

Eviction Resolution Pilot Program (ERPP) - Learning and Problem Solving

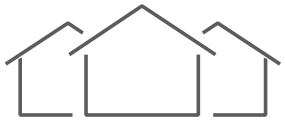
DEPARTMENT OF COMMERCE'S EVICTION RENT ASSISTANCE TEAM IN
PARTNERSHIP WITH RESOLUTION WA AND WA STATE DISPUTE
RESOLUTION CENTERS

OCTOBER 7, 2021



Washington State
Department of
Commerce

We strengthen communities



**HOUSING
HOMELESSNESS**



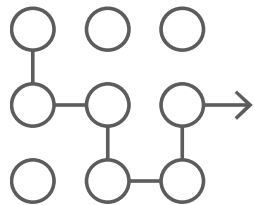
INFRASTRUCTURE



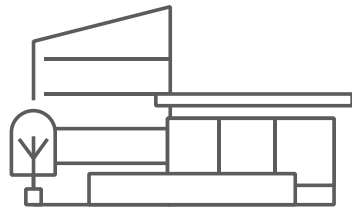
**BUSINESS
ASSISTANCE**



ENERGY



PLANNING



COMMUNITY FACILITIES



**CRIME VICTIMS &
PUBLIC SAFETY**



**COMMUNITY
SERVICES**

Agenda

- **Welcome!**
- **ERPP Overview**
- **Eviction Rent Assistance Overview**
- **Current Partnerships**
- **Problem solving and sharing locally**

Check-in

If your mood were the weather, what would it be like?



Put it in the chat!

ERPP Overview

Paula Emery, Attorney and Mediator

Emery Law and Mediation Services

Eviction Resolution Pilot Program Counsel for Resolution
Washington

Eviction Rent Assistance Programs Overview

Eviction prevention rent assistance funding is available in each county or service region across the state.

The main programs are:

- Treasury Rent Assistance Program 1.0 and 2.0 (T-RAP 1.0 and T-RAP 2.0)
 - \$577 million
 - Available in the largest counties in the state
 - T-RAP 1.0's contract period is 3/1/2021 – 9/30/2022
 - T-RAP 2.0's contract period is 10/1/2021 – 6/30/2023
- Eviction Rent Assistance Program 2.0 (ERAP 2.0)
 - \$403 million
 - Available in the smaller counties in the state
 - ERAP 2.0's contract period is 10/1/2021 – 6/30/2023

Operational Status

- All rent assistance providers (T-RAP and ERAP 2.0 grantees) must attest to having an operational rent assistance program.
- Status can be found here, links in last column:
<https://www.commerce.wa.gov/serving-communities/homelessness/eviction-rent-assistance-program/>

Program Eligibility

T-RAP 1.0	T-RAP 2.0	ERAP 2.0
<ol style="list-style-type: none">1. 80% AMI2. Financial hardship due to COVID3. Experiencing housing instability4. Must prioritize households at 50% AMI and currently unemployed and have been for last 90 days	<ol style="list-style-type: none">1. 80% AMI2. Financial hardship during COVID3. Experiencing housing instability4. Must prioritize households at 50% AMI and currently unemployed and have been for last 90 days	<ol style="list-style-type: none">1. 80% AMI2. Missed or partially paid rent payment since March 2020 and still residing in the unit.

Grantees can add other prioritization criteria or eligibility requirements if they are based on the household's vulnerability to or risk of homelessness.

Allowable Expenses

T-RAP 1.0	T-RAP 2.0	ERAP 2.0
<ul style="list-style-type: none"> • Up to 15 months of financial assistance • Rent assistance - current, arrears, and future • Utility assistance- current and arrears • Other Housing Costs if incurred due to COVID and related to housing- fees, internet, relocation expenses 	<ul style="list-style-type: none"> • Up to 18 months of financial assistance • Rent assistance - current, arrears, and future • Utility assistance- current and arrears • Other Housing Costs if related to housing- fees, internet, relocation expenses 	<ul style="list-style-type: none"> • No cap on number of months of financial assistance • Rent assistance - current, arrears, and future • Utility assistance- current, arrears, and future • Internet included as a utility, fees in lease included as Rent

Grant Administration Requirements

Landlord Conditions on Rent Payment Form

1. Accept \$_____ as full satisfaction of any rent and late fee* balance owed for the months paid by the program.
2. Agree that no new late fees* or additional charges will be made for the months covered.
3. Agree rent will not increase for the household described above for at least six months.
4. Agree not to invoke RCW 59.18.410(3)(d) to prohibit a tenant ability to seek relief provided by that section if any of the notices to pay or vacate were served prior to the signing of this agreement.
5. Agree to not terminate or refuse to renew the above household's tenancy until after six months unless: (a) a household member materially violates the terms of the lease; (b) a household member is creating a significant and immediate risk to the health, safety, or property of others; or (c) at least 90 days' written termination notice is provided to the household based on the Landlords intent to (i) personally occupy the premises as a primary residence, or (ii) sell the property.
6. Agree to submit lease agreement upon request, **if available**.
7. Agree to repayment of these funds if I do not fulfill the terms of this agreement.

Grant Administration Requirements

- **Equitable access**
 - Performance measures
 - By and For subcontracting requirement
- **DRC partnerships**
 - Train staff on rent assistance program eligibility
 - Invite DRC staff to participate in rent assistance provider meetings
 - Partner households with DRC staff to help establish repayment plans when appropriate
 - Engage with DRC staff to help resolve landlord/tenant conflicts
 - **Prioritize referrals from the local DRC for households involved in ERPP**
 - **Embed a release of information**

Current Partnership Examples

What's working well that can be used in other communities?

Yakima

Esther Magasis

Director of Human Services

Yakima County Human Services

- Prioritizing referrals from DRC

Current Partnership Examples

What's working well that can be used in other communities?

Asotin

Heather Cochrell MSW, MHP, DCR

CSAP and Housing Program Manager

Quality Behavioral Health

- Utilizing an MOU

Poll time!

- Questions for rent assistance providers (T-RAP and ERAP 2.0 grantees)
 - My agency has tenants sign an ROI to be able to speak with DRC staff about their application status.
 - Yes, No, Other
 - How do you communicate the household's application status to the landlord?

Break Outs by Region

Take notes in the google doc:

- What's going well?
- What are the challenges?
- How can we improve communication going forward?
- Reflections on what you've heard today.



Resources

- **ERPP**
 - [Resolution Washington ERPP](#)
 - [Washington State Courts ERPP](#)
 - [Attorney General's Tenant/Landlord website](#)
- [Rent Assistance Providers](#)
- [DRC Contacts](#)

Thank you!



Washington State
Department of
Commerce



**Resolution
Washington**

*Department of Commerce's Eviction Rent Assistance team in partnership
with Resolution WA and WA State dispute resolution centers*

Paula Emery, LaDessa Croucher, Maartje Peters, Mary Baldwin, Mika Semrow,
Maureen Maples, Kathryn Dodge