

UTAH HOUSING COALITION



ERA Presentation 09.23.21

TRACKING & INFLUENCING ERA

STAFF

MEMBERS

PARTNERS

RESEARCHER

OUTREACH, EDUCATION
& ADVOCACY



ADVOCACY

MEDIATION

LEGAL REPRESENTATION

TRACKING & INFLUENCING ERA

EVICCTIONS & HMIS

PROPERTY CONVERSIONS

OUTREACH AND EDUCATION

THURSDAYs PARTNER MEETINGS

UHC MEMBERSHIP

NEW PARTNERS

EXECUTIVE & JUDICIAL BRANCHES

ELECTED OFFICIALS

MEDIA

OUTREACH AND EDUCATION

Community partnerships: increasing connections to orgs that work with BIPOC communities to address inequity:

Salt Lake County grantee meeting

Providing more information/resources to folks like Community Health Workers, Spanish speakers are reaching out for resources, community event participation.

Providing flyers, referrals, trainings.

CDC EVICTION MORATORIUM

THURSDAYS PARTNER MEETINGS

Since the CDC National Federal Moratorium was enacted on September 4, 2021, we have coordinated weekly meetings with key stakeholders to make sure the rental assistance programs reach vulnerable populations and that renters are protected by the eviction moratorium for non-payment of rent. Such stakeholders include state, county, and city employees, Community Action Agencies leadership, Utah State Court administrator and a representative from Utah Bar Foundation, attorneys for low-income renters, mediators, and advocates.

RESEARCH 2020 FALL

State of Rental Housing in Salt Lake County during COVID-19

In conjunction with Salt Lake County, **Utah Housing Coalition (UHC)** has worked to better understand the impact that the COVID-19 pandemic has had on housing needs and how the city, county, state and federal funds were used to keep people housed in a time of illness and economic hardship. Additionally, an exploration of the financial toll that eviction proceedings will have on families during the pandemic was done, and finally, a brief analysis of the cost burden of eviction to the county and the state in the form of emergency shelter, health care, emergency services and other state-funded resources for unhoused individuals and families was conducted. We presented this report to the Salt Lake County Government leadership. [Read the full report](#)

RESEARCH 2020 FALL

KEY FINDINGS

Rental Assistance

- **5,869 households** statewide received housing assistance through Utah's nine community action agencies
- **2,402 households** received housing assistance through UCA alone; UCA is still analyzing how many of those were in Salt Lake County or Tooele County
- **45% of households** who respond to the survey reported they had not utilized CAP services in the prior two years, meaning there were many new users
- **46% of respondents** reported only needing assistance between July and December 2020, indicating that the financial need was most significant in this period of the pandemic
- A **vast majority of respondents** reported staying in their homes after receiving assistance
- Only **30% of respondents** reported an improved financial situation since needing assistance in the form of a new job, return to work, increased hours, etc.

RESEARCH 2020 FALL

KEY FINDINGS

Emergency Shelters

- **60% of respondents** in an emergency shelter who reported being evicted before entering the shelter received three-day pay or vacate notices for failure to pay
- Despite an eviction moratorium, **people are still reporting receiving eviction notices.**

Eviction Cases

- For people, whose eviction cases went through the courts, the **median judgment is \$4375.50.**
- On average, **treble damages make up 52% of the total judgment** regardless of the reason the judgment was filed
- While down this year relative to other years, **evictions were at or above that of expected levels for August**, the longest period without an eviction moratorium.

RESEARCH

INFLUENCING & TRACKING ERA SURVEYS:

CASE MANAGERS

EVCITEES

LANDLORDS

RENTERS

CASE MANAGERS SURVEY

71% of CM were in their position for less than one year

Only 6% of CM were in their position for more than 5 years

The two most important areas for future professional learning for case managers is understanding how to better procure the required documentation to support their clients in their application and supporting clients who are struggling with housing security. Both account for 64% of the total identified needs of the respondents.



CASE MANAGERS SURVEY

Top Barriers for Clients

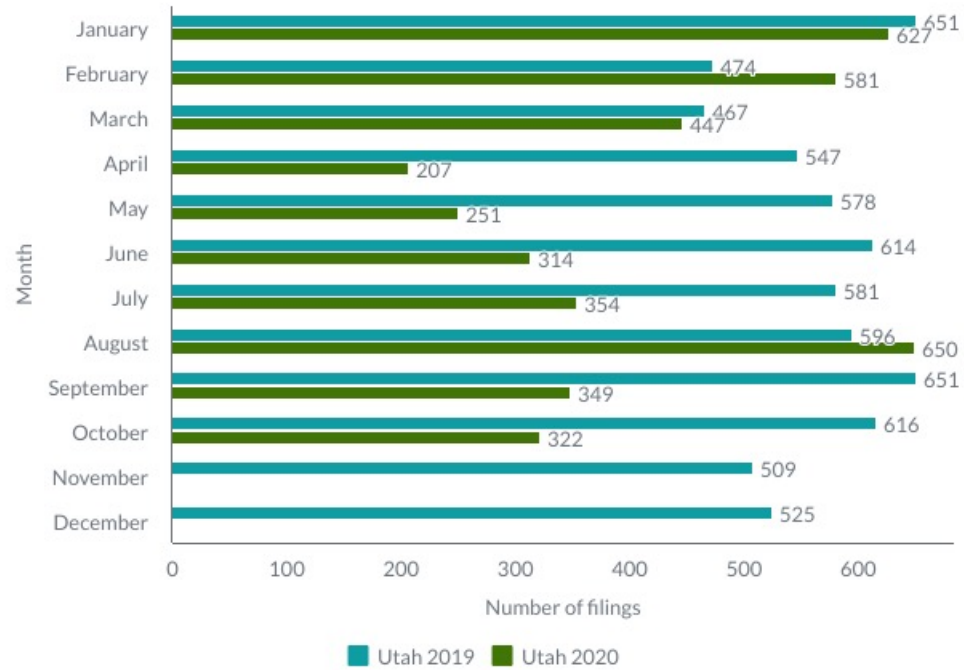
Language translation	15
Providing supplemental documents	40
Accessing the application portal	17
Insufficient time to complete application	5
Determining eligibility	11
Other, please list	12

EVICTEE SURVEY

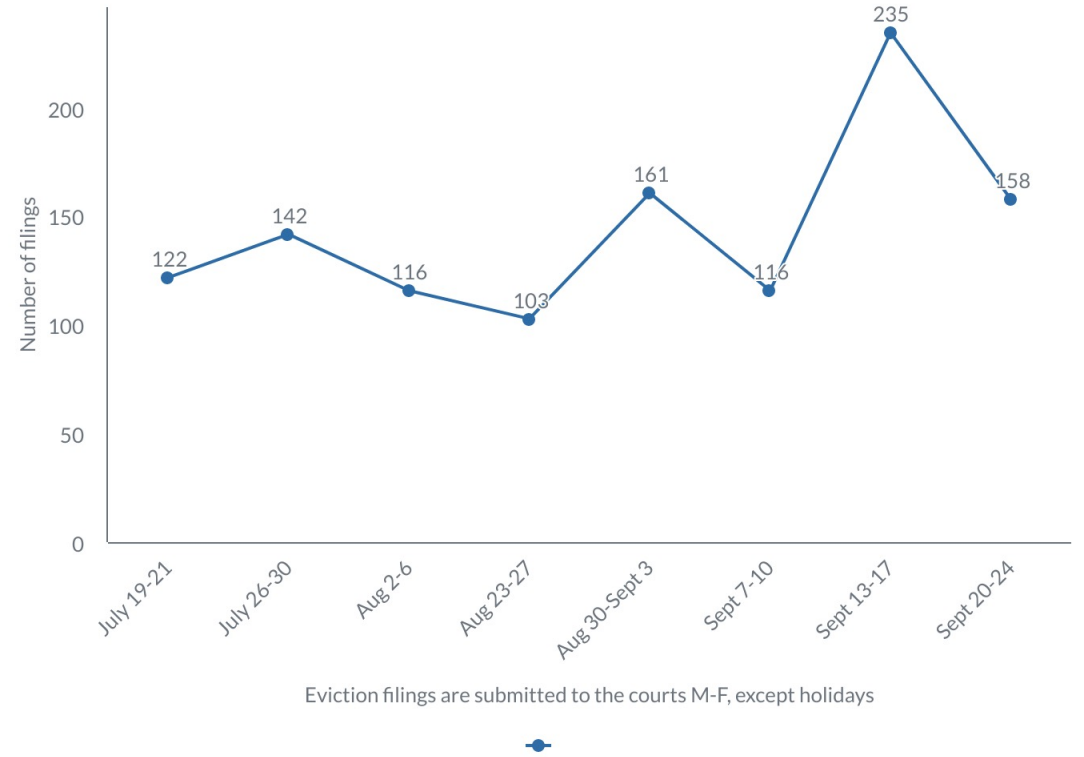
GOALS

- Time and circumstances of the eviction (such as leading-up events)
- Understood reason for the eviction (e.g. inability to pay, contractual issue, etc.)
- Legal status of eviction (e.g. court or no court involvement)
- Location of eviction such as city, zip code, neighborhood
- Legal and financial implications of the eviction on the evictee, including final judgement
- Short term and long term consequences of the eviction specifically as it relates to ability to find (or not find) subsequent housing, and
- Any harassment experienced as a result of the eviction process.

Eviction Filings in Utah Courts 2019 -2020



Residential Eviction Filings in Utah August-September, 2021



OTHER
SURVEYS
IN
PROCESS

LANDLORD SURVEYS

RENTER SURVEYS