

Statewide Call Notes
Friday, July 16, 12-1:30pm via Zoom

	Topic	Speaker	Notes
12:02-12:05	Welcome & Settle in	Rachael Myers, Housing Alliance	<ul style="list-style-type: none"> • Otter.ai transcript here
12:05-12:10	I Got Your Back by Stressed Out Entertainment featuring Kingpin X, Mr Mav, Jay Sears and Smooth J23	Artists: Stressedoutentertainment.com Mrmay31@gmail.com	<ul style="list-style-type: none"> • Link to music video
12:10-12:20	Update on Rental Assistance	Tedd Kelleher, Department of Commerce Senior Manager, Office of Family & Adult Homelessness	<ul style="list-style-type: none"> • We've compiled latest financial spending and service info on treasury finding. Thank you to all who have been scaling this. • We saw a tripling of this spending, then another tripling of the spending. If we can just double the spending it will be a dramatically bigger scale. • This doesn't mean it's enough, but we'll be in a place • 1.1 billion now and if we get one more doubling then we're really using the resource to help everyone • It's been a huge lift to hire everyone. We know people are tired after doing all this work. Thanked everyone deeply for their efforts. • I can speak to Commerce's role in the proclamation • Counties will be sent messaging on their website that their program is operational. The criteria has been laid out, so counties can self-certify that they have met this criteria. • Until rent assistance is operational and legal assistance is available and dispute resolution is operational • All three have to happen before evictions can proceed. • There is no county where all three of these things are true • So we'll be collecting and publishing that information • We'll continue to collect basic service data and how those are functioning. We'll also post periodically with how well these services has been going • HB 1277, wow!! Congrats to all the advocacy • \$140 million/year with \$100 increase

			<ul style="list-style-type: none"> • There is a rent assistance part of this program. We will push the implementation of this particular pot of funding. We will work within the legislation to find a group of stakeholders with BIPOC communities and others to develop that program • Req. By law are some service outcomes. • We have this in some programs but we're not satisfied with how those are going • We want your help with determining equity outcomes • Develop new performance measures for communities as a whole • Right now just for county programs • Law talks about reducing homelessness with adding housing units • HEN increase (Housing and Essential Needs) • This doubled in size from 30 to 60 million per year! We're rightsizing and awarding added funds according to this right sizing • HEN is for people with low to no income and experiencing homelessness • Closer to serving people who are eligible vs a lottery type availability
12:20-12:25	Q&A	Tedd Kelleher	<ul style="list-style-type: none"> • Q: What happens if a program ceases to be "operational"? Can advocates report that to you? • A: Part of it would be that we would reflect that change. It's a 3-part test laid out by the Attorney General's office. If it's really clear that they aren't meeting that, we need to dig into what the next steps would be for that. If a program isn't operational it makes a significant difference for how evictions would proceed. • Q: Beyond rental assistance, what else will the funds from 1277 be used for? • A: A lot! Some funding for the landlord mitigation account, quite a bit of assistance for providing services and operational support in capital projects so that they can serve people with higher needs (permanent supportive housing). One of the biggest critiques is when capital money is available for projects serving those with highest needs but operational funding is not. 1277 takes a huge step forward in providing assistance for this. • Q: Can you re-state the 3 requirements for a program to be operational? • A: Rental assistance, legal assistance, mediation process (dispute resolution centers) • Q: Are we close to being able to remove HEN housing assistance to the coordinated entry system?

			<ul style="list-style-type: none"> • A: Coordinated entry, and HEN's role in CE, is an important discussion. There is so much to do to improve how that works. We are looking at potential larger reforms, but the continuing disaster has pushed out that work for at least six more months.
12:25-12:35	Overview of new bridge proclamation	Patricio Marquez, State Attorney General's Office Civil Rights Division	<ul style="list-style-type: none"> • The Bridge Proclamation seeks to focus on one element of the current reality • Eviction Moratorium ended on June 30 • SB 5160 implements 4 components of protections for tenants and resources for landlords • My focus is on the Eviction Rental Assistance and court resolution program so landlord and tenant can mediate • This is in partnership with dispute resolution • Reasonable payment plans • Right to counsel, applies to indigent tenants that are associated with certain requirements • Proc. 2109 – interim protections to bridge the gap to give time for those 4 components to be implemented • Starting July 1st, landlords are allowed to proceed with eviction notices for lease violations (ex: unauthorized occupants, smoking, causing problems with disputes with neighbors) • These are allowed so long as the landlord is also not seeking repayment of rent • If landlord is also trying to gain repayment, then those 4 conditions must be operational • Requirement 1: Ex. Eviction resolution program has to be available, accessible, funding has to be present and distributed and that it stays open during the duration of the period <ul style="list-style-type: none"> ○ Landlord needs to see if this is available in their county ○ Tenant has to be able to have access to apply ○ LL cannot serve notice until after tenant was able to apply ○ If there is a pending application they cannot seek to evict for non-payment of rent • Requirement 2: Eviction resolution program 14 day notice <ul style="list-style-type: none"> ○ Tenant has 14 days to respond to that notice • Requirement 3: landlord must offer a reasonable repayment plan, and tenant has 14 days <ul style="list-style-type: none"> ○ If tenant rejects notice then the eviction can't go through • Requirement 4: Right to Counsel <ul style="list-style-type: none"> ○ This applies to any eviction for ANY reason

			<ul style="list-style-type: none"> ○ Landlord cannot proceed with eviction otherwise ● There are limits on debt collection ● Unless rental assistance is up and running, and tenant has access to those funds, and dispute resolution is not in place then landlord cannot serve eviction ● Late fee prohibition also continues ● This proclamation covers everyone under landlord tenant act, and people who live in mobile home parks ● Not covered: Emergency shelters, long-term care facilities, people in transit housing, hotels & motels, public lands, camping areas ● If people have lived in hotels and motels since before March 2020 – those people are covered tenants and protected under all of the same rights ● People only staying for at least 30 days after March 2020 – as long as hotel/motel does not serve them with an eviction notice on or after July 1st ● Expectation is that starting August 1st tenants will pay rent in full, negotiate for a smaller amount with landlord or have a pending rent assistance application to pay that rent ● August and September is for current rent, not for back rent. If they do not do this, then they can get an eviction notice ● Then landlord has a choice to go through the process of the 4 programs above, or they can seek and obtain possession of the unit and only seek August and September 2021 rent
12:35-12:40	Implementation of Statewide Right to Counsel (RTC)	Jim Bamberger, Director Office of Civil Legal Aid	<ul style="list-style-type: none"> ● Implementation plan ● RTC attaches to all unlawful detainer cases, whether started by service of summons or filing of complaint ● Right is enjoyed by all tenants who meet indigency standards ● RTC applies to all indigent tenants regardless of immigration status ● Once office of Civil Legal Aid has certified requirements met, courts are required to appoint an OCLA-contracted legal aid provider in all cases ● Under both the bill and Gov's bridge proclamation, courts cannot hear cases until CLA office has certified capacity needs have been met ● We're on fast track, expect to certify in many counties by Sept. 30 and entire state by Dec. 31 ● We're hiring 60 full-time eviction defense attorneys and will post participating programs on our website shortly

			<ul style="list-style-type: none"> • Tenants served with unlawful detainer papers should be referred to the Toll Free Eviction Defense Screening Line: 855-657-8387 • There will be significant outreach and education effort at local and statewide levels – want to get the word out, especially to communities at greatest risk • Feel free to contact Jim directly: jim.bamberger@ocla.wa.gov • Here is the link to the Washington State Attorney General’s question/complain form. You can submit questions or concerns via this link: https://fortress.wa.gov/atg/formhandler/ago/COVID19TenancyProclamationQuestionForm.aspx <ul style="list-style-type: none"> ○ You can also call 1-833-660-4877 to leave a message.
12:40-12:50	Q&A	Patricio Marquez & Jim Bamberger	<ul style="list-style-type: none"> • Q: If a tenant applies for rental assistance and their application is pending, not yet accepted or rejected, what happens? • A: If they have a pending application, say there’s a waitlist, the landlord can’t go forward. As long as they’ve attempted to seek rent assistance, they’re covered. • Q: What if local Superior Court decides not to process a Standing Order to implement the ERP? • A: The Bridge Proclamation indicates that though not required, a landlord and tenant can decide to apply out of county, if that court will allow such an application. Otherwise that requirement would not apply. • Q: To clarify, the bridge does not cover mobile homes or motel for those after July 1st? • A: Mobile home parks are covered, hotels/motels it depends. For someone who has been living in a hotel/motel for at least 30 days before March 1, 2020, they are absolutely covered. For someone who has lived in a hotel/motel for at least 30 days after March 1 2020, they are covered unless the hotel issues a 7 day notice. • Q: How does right to counsel come into play with cases where a tenant defaulted? • A: The way the bill was written, it’s an implied right to counsel and the duty is on the court. The court has no ability to apply right to counsel in the absence of an application. If the tenant fails to appear, the eviction can go forward. While the right does exist, the tenant must exercise the right. Education and outreach are

			<p>very important. We want to reduce the historically very high rate of defaults.</p> <ul style="list-style-type: none"> • Q: What is the best way to get more information or have questions answered by the AG’s office? • A: Folks can contact our office. We have a question/inquiry form available on our website. Anyone – landlord, tenant, advocate, lawyer – can feel free to submit that to a member of our team who can help answer questions about the bridge proclamation, SB 5160 and how it might apply in a particular scenario. <ul style="list-style-type: none"> ○ Form: https://fortress.wa.gov/atg/formhandler/ago/COVID19TenancyProclamationQuestionForm.aspx
12:50-1:00	Updates on Housed campaign and Biden eviction prevention	Sarah Saadian Vice President of Public Policy National Low Income Housing Coalition (NLIHC)	<ul style="list-style-type: none"> • NLIHC launched HoUsed campaign: https://nlihc.org/housed <ul style="list-style-type: none"> ○ We need to address the underlying causes of the housing crisis ○ Focus on 4 major priorities: <ul style="list-style-type: none"> ▪ expanding rental assistance to everyone who needs it (ex. Small area fair market rent) ▪ increasing supply of housing for people with lowest incomes ▪ Permanent new tools to help people remain stably housed ▪ Renter protections ○ Asks: <ul style="list-style-type: none"> ▪ Rental assistance available for everyone who qualifies ▪ 70 billion dollars to preserve public housing ▪ Build new homes for people with lowest incomes – 45 billion dollar investment in Housing Trust Fund ○ President increased from 213 to 318 billion dollars investment in housing – possibility of even more in Infrastructure Bill! ○ Where we go from here: build co-sponsor list to bills below – encourage you to engage your congresspeople on these decisions ○ Maxine Waters introduced Housing as Infrastructure Act and Ending Homelessness Act ○ Out of Reach report published yesterday, resource that can support your advocacy efforts – Fair Market Rate is not proportional

			<p>to minimum wage, housing is out of reach for many people: https://reports.nlihc.org/oor</p> <ul style="list-style-type: none"> ○ And here is the Housing Alliance’s blog post and press release about the new Out of Reach data: https://www.wliha.org/blog/washington-housing-wage-2931-hour ○ Eviction prevention at the federal level: about 1,000 programs nationwide are stood up/expanded - about 400 are using treasuring emergency assistance funds ○ Households fearful of facing eviction in the next 2 months are disproportionately black and brown ○ We’re engaging with the White House to get resources out quickly and get information out ○ Only 1.5 of 46 billion dollars have been spent as of the end of May – it's likely ramping up, but nowhere near where people need to be – encourage local and state governments to pass strong eviction moratoriums and make sure their programs are visible ○ ACTION TODAY: Take Action! Urge Our Members of Congress to Join Dear Colleague Letter in Support of HoUsed Campaign’s Infrastructure Priorities! https://nlihc.secure.force.com/actions/TakeActionNew?actionId=AR00915%22%20\t%20%22_blank ○ TO BECOME AN NLIHC MEMBER (INDIVIDUAL OR ORGANIZATIONAL): https://nlihc.org/membership
1:00-1:05	Emergency Voucher Program overview	Pam Taylor, King County Housing Authority Director of Housing Choice Voucher Programs	<ul style="list-style-type: none"> ● The American Rescue Plan act of 2021 allowed HUD to allocate 70,000 additional vouchers to Housing Authorities. Housing Authorities are required to enter into a Memorandum of Understanding (MOU) and partner with Continuum of Care (COC) agencies or referral services. Housing Authorities can take referrals outside of the COC if the Coordinated Entry system does not have sufficient number of eligible families. So what this means for our housing authority is we are not able to use our current wait list and must refer current waitlist people to the Coordinated Entry system for assessment. ● Vouchers come with additional funds to help ensure lease-up assistance. Leasing up challenges are a concern with these populations.

			<ul style="list-style-type: none"> • Through our MOU, the agencies will provide initial support for the first year and then will have to lean on resident services staff to continue the efforts to maintain their housing stability. • The emergency housing vouchers became effective July 1st and we executed our MOU with KC regional housing authority on July 12th. We will begin referral services the first week of August. • There are 5 regional access points to use to refer households. Catholic Community Center in Seattle, Multi Service Center in Federal Way, YWCA in Renton, Solid Ground in North Seattle, and Catholic Community Center in Bellevue. • To expedite lease-up process, we have agreed to receive approximately 150 referrals/month until around February. • WA state housing authorities received 2,442 out of 70,000 emergency housing vouchers, but this doesn't begin to address the need. This is a fraction of the amount needed to address the number of households in need of quality affordable housing. • In February of 2020, right before the pandemic, we opened our housing choice voucher waiting list and received 20,000 applications for assistance but were only able to select about 2,500 households. We know the need has only grown during the pandemic. While the emergency housing vouchers are a large one-time allocation, these are not renewable vouchers. Congress has only provided funding for these vouchers to be issued a single time. They cannot be issued to another household. There is a gap between the demand and supply of permanent vouchers, which is why it is so important for Congress to fund a supply of permanent vouchers.
1:05-1:15	Q&A	Sarah Saadian & Pam Taylor	<ul style="list-style-type: none"> • When will the CoC (Continuum of Care) and PHA's (Public Housing Authority) finalize the MOU (memorandum of understanding) for emergency housing vouchers? <ul style="list-style-type: none"> ○ Execute contact on July 12 – just had discussion with coordinated entry staff today ○ Agreed to receive referrals first week of August – they have to talk with other agents and MOA (agreement) with other agencies to agree to provide support for the initial year ○ Seattle Housing Authority has 494 Emergency Housing Vouchers and signed our MOU with the Regional Homeless Authority this week too

			<ul style="list-style-type: none"> ○ Snohomish County CoC and our PHAs have signed MOUs and already making CoC referrals.
<p>1:15-1:20</p>	<p>HTF updates</p>	<p>Nathan Lichti, Department of Commerce Housing Trust Fund Managing Director</p>	<ul style="list-style-type: none"> ● Making progress with the HTF. Closed on 10 projects (431 units) in the last couple months. Just yesterday closed on a housing project in Bellingham that will create 77 units as well as classrooms for early learning. Celebrating this milestone! ● Operations and maintenance funding for permanent supportive housing – a huge legislative win. It’s going to double the amount of resources and establish a permanent funding source for this critical need. Going from 18.5 million/year to 47 million/year to support PSH units (housing the most vulnerable in the most evidence-based manner) ● Actively renewing contracts for 60+ providers who are providing PSH. ● Engaging a consultant to study PSH and other housing types, working to analyze and evaluate the best practices for making these investments. ● Second big initiative is the rapid capital housing acquisition program. Just released a notice of funding. \$93 million allocated for this competitively. Hoping first round of applications will lead to properties that can be converted rapidly into housing for immediate occupancy. Second round will open up in September. Anticipate that by December a large majority of these resources will be committed and housing will be able to be occupied within 90 days of closing. Will have a third round if all funds aren’t allocated, but expect 100% of them to be allocated within a year. ● Housing preservation fund – to support housing infrastructure in our portfolio. Been around for 33 years so have a lot of existing housing stock out there. ● We have a request for proposals out for a technical consulting team to provide assistance to rural housing developers. Identifying construction gaps occurring because of the rapid rise in material costs and prevailing wages that are creating gaps in ready-to-go projects. Trying to make sure we don’t hit a major delay of projects in the pipeline. ● Planning for a listening session in August to kick off and explore how the HTF is used amongst stakeholders from a racial equity lens. We are thinking about ways to elevate and center the voices of BIPOC communities in helping us understand how the HTF can improve our racial equity lens. ● Lastly, we are hiring! Consider joining our team at the Housing Trust Fund.

			<ul style="list-style-type: none"> • Resources shared in chat: <ul style="list-style-type: none"> ○ HTF Trainings & Resources webpage – https://www.commerce.wa.gov/building-infrastructure/housing/housing-trust-fund/resources-trainings/ ○ 2021-2023 Biennial Appropriations - https://deptofcommerce.app.box.com/file/822939076430?s=usgongfovj53pww7jj9rjfh68vlos hv9 ○ Policy Advisory Team webpage – (https://www.commerce.wa.gov/building-infrastructure/housing/housing-trust-fund/policy-advisory-team/) ○ HTF Updates for June 2 meeting - Slide 12 has the timeline: https://deptofcommerce.app.box.com/file/817692278499
1:20-1:25	Q&A	Nathan Lichti	<ul style="list-style-type: none"> • Here is the overview of the current state funding for housing and homelessness: https://deptofcommerce.app.box.com/s/usgongfovj53pww7jj9rjfh68vloshv9 • There is some confusion on deadline for Phase 1 applications for Rapid Acquisition. Could you clarify? <ul style="list-style-type: none"> ○ We’re doing rounds, not rolling ○ August 5th will be first round when applications are due ○ Second round: due on November 10th
1:25-1:30	Wrap up – Housing Alliance Announcements	Rachael Myers, Housing Alliance	<ul style="list-style-type: none"> • We’ll follow up with a recording and notes from this meeting, so keep an eye out for that. • Want to reiterate the importance of making sure that people know what is available to help them catch up on rent or pay back rent. We would love to hear creative ideas about how to get the word out, and to get more of a sense from all of you about how well things are rolling out in your communities. Do you think folks in need, especially those with higher barriers, are being reached by these programs? Let us know! • Reminder about Conference on Ending Homelessness on Oct 6, 7, 8 (virtual). We’ve got Ibram X. Kendi opening as keynote speaker in collaboration with Housing Washington. Registration is now open! Go to our website and register for the conference. Register early for the best rates, and Housing Alliance members get a discount. Scholarships are also available. • Register: https://coeh2021.hubilo.com • Lastly, there is an effort from the state to reach people with vaccinations who are harder to reach. If you’d like

			<p>the Care Van to come to your area and vaccinate people, reach out to them!</p> <ul style="list-style-type: none">• There is a Region 10 Rural Homelessness convening on July 21
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