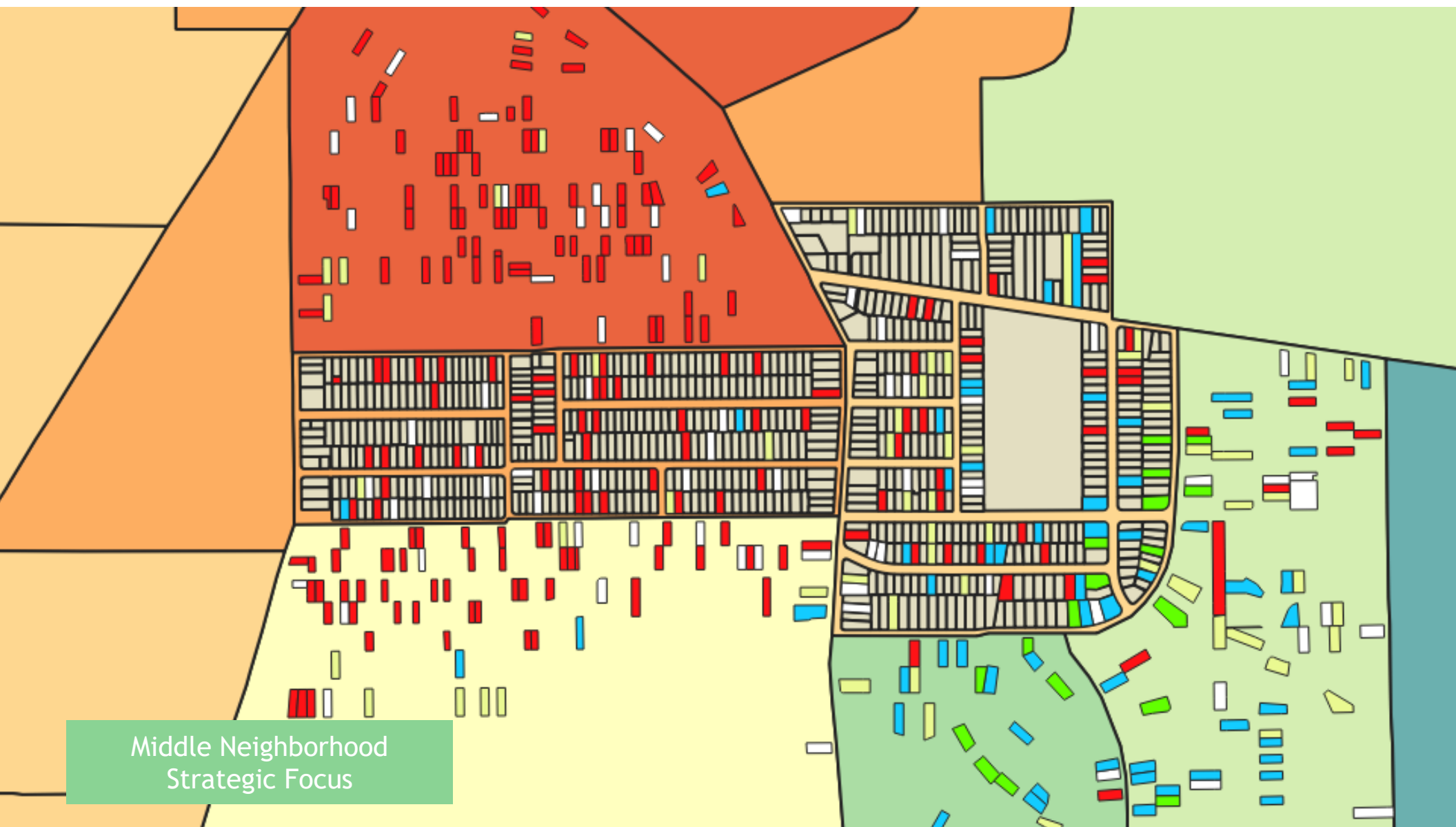




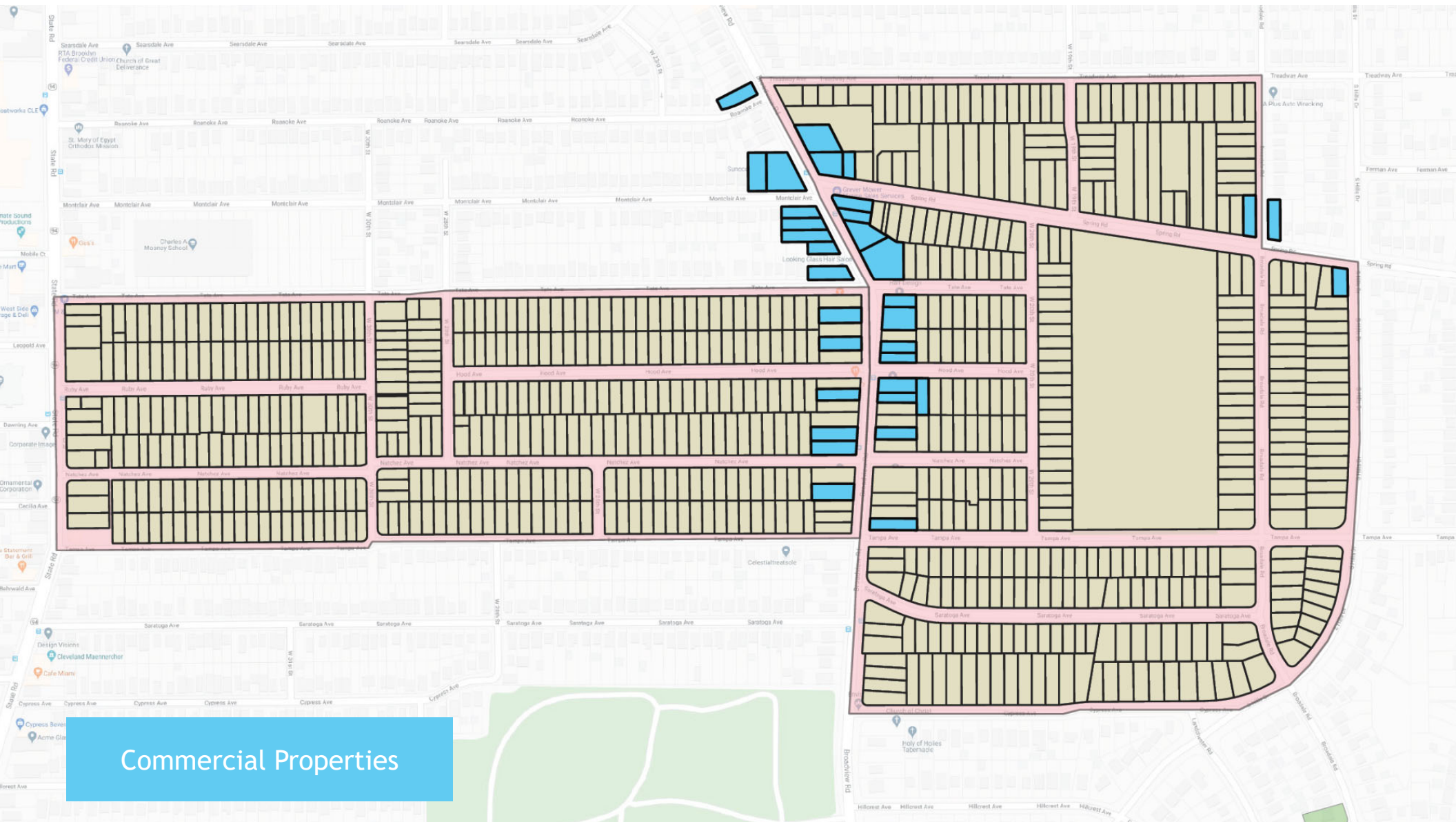
- \$150k +
- \$100k - \$149k
- \$70k - \$99k
- \$40k - \$69k
- \$1 - \$39k





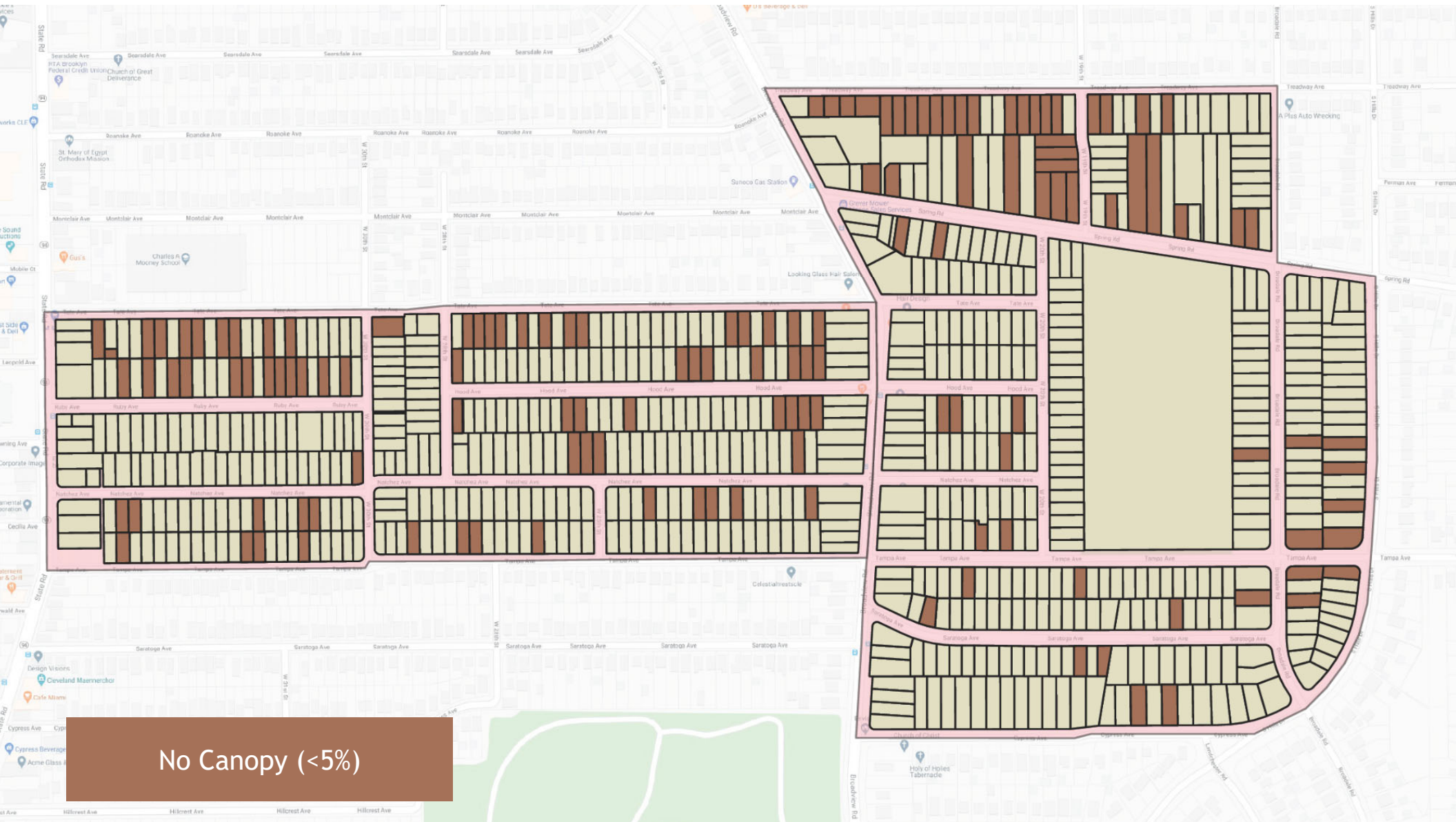


Middle Neighborhood  
Strategic Focus



Commercial Properties



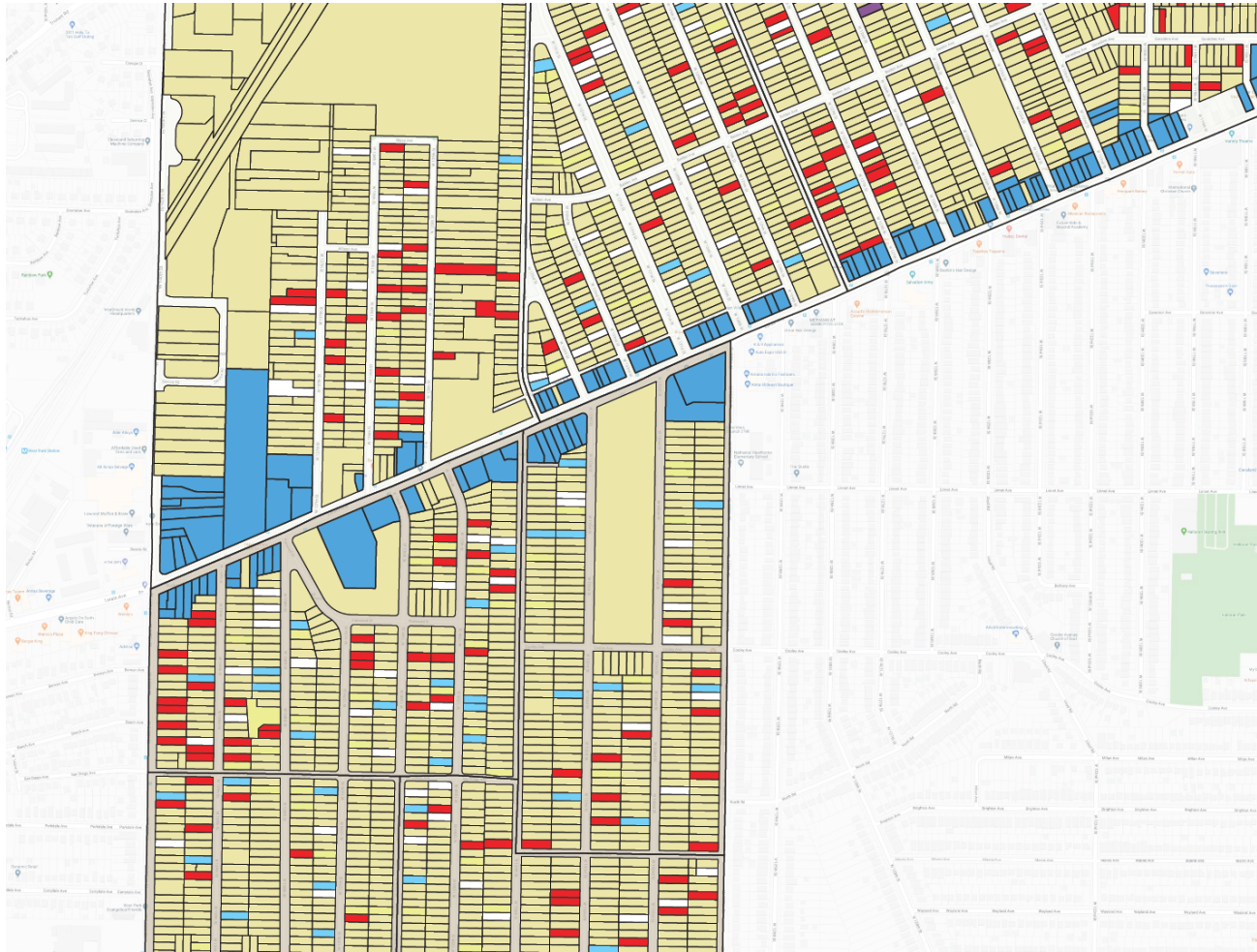


No Canopy (<5%)

# Lee Harvard



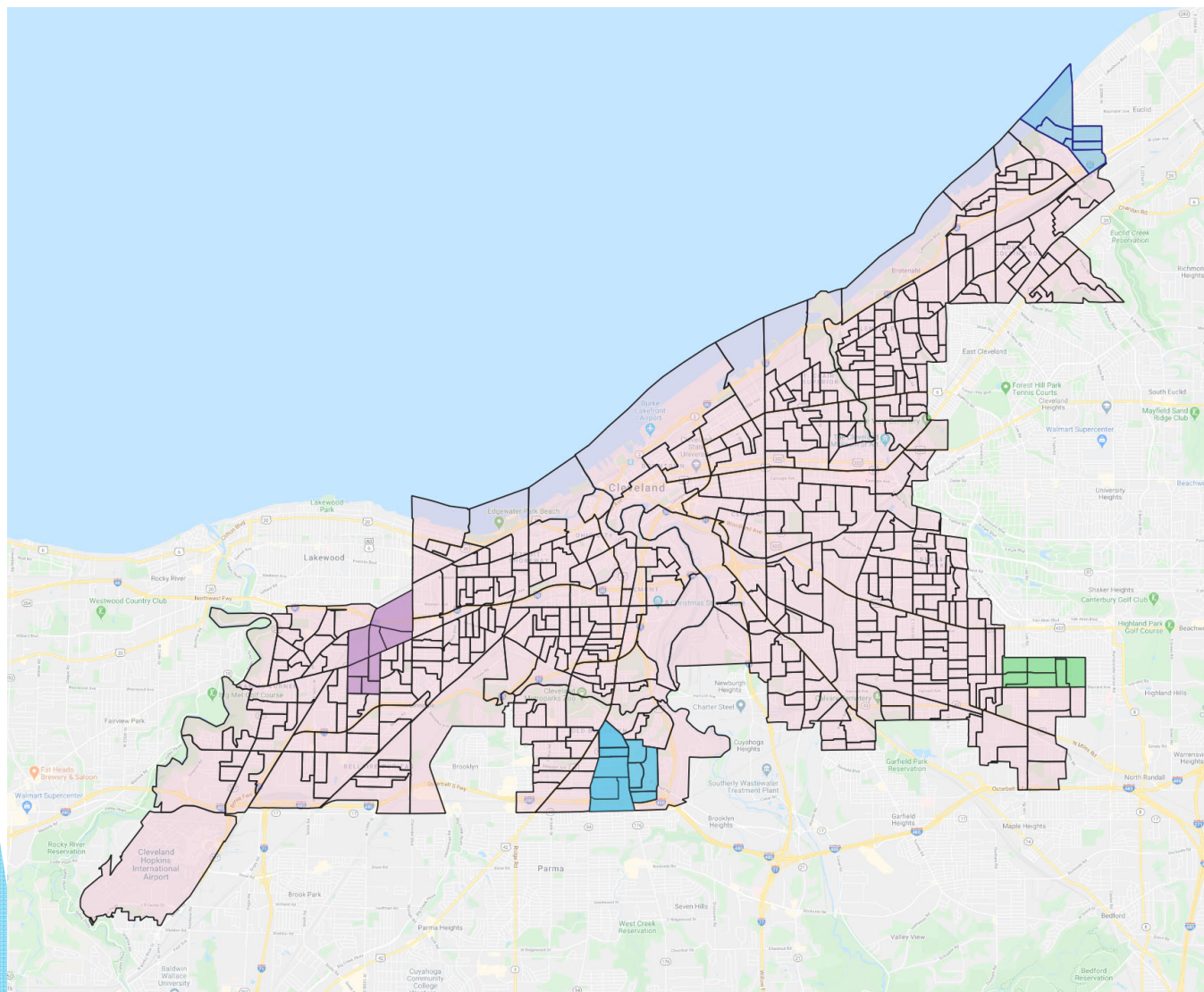




# Bellaire Puritas

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### Collinwood Target Area

Population:  
5,400

Households:  
1,754

### Lee-Harvard Target Area

Population:  
5,700

Households:  
1,799

### Old Brooklyn Target Area

Population:  
5,200

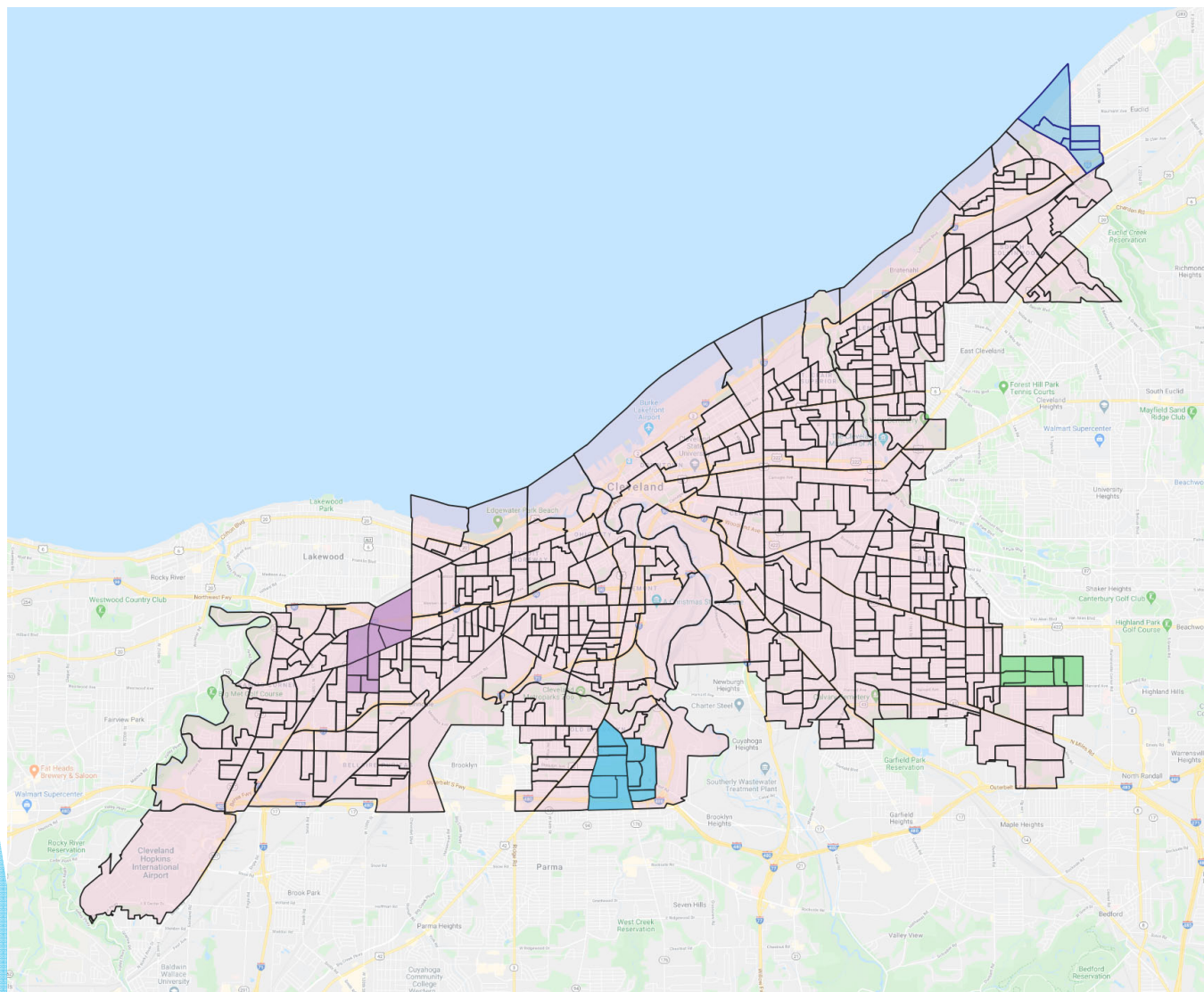
Households:  
1,650

### Bellaire-Puritas Target Area

Population:  
4,860

Households:  
1,548

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MIDDLE NEIGHBORHOODS



## Demographics

Black 42%	White 39%	Hispanic 13%	Asian 2%
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## Incomes

Low Median: \$35,900	High Median: \$44,600
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## Home Values

Low Median \$72,000	High Median \$97,000
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## Owner Occupied %

Lowest: 57%	Highest: 81%
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MIDDLE NEIGHBORHOODS





# CLEVELAND MIDDLE NEIGHBORHOODS





**15-Minute Break**  
**Next Session begins at**  
**10:30 a.m.**

**October 29, 2020**

Statewide Association of Community and Economic Development Organizations

# RENTER ASSISTANCE AND EVICTIONS DURING THE PANDEMIC

- Gina Wilt, Director of Advocacy, COHHIO
- Kevin Nowak, Executive Director, CHN Housing Partners
- Jennifer Sheehe, Esq., Supervising Attorney, Legal Aid of Greater Cleveland
- Seth Weber, Steering Committee Member of Cincinnati Tenants Union





# Pre-COVID Era

- Nearly 400,000 households spend over half their income on rent
- Courts process 100,000+ evictions each year
- 70,000+ Ohioans experience homelessness each year, one-third are children
- Of the 10 most common jobs in Ohio, only two pay enough for a 2BR apartment



Credit: Maddie McGarvey

# When COVID hit Ohio

- Homeless shelters are optimal breeding grounds for infection
- Ohio has 300 congregate shelters – serving 10,000+ @day
- COHHIO Pandemic Emergency Fund – PPE/Supply Distribution, training, state agency outreach



# Supply Shortages

- Shortage of PPE and sanitation supplies, fewer, on-site healthcare providers, staff retention issues
- Expanded shelter space for high-risk of poor health outcomes and those who are unsheltered
- Emergency shelters struggling with reduced capacities

## Summary of Needs

- Non-Congregate Sheltering Costs (hotel/motel/other alternative space)
- Re-Housing Funding (Housing NOW for Homeless Families)
- Emergency Rental Assistance





# Outlook on Housing & Homelessness

- All Ohio courts are resuming evictions – huge backlogs.
- Stimulus checks are gone
- \$600/week unemployment insurance expired late July
- Landlords need rental income to pay employees, mortgages, taxes, property maintenance
- Economic downturn to be long-lasting



# Renters Have Fewer Resources to Endure Crisis

**Monthly Budget for Unemployed Ohio Family of Three  
at 50 Percent of AMI After Federal Unemployment Boost Expires**

Item	Income or Expenditure Amount
Unemployment Compensation	\$1,180
Rent	-\$700 to -\$990
Food	-\$550
Healthcare	-\$575
<b>Total Left at End of the Month</b>	<b>-\$645 to -\$935</b>



- More than 1 million Ohioans have applied for unemployment, and 400,000 renter households in Ohio are at risk of being served eviction filings January 1, 2021.
- By the end of September 2020, 290,258 renter households reported being behind on rent.

*Sources: American Community Survey; Urban Institute, Economic Policy Institute and NLIHC*

# Federal CARES Act

- \$4 billion in ESG funding
- \$5 billion in CDBG funding
- \$685 million for public housing
- \$2.25 billion in tenant & project based rental assistance
- \$2.5 million for fair housing

**Emergency Solutions Grant (ESG)** – Help for longer-term shelter costs, rapid rehousing, homeless prevention

- Round 1 = \$45.6M for Ohio (6/2020 – 9/2022)
- Round 2 = \$59.3M for Ohio

**CDBG** – extra funding for housing, community development programs

- Round 1 = \$90.9M for Ohio
- Round 2 = \$37.4M for non-entitlement regions only



# Emergency Rental Assistance - Local

- Some Ohio communities providing rental assistance using:
  - Local Community Development Block Grant
  - Federal Coronavirus Relief Fund from CARES Act
  - Other local government sources
  - Philanthropy
- Local collaboratives include:
  - Homeless/Housing agencies
  - Community Action Agencies
  - Legal aid groups
  - Foundations
  - Community mediation services

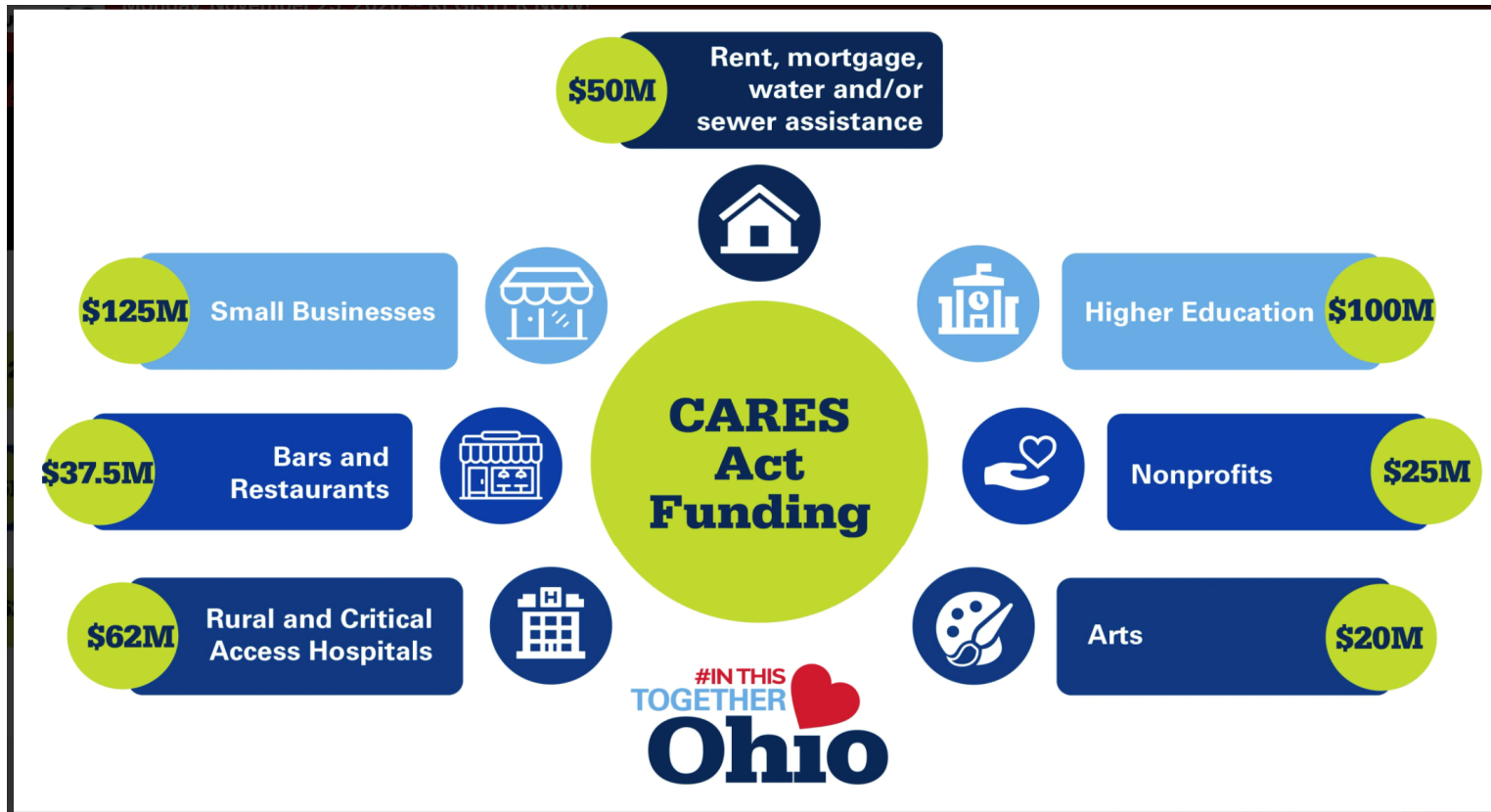
*Must-listen webinar:* <https://attendee.gotowebinar.com/recording/1258453040931159054>

# Emergency Rental Assistance - State

- Ohio received \$4.3B in Coronavirus Relief Funds – housing eligible activity
  - PA used \$150M for ERA
  - IL used \$396M for ERA, mortgage assistance
  - TX used \$171M for ERA
  - Ohio around the 40<sup>th</sup> state to invest in ERA
- We asked Governor DeWine to invest \$137M in CRF which would probably help around 30,000 high-risk tenants



# Governor DeWine's most recent spending round of CARES act dollars







Development  
Services Agency

For more information, visit  
[BusinessHelp.Ohio.Gov](https://BusinessHelp.Ohio.Gov)



## Home Relief Grant

### Overview

The state of Ohio will allocate \$50 million from the Coronavirus Relief Fund from the CARES Act to 47 Community Action Agencies to help Ohioans that have experienced economic hardship as a result of the COVID-19 pandemic. Each Community Action Agency will receive a portion of the funding based on their Community Services Block Grant (CSBG) CARES Act allocation.

Ohioans who are behind on rent, mortgage, and water and/or sewer utility bills may be able to receive assistance. Assistance can be applied to outstanding rent, mortgage, water, and/or sewer bills back to April 1, 2020. Ohioans can receive monthly assistance until the program ends on December 30, 2020.

# Home Relief Grant – Emergency Rental Assistance Program

- Visit ODSA's Home Relief Grant web page: <https://businesshelp.ohio.gov/home-relief-grant.html>
- Download ODSA's Home Relief Grant fact sheet here: <https://businesshelp.ohio.gov/pdf/10232020-home-relief-grant.pdf>
- Starting **November 2, 2020**, the state of Ohio, working with local Community Action Agencies, will help Ohioans who are behind on rent, mortgage, and water and/or sewer utility bills catch up on past payments back to April 1, 2020 and provide assistance through December 30, 2020.
- Ohio households with an annual income at or below 200% of the federal poverty guidelines will be eligible for assistance.

# *Current* Key Budget & Policy Leaders

**Representative Scott Oelslager**  
House Finance Chair, R-



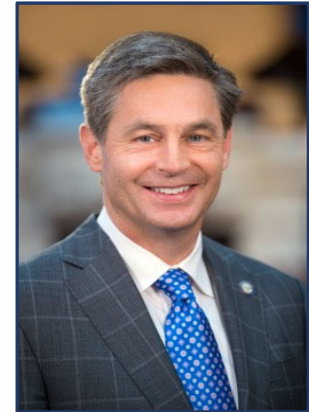
**Speaker of the House**  
Rep. Cupo, R-Lima



**Ohio Senate President**  
Larry Obhof, R-Medina



**Senator Matt Dolan**  
Senate Finance Chair, R-Chagrin Falls



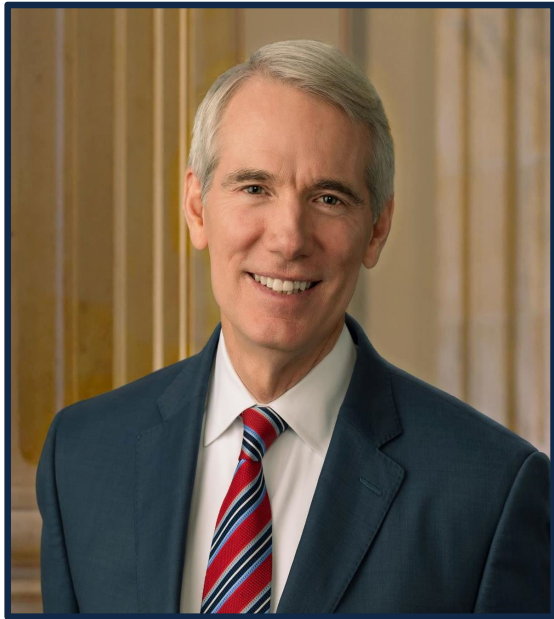


# Emergency Rental Assistance - Federal

- Sherrod Brown sponsoring \$100B ERA legislation
  - Renters apply for assistance paid to landlord
  - Targets low-income renters at the point of application
  - Covers unpaid rent, utilities, mediation
  - Distributed through ESG funding formula
- Included in House-passed HEROES Act



# Current Key Federal Leaders



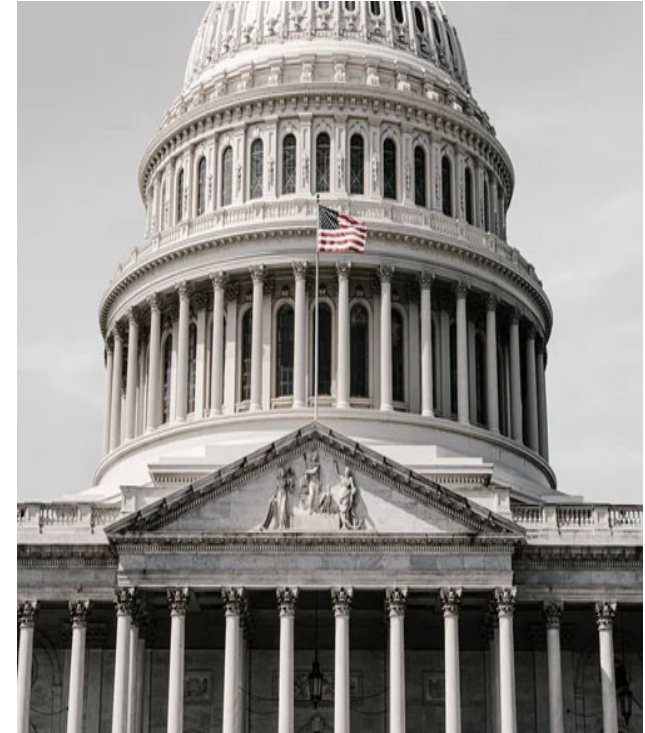


- Ask Senators to continue supporting \$100B in ERA at [www.cohhio.org](http://www.cohhio.org)
- Sign your organization on to NLIHC letters on ERA at <https://nlihc.org/>



You can help!

[ginawilt@cohhio.org](mailto:ginawilt@cohhio.org) - **THANK YOU!**







**CHN Housing Partners**

October 29, 2020



# Rental Assistance

- CHN Housing Partners and EDEN, a Cleveland non-profit housing agency, partnered to administer the Rental Assistance Program for the City of Cleveland and Cuyahoga County.
- The funds are a mix of Community Development Block Grant dollars and dollars from the Coronavirus Relief Fund provided by the CARES Act.
  - City of Cleveland - \$11.3 million
  - Cuyahoga County - \$6.8 million
- CHN also has smaller contracts with other communities – Lakewood, Euclid, Cleveland Heights, South Euclid and East Cleveland.
- Program is designed to help residents of the City of Cleveland and Cuyahoga County who are having trouble making rental payments due to the COVID-19 pandemic.
- **Who qualifies?** County residents with incomes below 120% AMI + a COVID-19 related hardship; most funds targeted to those below 80%/50% AMI.



# How it Works - CHN

- CHN serves as the entry point for Rental Assistance, screening all applicants.
- Online portal in English and Spanish – [www.neorenthelp.org](http://www.neorenthelp.org), and toll-free number for questions (833-377-RENT).
- All applicants are also be screened for utility assistance programs.
- Priority is given to tenants already in the eviction process.
- If an applicant qualifies, up to 3 months' rent will be sent directly to their landlord. (4 months' rent in the City of Cleveland)
- CHN refers households that need the maximum 3 or 4 months of assistance to EDEN.





# How it Works - EDEN

- For those living in the City of Cleveland - EDEN can provide up to 9 months of rental assistance (monthly contact with participants)
- Eligibility for ESG or HOME-TBRA
  - Household is at or below income qualifications (50% of AMI)
  - Required HUD documents
- EDEN will do the following:
  - Conduct required unit inspections (re-inspections if needed)
  - Assess and document ongoing eligibility every 3 months
  - Assess eligibility for additional programs if support is still needed when assistance ends



# How Tenants Reach Us

- Clients can apply at [www.neorenthelp.org](http://www.neorenthelp.org) in English or Spanish. They can fill out an online application or call the toll-free number **(833-377-RENT)** for help to complete an application.
- If a client has trouble filling out the application, they can contact one of the contracted referral agencies listed on the website for assistance.
- Clients need to provide all documentation for their application to be considered. Applications will be timestamped based on the time the last document is received.



# The Launch

- June – Program was announced  
211 began taking calls/referrals
- July 1 – Online application, website and hotline went live (211 referrals were 1,400 on day 1)
- July 15 – Program became operational with over 1,900 applications submitted and another nearly 1,900 applications pending submission.





# The Need - Today



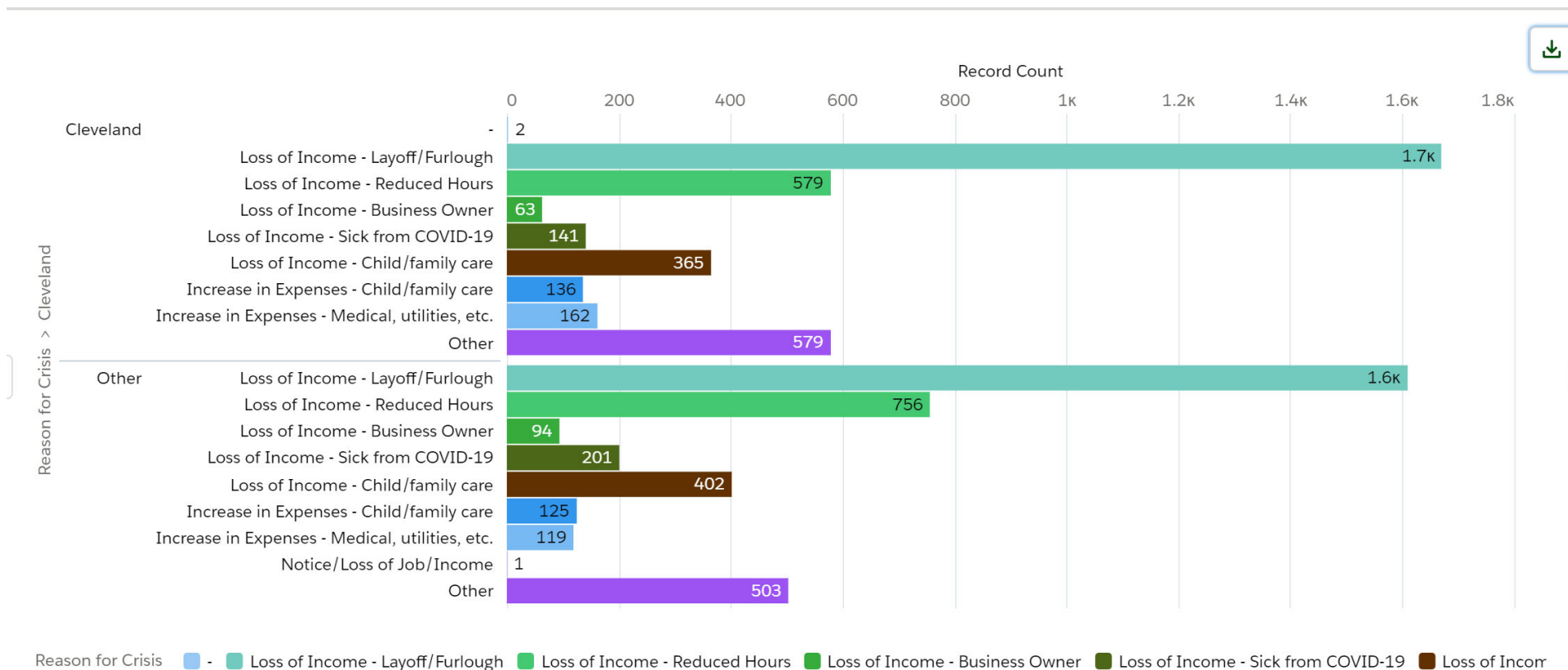
(with eviction notice)

*(Please note all data is as of 10/26/2020.)*



# The Reason for Crisis

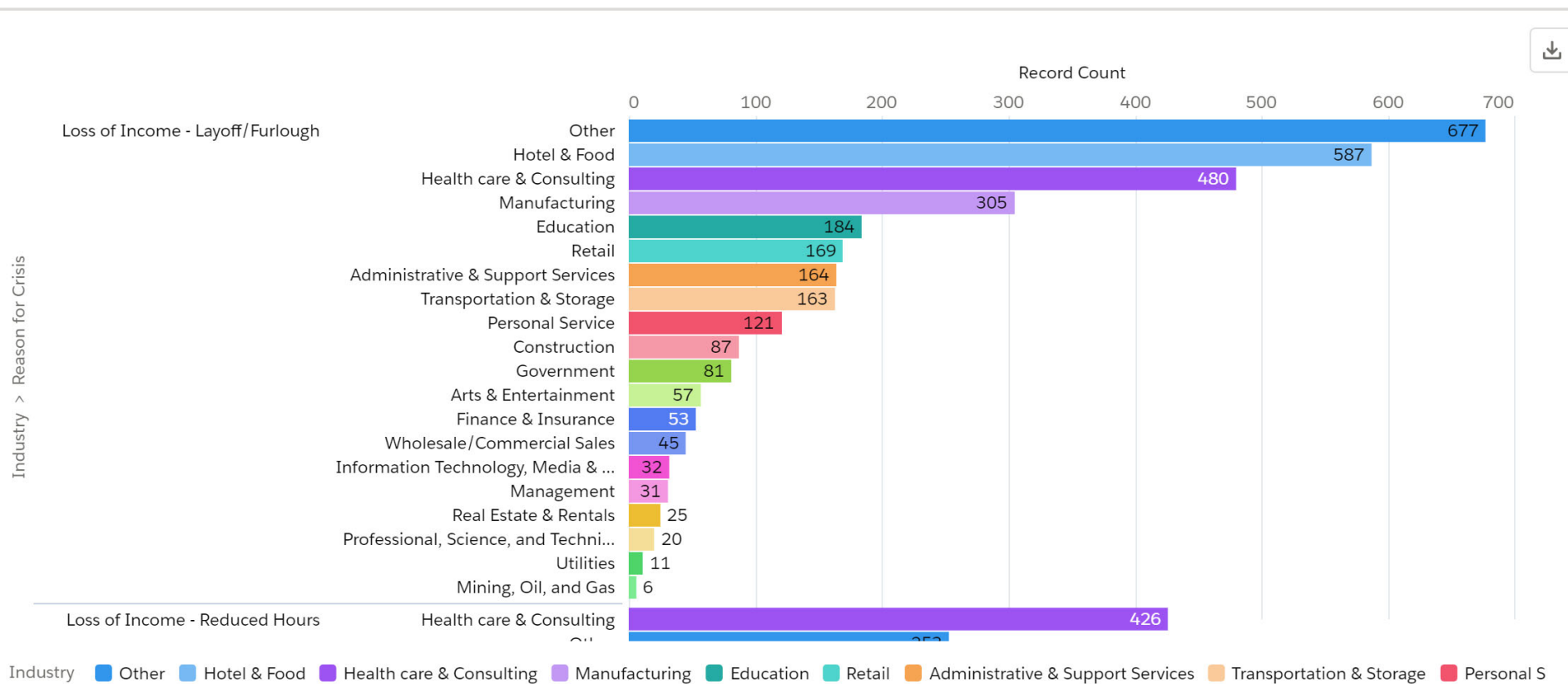
## Crisis Service File Reason for Crisis





# Lost Income by Industry

## CARES Lost Income Report







# Applicants' Lost Income

Since March 1, 2020

Total Income Loss

**\$117,438,833.40**

[View Report \(CARES Lost Income Report\)](#)



Average Income Loss

**\$22,567.03**

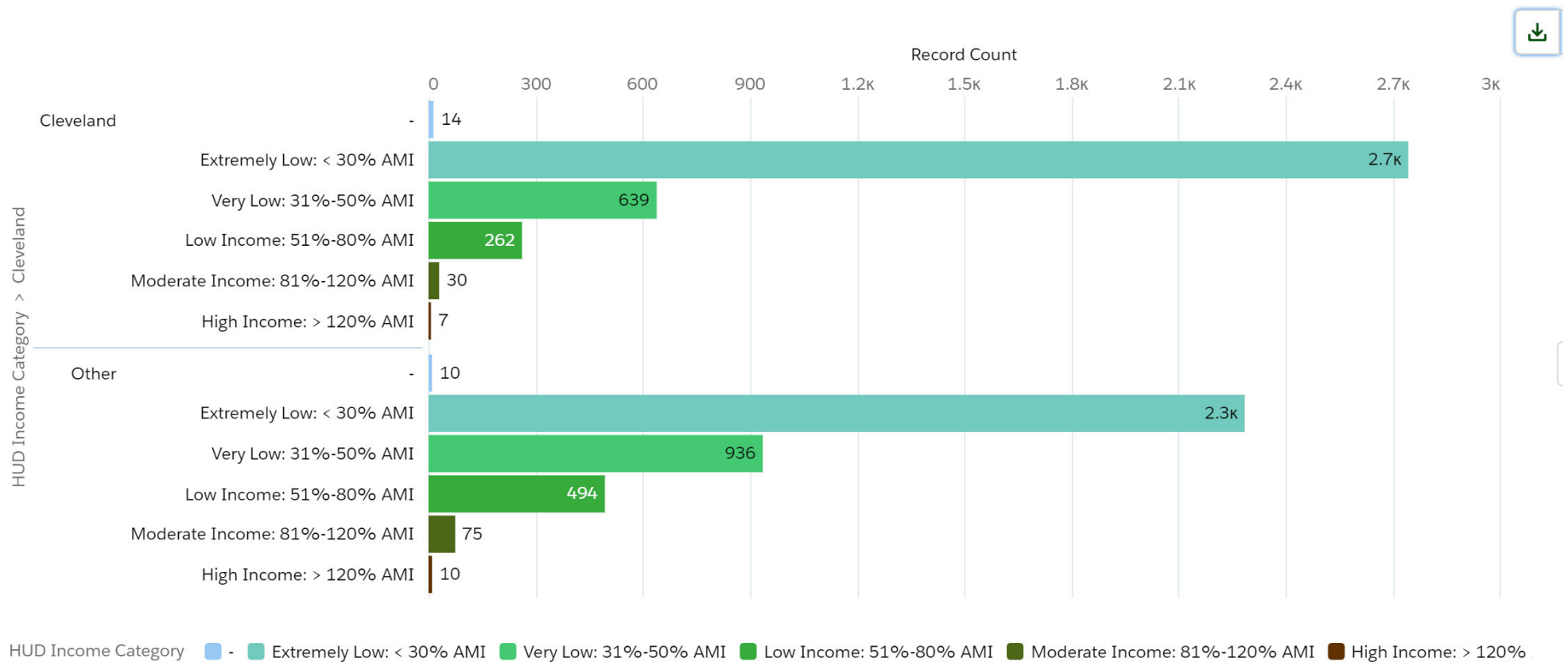
[View Report \(CARES Lost Income Report\)](#)





# Need by Income

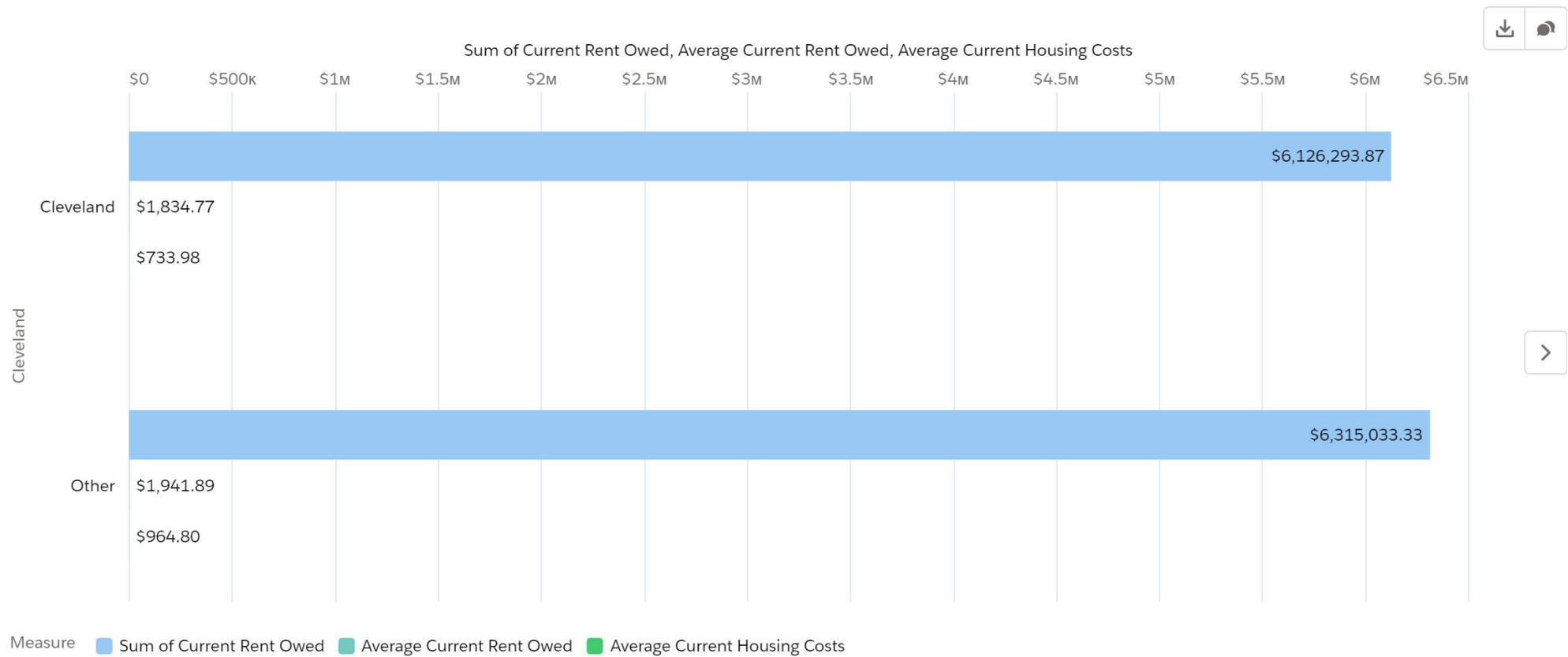
Crisis Service File - Income splits





# Amount of Rent Owed

## Crisis Service File Delinquency Report

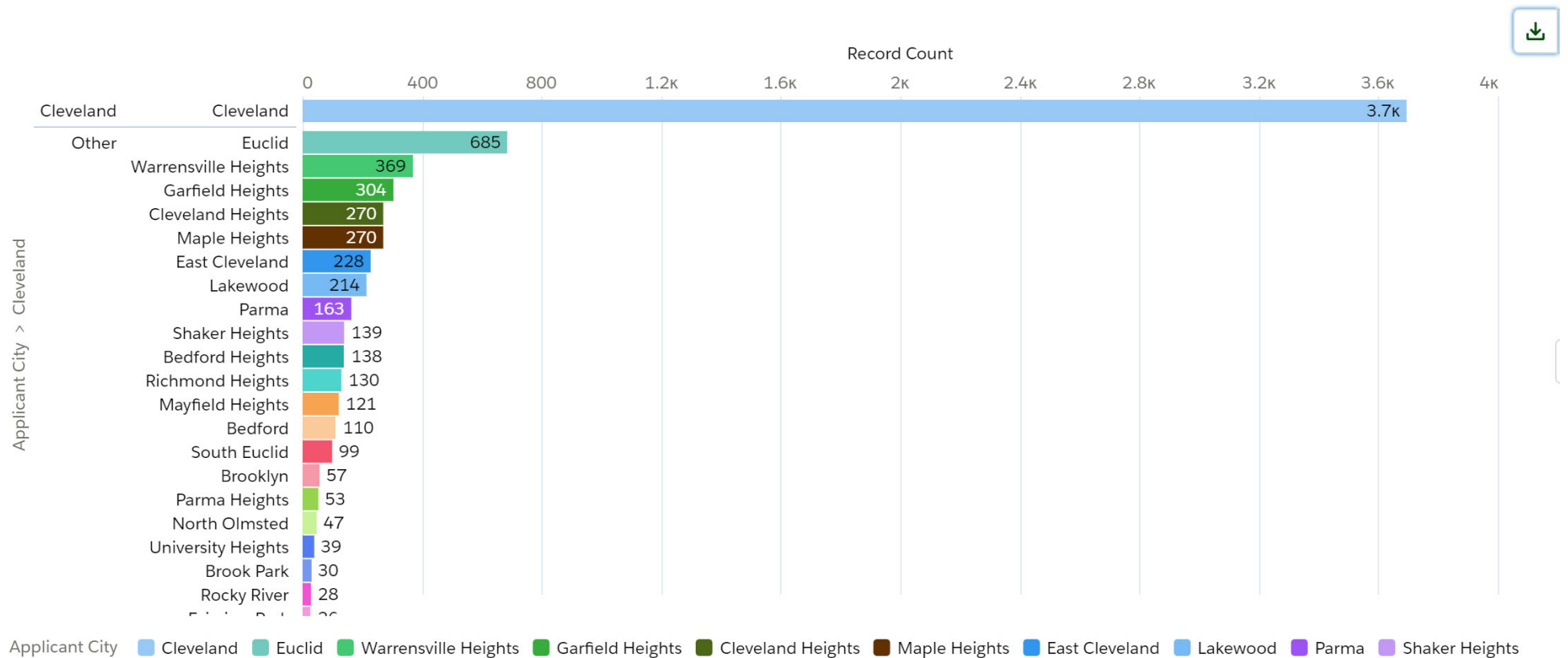






# Applications by City

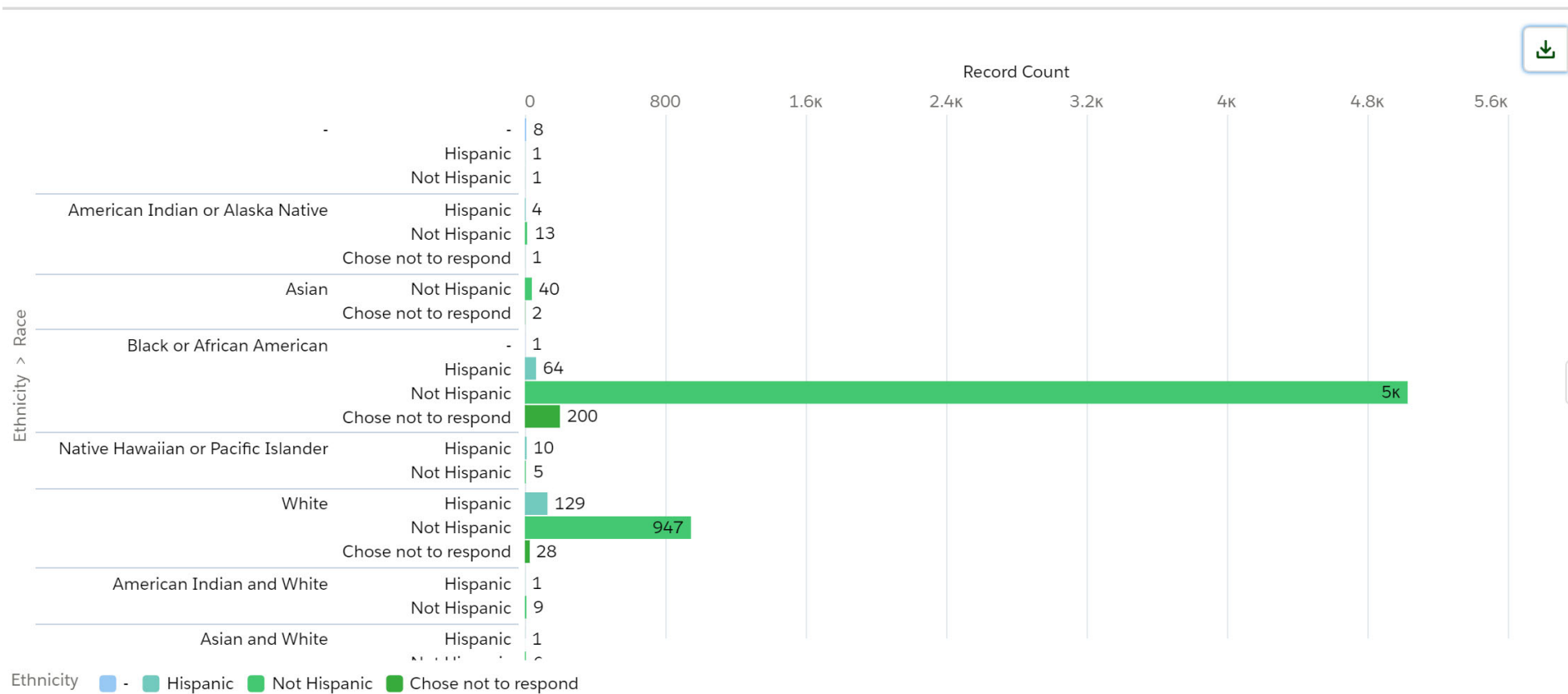
## Crisis Service File City Report





# Demographics

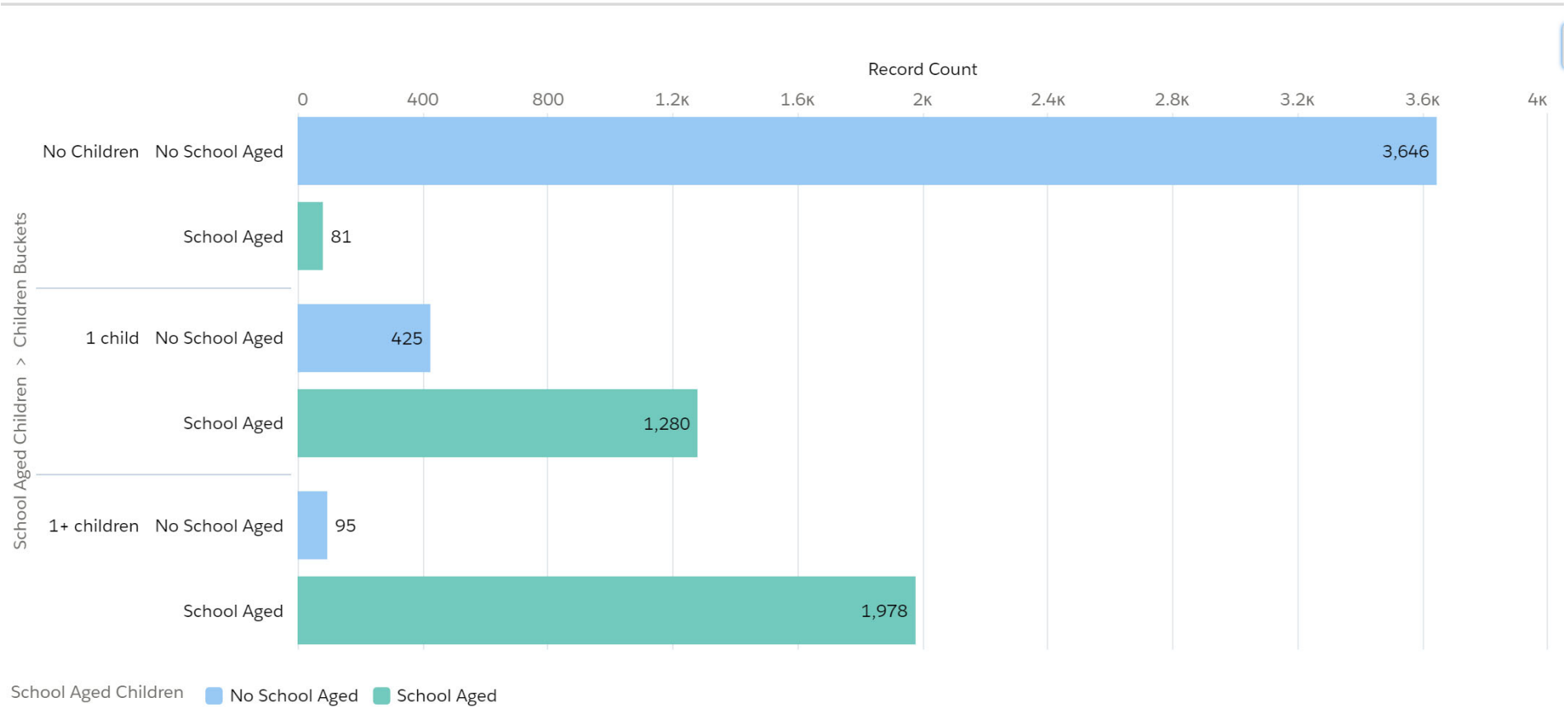
## Crisis Service File Demographics - Eth





# Demographics – Children in Household

## Children In Household

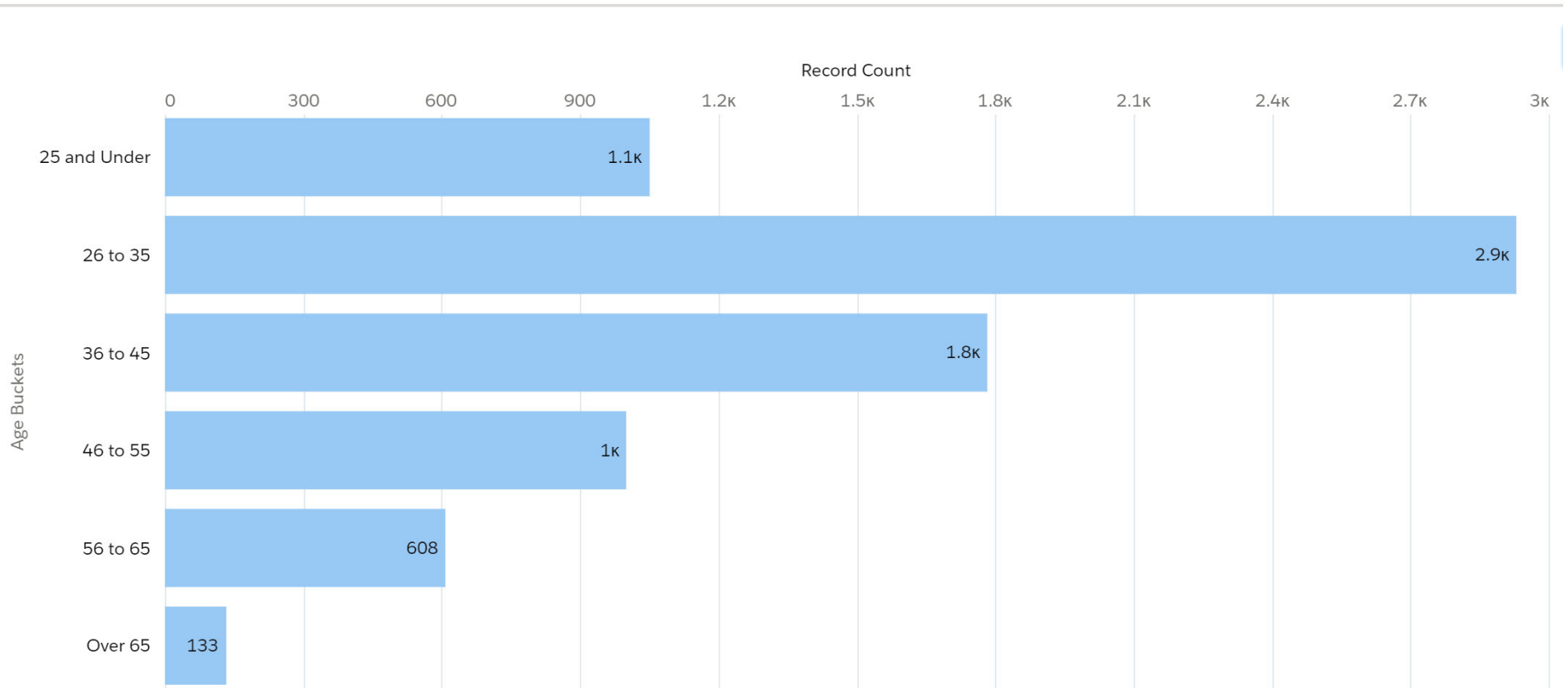






# Demographics – Age of Applicant

Crisis Service File Demographics - Age of Applicant





# What Are We Learning?

- Many applicants owe more than 3 months' rent considering when the crisis started.
- We're finding a large percentage of applicants don't know if they can pay next month's rent.
- There is some resistance from landlords to negotiate rent/ fee amounts and accepting payments, but the majority are working with us.
- Many applicants are not submitting the full documentation needed in order to receive EDEN's ongoing assistance.
- Some applicants are having a difficulty providing proof that their hardship is COVID-related.
- Most units at the inspection phase are not passing on the first inspection.



# CRM and Collaborations

- CHN uses Salesforce as its CRM and collaborates with a number of local partners: EDEN, grantees, Legal Aid Society, CDCs, Housing Authority, etc.
- After establishing collaboration level, we sign a data sharing agreement.

What it means for partner -

- ✓ Real-time access to performance dashboards to assist with funder reporting
- ✓ Real-time access to client-specific information for two-way information sharing to maximize collaboration

# Questions





Kevin Nowak  
Executive Director  
CHN Housing Partners  
[knowak@chnhousingpartners.org](mailto:knowak@chnhousingpartners.org)  
[www.chnhousingpartners.org](http://www.chnhousingpartners.org)



# EVICTIIONS AND RIGHT TO COUNSEL - CLEVELAND

Presentation to Ohio Conference of Community Development  
October 29, 2020



*The*  
**Legal Aid Society**  
— *of Cleveland*  
*Since 1905*

**Jennifer Sheehe**  
Supervising Attorney  
[jshehee@lasclev.org](mailto:jshehee@lasclev.org)

## EVICTIONS IN CUYAHOGA COUNTY (CLEVELAND)

Pre COVID 19	Post COVID 19
<ul style="list-style-type: none"><li>• 20,000 evictions per year in Cuyahoga County</li><li>• 9,000 in Cleveland</li><li>• Average 2 months of rental assistance or \$1,250</li></ul>	<ul style="list-style-type: none"><li>• Up to 86,000 evictions in Cuyahoga County without on-going intervention</li><li>• Average 2.5 months rental assistance or \$1,500 (\$2,000 outside Cleveland)</li></ul>



## EVICTIONS IN CLEVELAND PRE COVID 19

### Who gets evicted:

- 77% of tenants are African American
- 76% of tenants are Women
- 60% of tenants have children in the household
- 2 children per household average
- \$1200 median monthly income
- 30% of tenants had a previous eviction filing

### Why evictions are filed:

- 80% of evictions filed due to nonpayment of rent
- Average rental arrears of \$1,200 (median rent is \$600)





## EVICTIIONS IN CUYAHOGA COUNTY (CLEVELAND)

What do tenants experience in Eviction Court?

“Did you tell the court about the circumstances surrounding your eviction?”

- **OVER HALF** didn't mention these issues in court
- When asked why, most said there was **NO OPPORTUNITY**

NO  
DEFENDANT  
in court  
(276 cases)

1m 50s

DEFENDANT  
PRESENT  
no attorney  
(178 cases)

5m 41s

DEFENDANT  
PRESENT  
with an attorney  
(5 cases)

7m 36s



## EVICCTIONS POST-COVID

Cleveland Municipal Court, Housing Division

- Reopened June 15, 2020
  - Back log of 500 cases
  - Filings accepted for new cases
  - Max: 125/day (Day 1 = filings at limit)
- Hearings conducted via Zoom
  - Exception: request for in-person hearing



## EVICTIIONS IN CLEVELAND

*“You have the right to an attorney...”*

- Civil legal aid...
  - Is preventative legal medicine
  - As a right, it influences systemic operations and outcomes
  - Balances the available resources
  - Has financial benefits
  - Full legal representation makes a difference in outcomes



## RTC – CLEVELAND ORDINANCE

### Cleveland Codified Ordinance 1001-2019



#### Dates:

- Passed October 1, 2019
- Effective date: July 1, 2020

#### Tenant Eligibility:

- Tenants with at least one child in the household living at or below 100% of the Federal Poverty Guidelines
  - Family of 4: \$26,200 annual income

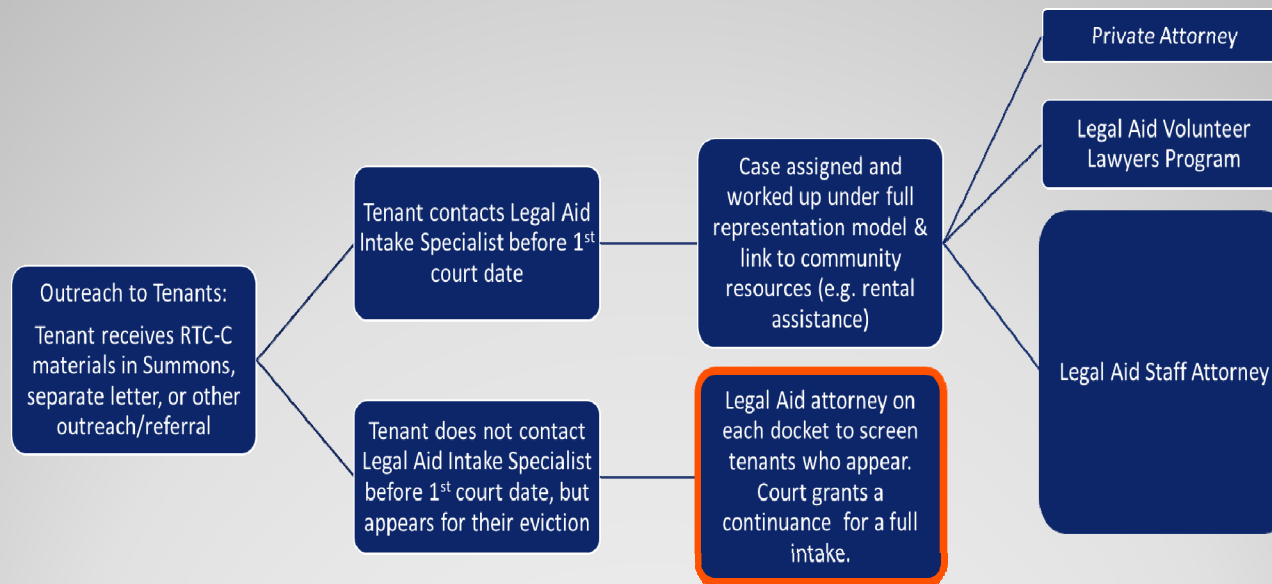
#### The Right:

- Right to legal representation
- Partnership between United Way of Greater Cleveland and the Legal Aid Society of Cleveland
- Tenants may also be eligible for emergency financial assistance

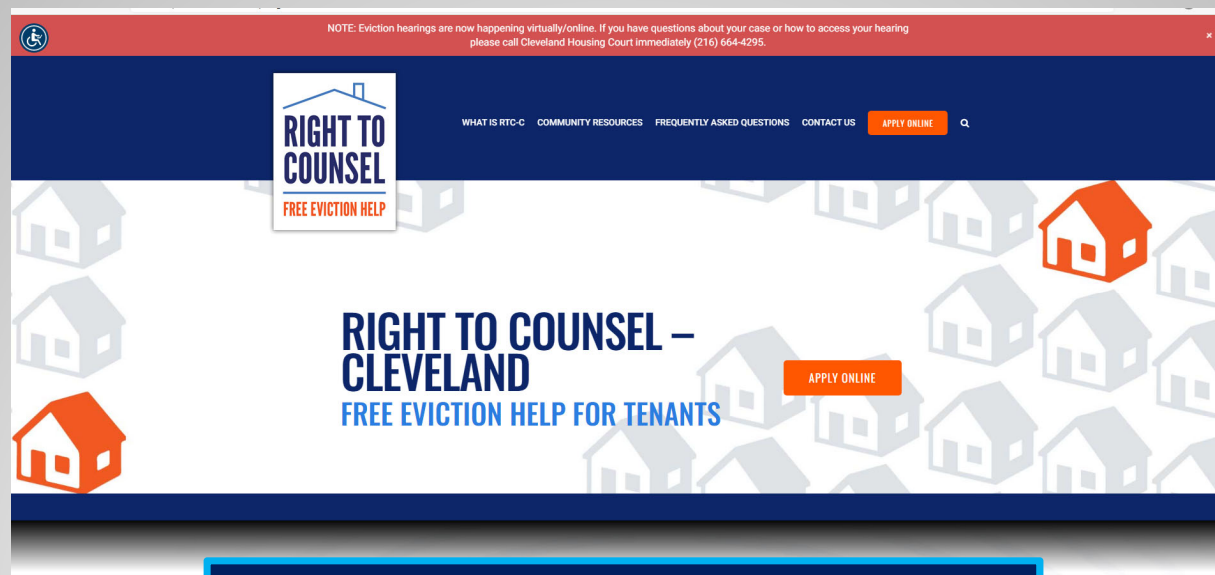




# RTC – CLEVELAND IMPLEMENTATION



# RTC – CLEVELAND IMPLEMENTATION OUTREACH



FreeEvictionHelp.org



# RTC – CLEVELAND IMPLEMENTATION OUTREACH

- Website: [FreeEvictionHelp.org](http://FreeEvictionHelp.org)
- Summons Insert & Letter: Continuing to distribute using Court-provided documents
- Posters/ signs for Housing Court
- Court Website: RTC information
- City Council / CDCs
- Radio
- Billboards: Begin 1<sup>st</sup> week of December
- Door Knocking: More than 1,500 information cards have been distributed
- Literature distributed by: Community Development Corporations, PCs4People, Greater Cleveland Food Bank, CMSD, and Cleveland Public Library



# **RTC – CLEVELAND IMPLEMENTATION**

## **RENT ASSISTANCE**

Rent Assistance partnerships with:

- EDEN Inc.
- CHN Housing Partners
- Catholic Charities
- NEOCH
- City of Cleveland





## RTC – CLEVELAND IMPLEMENTATION EVALUATION

- Legislation requires yearly reports.
- United Way conducted an RFP process to identify an evaluator.
- Evaluator selected: Stout Risius Ross, LLC
  - Stout is a global advisory firm whose core service lines are: Investment Banking; Transaction Advisory; Valuation Advisory; Disputes, Compliance, & Investigations; and Management Consulting.
  - Has worked with various jurisdictions on Right to Counsel and ROI



# CDC EVICTION MORATORIUM

- Expires December 31, 2020
- Who is eligible?
- How is it enforced?
- What are the implications?



# Questions?





**15-Minute Break**  
**Next Session begins at**  
**12:00 p.m.**

**October 29, 2020**

Statewide Association of Community and Economic Development Organizations



# LEGISLATIVE UPDATE

- Anthony Core, Squire Patton Boggs
- Handout
- Q&A





# HUD and ODSA Small Cities Breakouts

October 29, 2020

Statewide Association of Community and Economic Development Organizations

# BREAKOUT SESSIONS

Each participant will need to login into the Zoom Meeting found in the initial meeting invitation

- **Entitlement Breakout with HUD Representatives**

- Login into the Zoom Breakout Room Meeting invitation for Entitlement Communities

- **State Grantees Breakout with ODSA Representatives**

- Login into the Zoom Breakout Room Meeting invitation for ODSA / Small Cities



**Thank you for attending the  
OCCD Fall Virtual Meeting.**