

The National Academies of
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HOUSING INSTABILITY AND HEALTH JOINT WEBINAR



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at Austin



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John R. Lumpkin
Blue Cross Blue Shield
of North Carolina Foundation



Rachel L.J. Thornton
The Johns Hopkins
University



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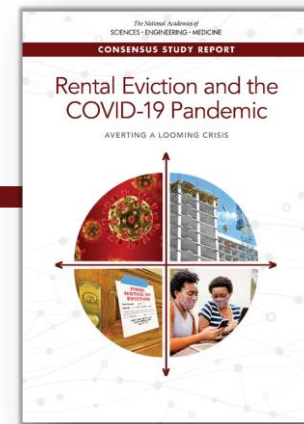
Lisa K. Bates
Portland State University



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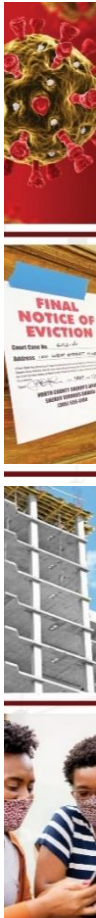
From Winter 2020 to Fall 2021

- The report was presented with the urgency of the expiring federal moratorium but with major federal funding resources being deployed and optimism about vaccination.
- Today -the security of tenants depends on state and local policy, legal procedures, and effectiveness of state agencies at disbursing funds
- Public health threats remain and economic recovery is uneven
- With disparate effects across racial/ethnic and socioeconomic groups in both health and housing



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Goal 1: Mitigate: Bridge Financial, Social and Legal Assistance

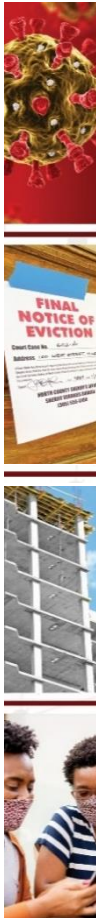
Responding and recovering

The majority of renters and landlords have not participated in subsidized housing programs or experienced eviction

- **Strategy 1A: Harness existing social programs for broad, proactive, and targeted outreach to connect renters with financial and legal assistance**

Historically under-served communities are at great risk, and can be missed by mainstream outreach

- **Strategy 1B: Provide assistance to renters in traditionally marginalized communities by scaling activities in community-based organizations**



Goal 1: Mitigate: Bridge Financial, Social and Legal Assistance

Resiliency

Uneven economic recovery across sectors and regions leaves many still vulnerable now and in case of future disruptive events

- **Strategy 1C: Expand and improve social safety net programs during the pandemic and beyond**

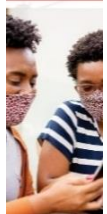
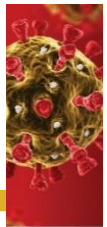
Goal 2: Inform: Improve The Collection Of Data And The Use Of Information To Support Affected Communities And Inform Policy Makers

U.S. has very little information on tracking evictions; procedures and policies that work & jurisdictional variation in laws, rules and procedures require a flexible approach to collection

➤ **Strategy 2A: Improve Data Collection, Reporting, and Access to Build Actionable Understanding of Eviction**

2-3 year Eviction Data Collection Assistance Program

- Create task force to assess the state of data and existing databases
- Fund under resourced state and local jurisdictions to modernize
- Collect State and Local jurisdiction notices, filings, and sheriff writs



Goal 2: Inform: Improve The Collection Of Data And The Use Of Information To Support Affected Communities And Inform Policy Makers

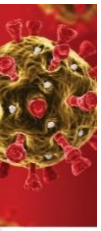
Research efforts now can support policy development

- **Strategy 2B: Develop a Compendium of Promising Strategies for Housing and Public Health Authorities to Mitigate Evictions, Housing Instability, and Their Downstream Health Effects**

Publish guidelines on when short-term COVID-19 protections like eviction moratoriums can be lifted based on local health metrics and employment statistics

- **Strategy 2C: Commission Research to Understand Continuing Housing Instability Problems and Deploy Efforts to Address Them**

Interdisciplinary, multi-method, equity-focused, and policy evaluation



Goal 3: Assist: Make affordable housing fair and accessible

Build resiliency in housing systems by improving existing programs

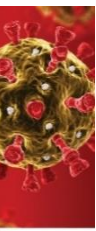
One in five renters eligible for a voucher receive one; in most states it is legal to refuse to accept vouchers; and subsidized tenants face eviction too often

- **Strategy 3A: Increase the number of housing choice vouchers increasing the number of HCVs to permanently guarantee that households with incomes below 50 percent of the area median are offered this benefit.**
- **Strategy 3B: Provide housing-search support for households eligible for housing vouchers**
- **Strategy 3C: Reduce discrimination to protect tenants**
- **Strategy 3D: Establish a program to provide credit counseling for tenants**
Support recovery and resilience for renting households by improving their financial position

Goal 4: Secure: Preserve, Provide, and Expand Safe Affordable Housing

Resiliency and long-term health impacts come from attention to the overall supply of safe, affordable housing. This includes both publicly subsidized and private market housing options.

- **Strategy 4A:** Preserve the Existing Stock of Affordable Housing for Renters, Including Both Subsidized and Unsubsidized Units
- **Strategy 4B:** Expand Programs Supporting the Production of Affordable Housing
- **Strategy 4C:** Reduce Exclusionary Zoning Practices





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Rachel L.J. Thornton
The Johns Hopkins University



The Public Health Context

Rental eviction → Poverty

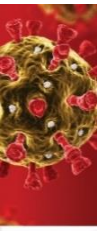
“Evictions and the accumulation of rental arrears increase the likelihood that an individual or family will experience economic hardship, the inability to secure future housing, emotional trauma, negative health outcomes, downward moves into more disadvantaged neighborhoods and substandard housing, and homelessness”

Source: National Academies of Science, Engineering, and Medicine. 2021. Rental Eviction and the COVID-19 Pandemic: Averting a looming crisis.

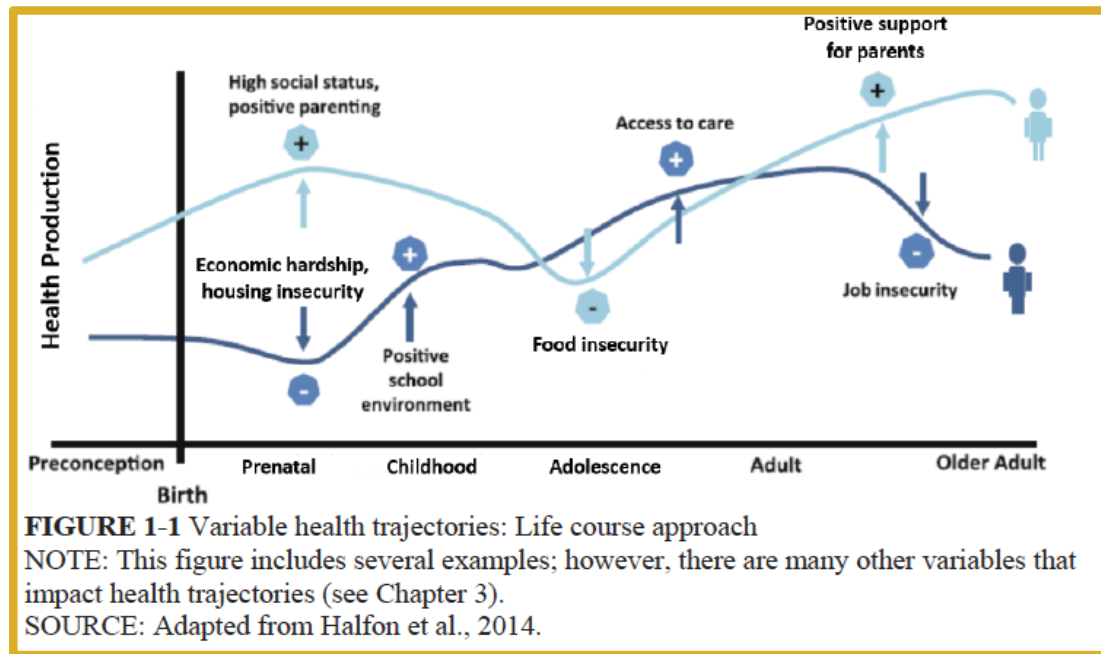
Poverty → poor health over the lifespan

“The weight of the causal evidence does indeed indicate that income poverty itself causes negative child outcomes, especially when poverty occurs in early childhood or persist throughout a large portion of childhood.”

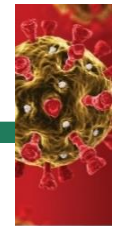
Source: National Academies of Science, Engineering, and Medicine. 2019. *Roadmap to Reducing Child Poverty*. Washington, DC: The National Academies Press. Doi:<https://doi.org/10.17226/25246>.



Effective Response Reverberates Over the Lifespan

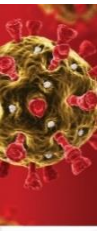


Source: National Academies of Sciences, Engineering, and Medicine. 2019. *Vibrant and healthy kids: Aligning science, practice, and policy to advance health equity*. Washington, DC: The National Academies Press.



Health Impacts of Eviction Reverberate Beyond Immediate Impacts of COVID-19

- Eviction
 - leads to poverty
 - disproportionately affects women and black/latino households
- Effective response must be
 - Rapid and to address acute crisis
 - Coordinated across other sectors to optimize every opportunity to inform and assist individuals and families with urgent housing needs
 - Sustained and attentive to root causes of housing instability/vulnerability



Child Health and Development Occurs in an Ecosystem: Practical Implications

A Healthcare Example

- Pandemic response disrupted service delivery systems
- Healthcare settings as points of access to social services
- Need for resources *and* accurate information on points of access
- Importance of designing resources that are responsive to communities



Spring

SUMMER

Fall

FIGURE 1-1 A systems view of summertime.

NOTE: A system that promotes healthy development for children and adolescents during the summer months requires coordination and collaboration between numerous sectors and agents that adequately meet the needs of communities in order to achieve positive outcomes.

SOURCE: Adapted from Centers for Disease Control and Prevention (2016).

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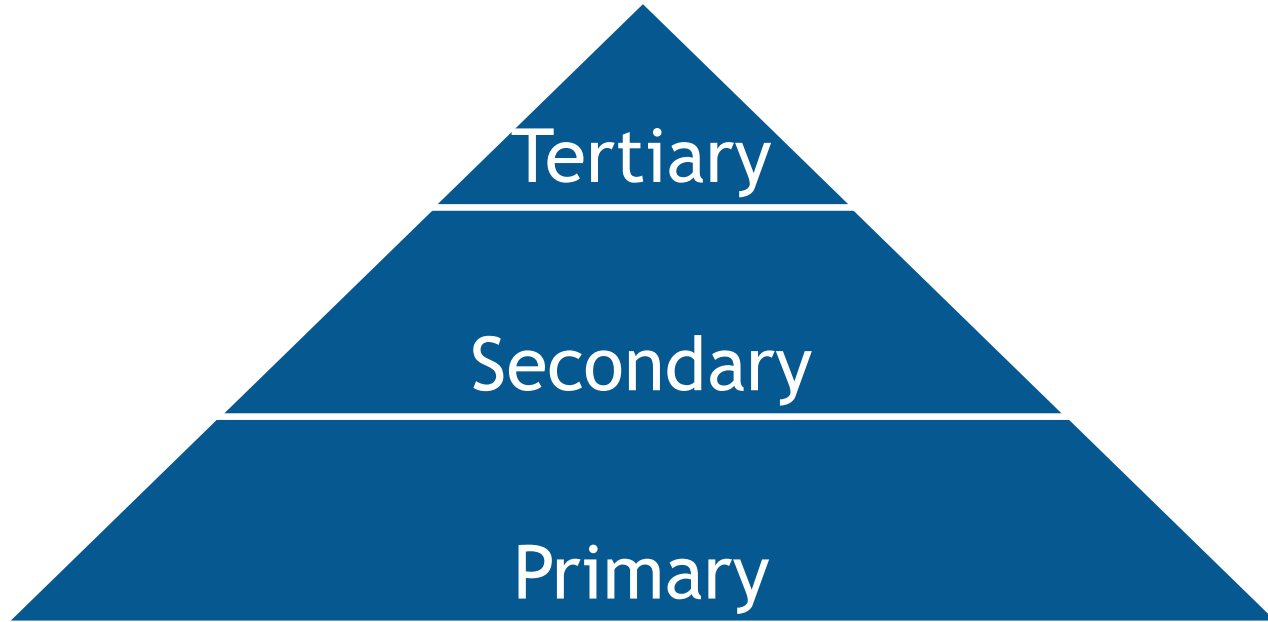
Access to housing is a health issue.



Epidemiologists diagnose health
at the population level.

If housing is a health issue, what's
our diagnosis?

Public health professionals think in terms of levels of prevention.



What are we doing to prevent housing insecurity?

Landlords, tenants fill courts as eviction moratorium ends

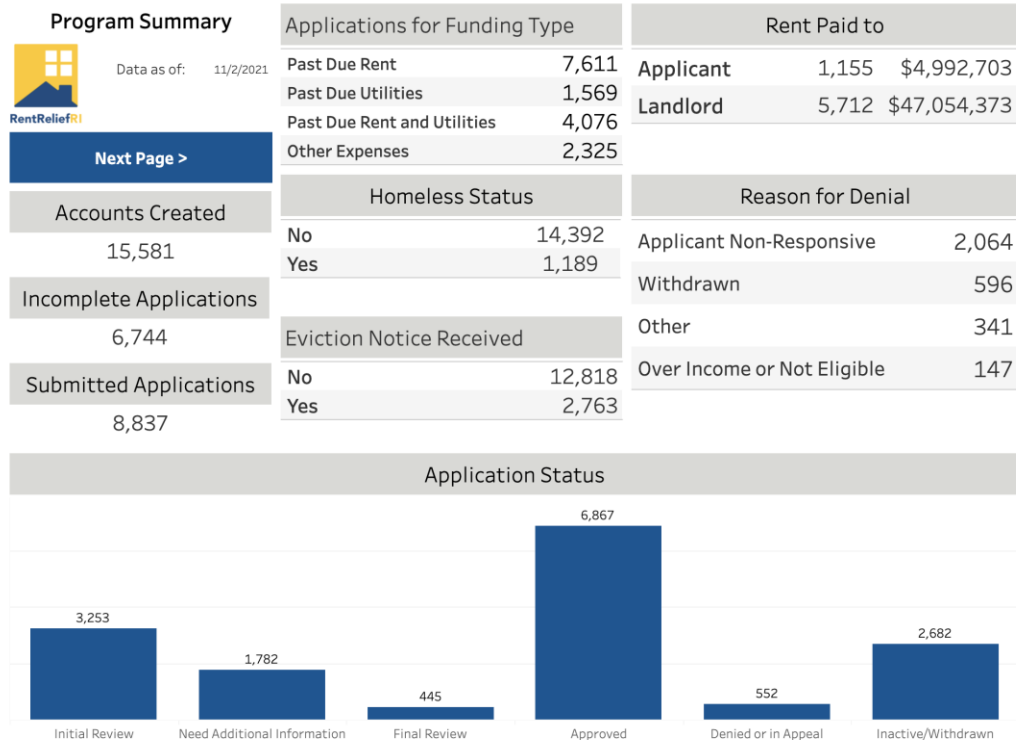
By MICHAEL CASEY and PHILIP MARCELO August 3, 2021



1 of 11

Luis Vertentes, a tenant from East Providence, R.I., stands before Judge Walter Gorman during an eviction hearing, Monday, Aug. 2, 2021, in Providence. Rhode Island tenants facing eviction after the lifting of a federal moratorium on being ousted for unpaid rent plead their case in court. Vertentes agreed to leave his residence, which he has not paid rent on in four months, in about three weeks. (AP Photo/Charles Krupa)

Rent relief is secondary prevention



Are we making it easy to access rent relief?

Who is eligible for RentRelief RI?

Tenant applicants must meet all of the following criteria to be considered for rent relief:

- Your household income must meet certain income limits. Limits vary by location and household size. [Click here to view Income Limits >](#)
- You must have qualified for unemployment benefits or have experienced a reduction in household income, incurred significant costs, OR experienced other financial hardship due, directly or indirectly, to COVID-19.
- You must show you are at risk of experiencing homelessness or housing instability. This may include submitting past-due rent and utility bills or eviction notices when you apply.

This program is only for renters and their landlords.

Are you a homeowner in need of assistance?

[Homeowner Assistance Fund of Rhode Island \(HAF-RI\) >](#)

What documents do I need?

- Identification (ex. In-state or out-of-state ID; passport; state or city-issued ID; any form of Government issued ID; expired IDs are acceptable)
- A signed copy of the Self-Attestation form
- Proof of residency (ex; bank statement, utility bill, driver's license)
- Proof of income (ex; wage statements, unemployment letter, 2020 tax return)
- Signed copy of your lease agreement or documentation showing tenancy (a pattern of rent payment)
- Documentation demonstrating your rental/utility arrearage (ex; past due utility bill, eviction notice, 5 day demand letter, communication from landlord)
- Landlord contact information (address, email and phone number) or written statement that landlord is unwilling to participate

**If you have received a notice from the court for an eviction proceeding against you, please have that documentation available.*

***Even if you do not have these documents, you may still be eligible., Call **1-855-608-8756** or **reach out to one of our partners** for help completing the application.*

What could we be doing more of?

APPLICATION ASSISTANCE

Center for Southeast Asians

AREAS SERVED

State-wide

ON-SITE ASSISTANCE

270 Elmwood Avenue,
Providence, RI
401-274-8811

LANGUAGES

Khmer, Lao, Vietnamese, Hmong,
Spanish, Portuguese, Portuguese
Creole, Cantonese

Crossroads RI

AREAS SERVED

State-wide

ON-SITE ASSISTANCE

Garray Judicial Complex
1 Dorrance Street, Providence
(Courthouse Hours: M-F 9:30am-
1:00pm)
401-865-6216

LANGUAGES

English and Spanish

ONE Neighborhood Builders

ON-SITE ASSISTANCE

66 Chaffee Street, Providence, RI
02909

SEND REFERRALS TO

communitybuilding@onenb.org
401-378-3162

LANGUAGES

English and Spanish

Tri-County Community Action Agency

AREAS SERVED

State-wide

401-583-0075 (Washington County)
401-583-0076 (All Others)

LANGUAGES

English and Spanish
(others possible by appointment)

East Bay

Community Action Program

AREAS SERVED

East Providence, Bristol, Warren,
Barrington, Portsmouth, Middletown,
Tiverton, Little Compton, Newport,
Jamestown

ON-SITE ASSISTANCE

Scheduled appointments only
(401) 437 - 1000 ext. 1152
100 Bullocks Pt., Riverside
19 Broadway, Newport

Comprehensive Community Action Program (CCAP)

AREAS SERVED

State-wide

ON-SITE ASSISTANCE

Call for appointments
401-467-7013
311 Doric Avenue, Cranston 02910
M-F: 8:00am - 4:00pm

Maria Dafonseca | 401-562-8320
mdafonseca@comcap.org

Family Service of RI

AREAS SERVED

Providence and Central Falls
(other areas as needed)

CONTACTS

Stella Londono | 401-648-5944
Waldy Rodriguez | 401-639-2343

LEGAL SERVICES

Rhode Island Legal Services

56 Pine Street, Providence, RI 02903
401-274-2652

Email: Gloria Acevedo: gacevedo@rils.org

SERVICES OFFERED

RI Legal Services (RILS) will accept referrals and provide legal support eviction prevention and defense services for residents of both private and public housing who RILS deems to be eligible for such services. For private tenants, RILS may assist those who fall below 200% of the federal poverty guidelines. RILS will endeavor to represent clients for whom the Center for Justice (CFJ) has a conflict of interest. If an applicant is undocumented, RILS will refer them to CFJ for eviction prevention and defense services.

Center for Justice

401-491-1101

rentreliefri@centerforjustice.org

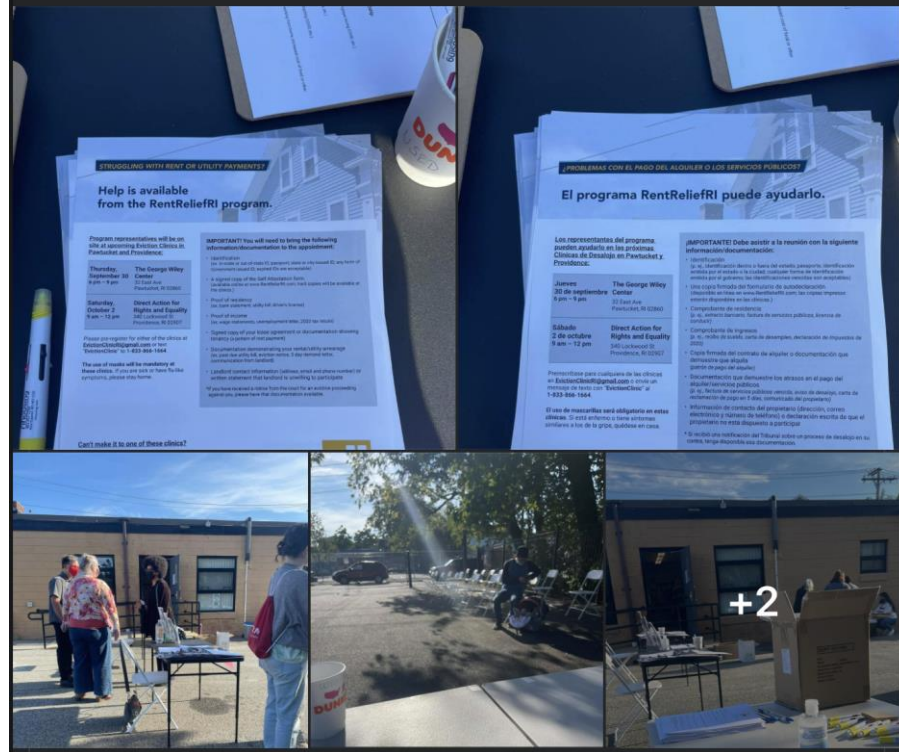
SERVICES OFFERED

The Center for Justice (CFJ) will accept referrals and provide eviction prevention and defense services for private housing applicants, particularly those who are otherwise ineligible for representation from RI Legal Services (RILS), including those who are undocumented, or where a conflict may apply. CFJ will endeavor to represent both private market and public housing clients for whom RILS has a conflict of interest. CFJ will also represent tenants who are above 200% of federal poverty guidelines up to the 80% of Area Median Income eligibility guideline for the RentReliefRI program.



Tenant Network RI

October 2 ·



About RentReliefRI:

RentReliefRI is being supported, in whole or in part, by federal award number ERA0013 awarded to the State of Rhode Island by the U.S. Department of Treasury.



Rent relief mitigates an immediate problem as it is unfolding.

We have decisions to make on what to do next.

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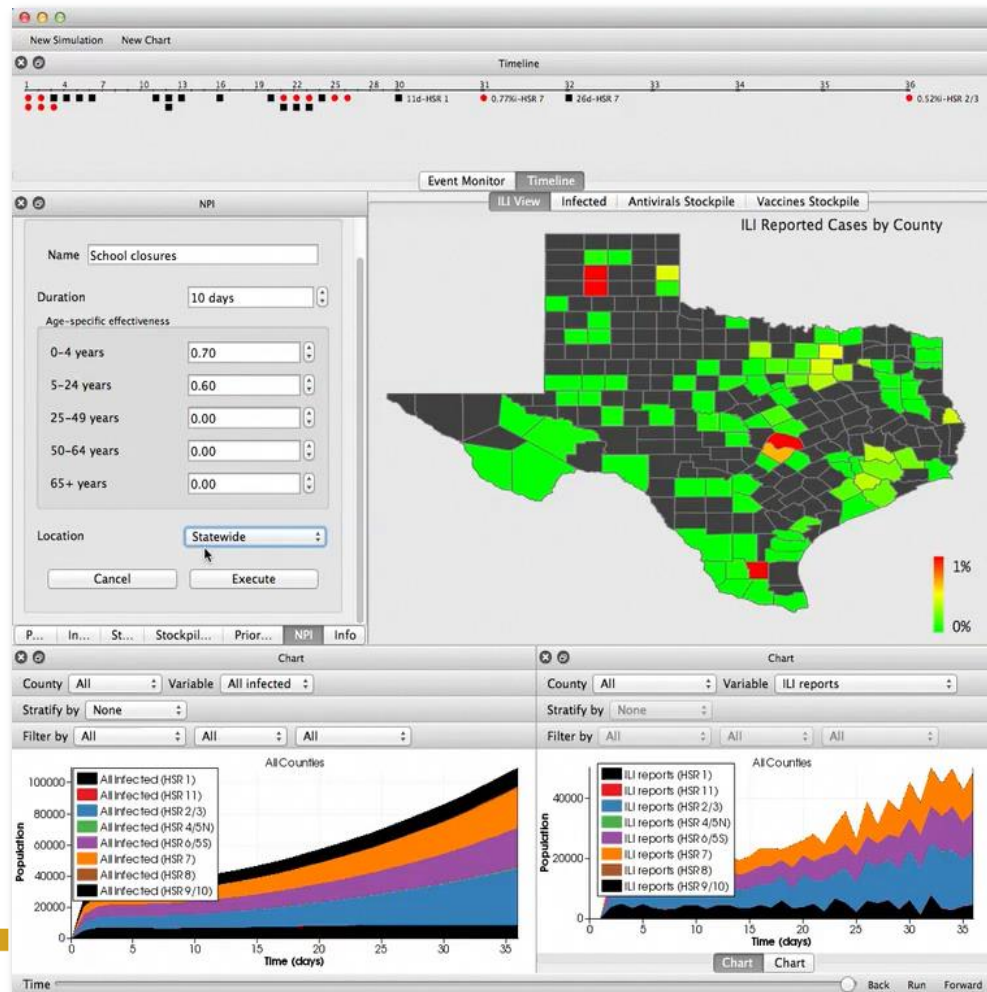


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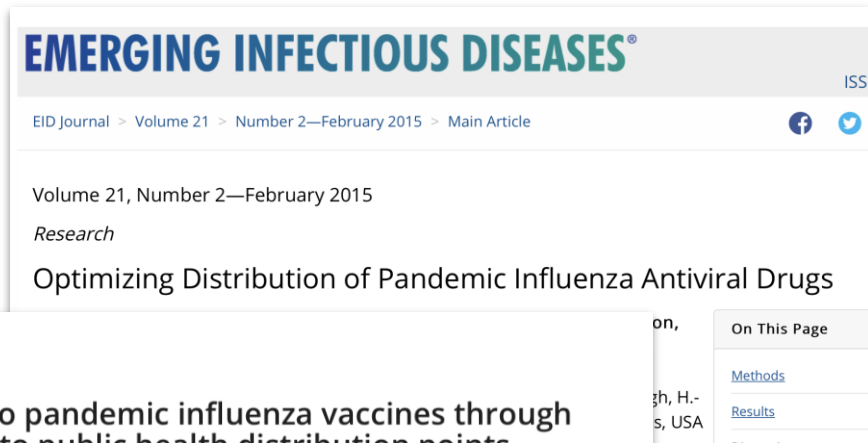
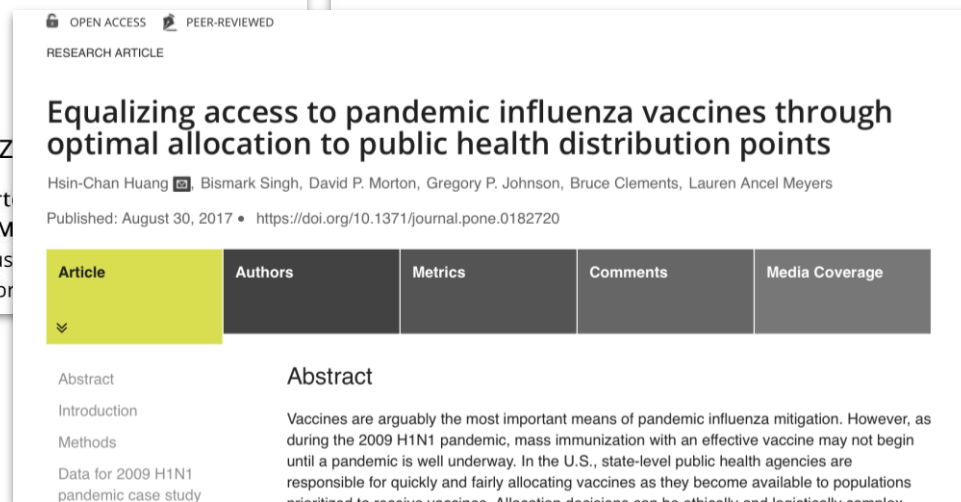
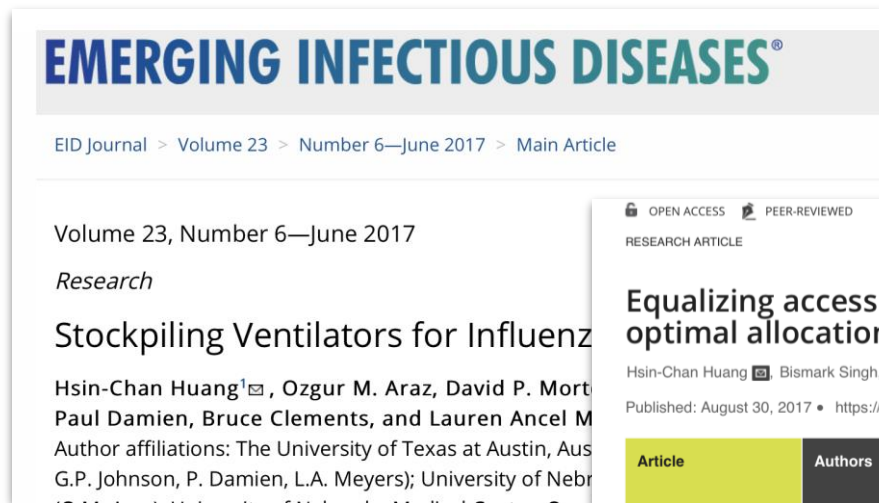
Pandemic Planning



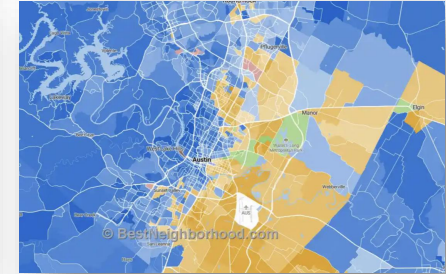
Pandemic Planning



Decisions



COVID-19 in Austin, Texas



A unique task force



Elected officials



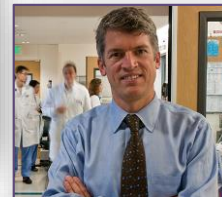
Hospitals



Public health

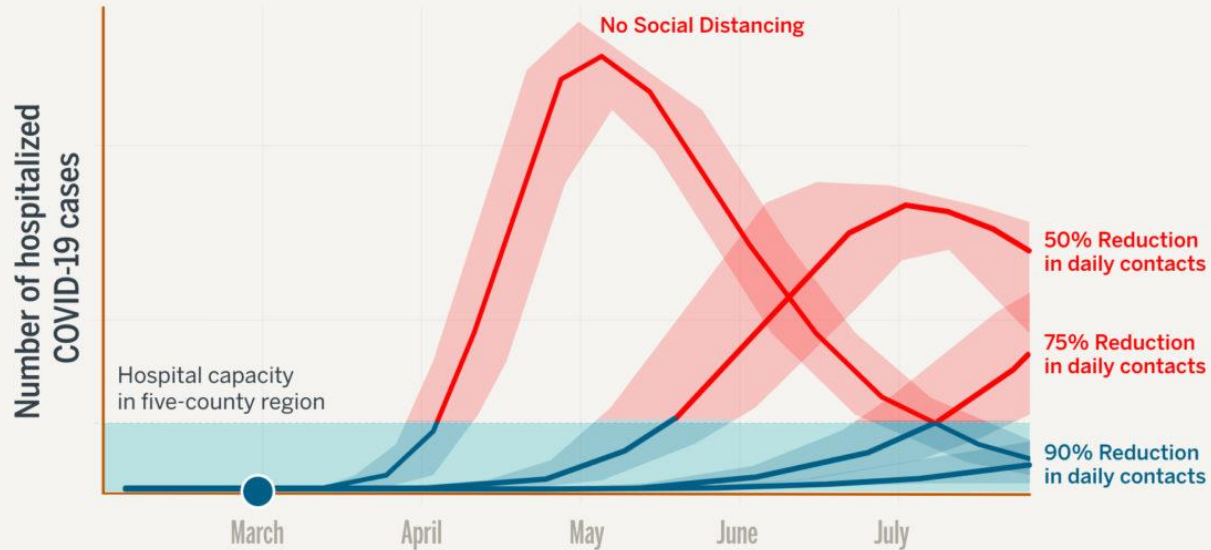


UT / Dell Med



Leading with science

COVID-19 HOSPITALIZATIONS



Leading with science



Vulnerable groups



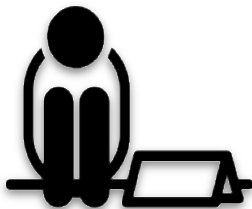
JAMA
Network | **Open**



Original Investigation | Public Health

Estimated Association of Construction Work With Risks of COVID-19 Infection and Hospitalization in Texas

Remy F. Pasco, MEng; Spencer J. Fox, PhD; S. Claiborne Johnston, MD, PhD; Michael Pignone, MD, MPH; Lauren Ancel Meyers, PhD

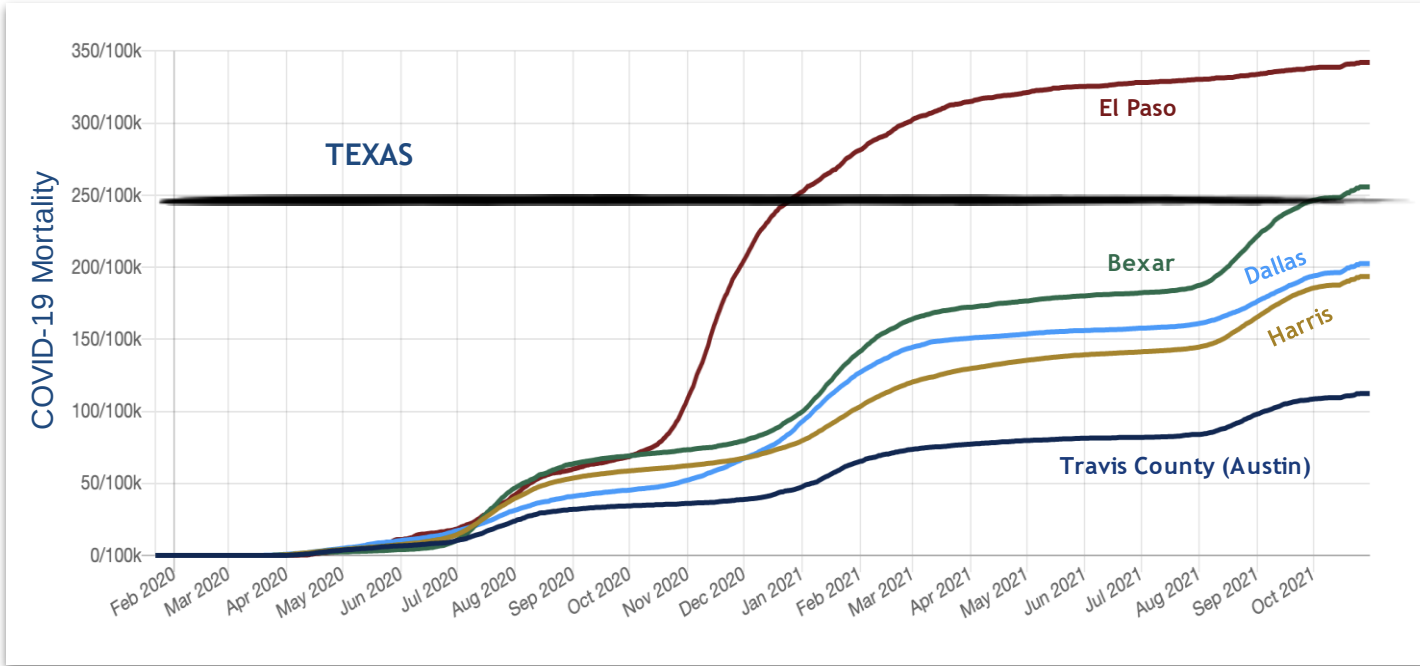


RESEARCH ARTICLE

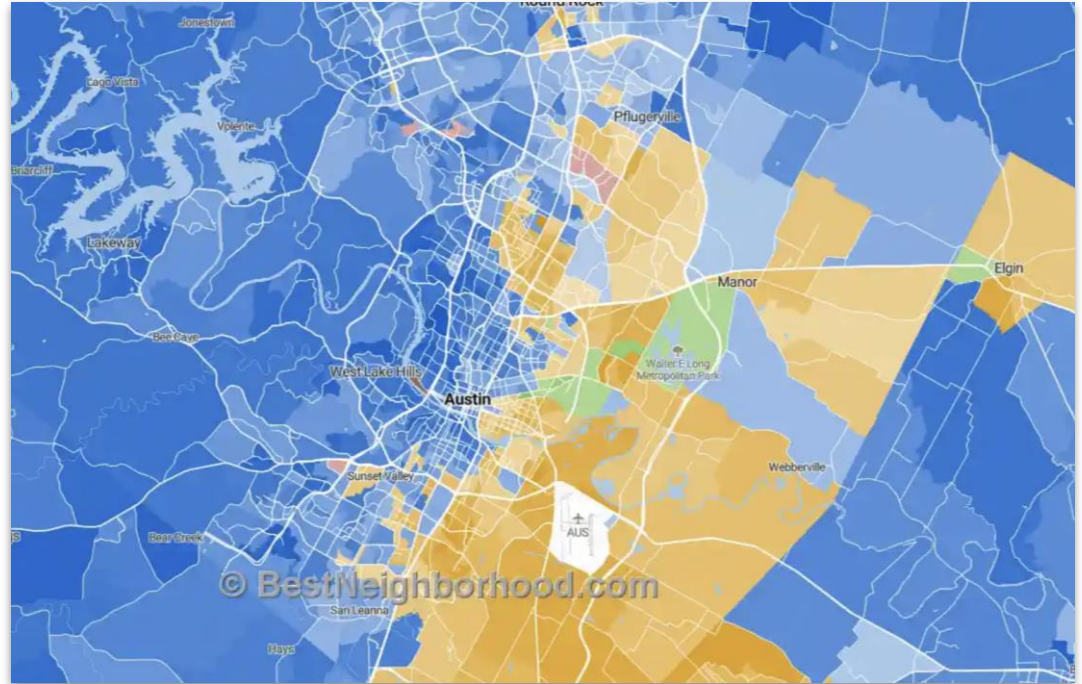
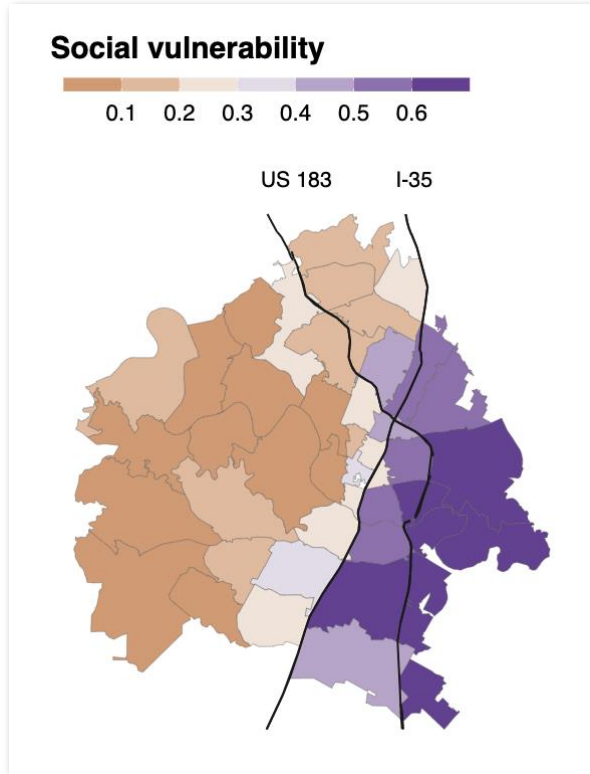
Projecting COVID-19 isolation bed requirements for people experiencing homelessness

Tanvi A. Ingle¹, Maïke Morrison², Xutong Wang¹, Timothy Mercer^{3,4,5}, Vella Karman⁶, Spencer Fox¹, Lauren Ancel Meyers^{1,7*}

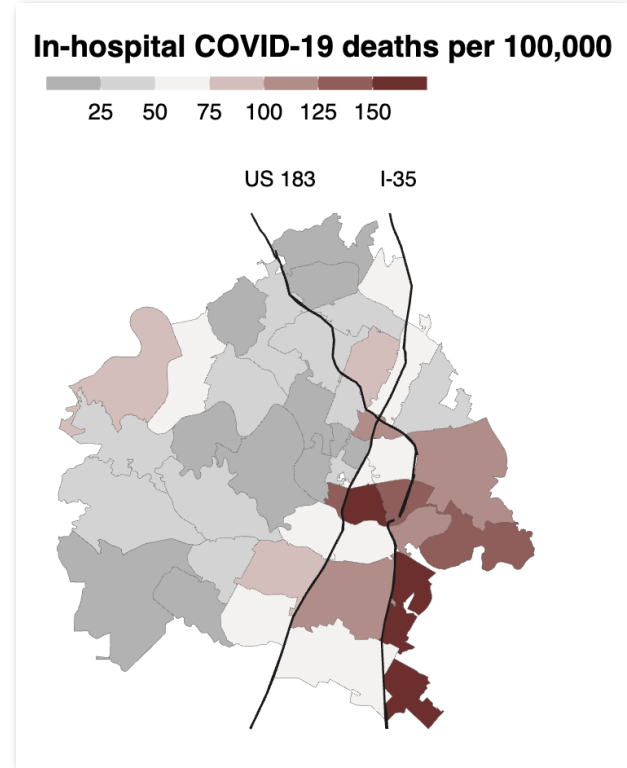
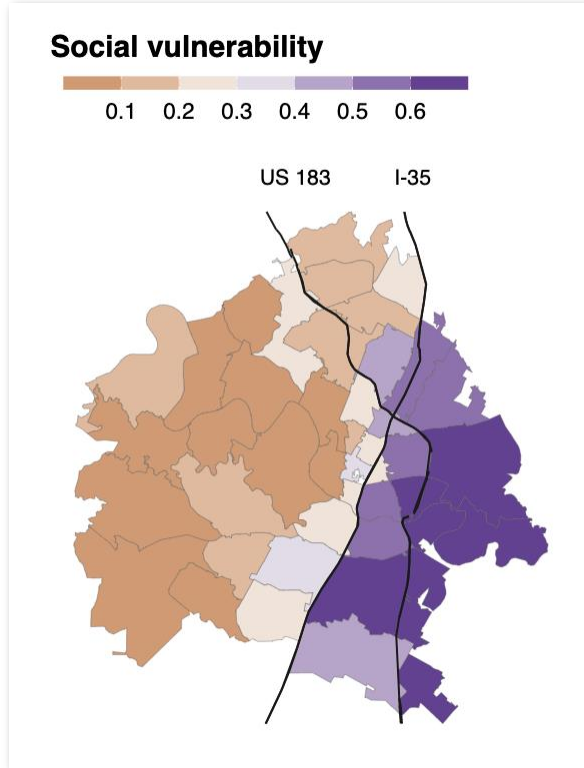
How are we doing?



A closer look

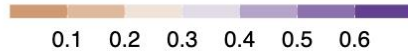


Deaths

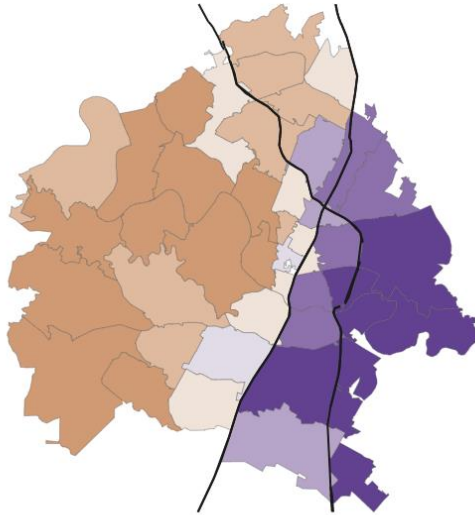


Vaccines

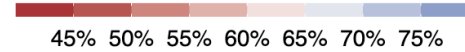
Social vulnerability



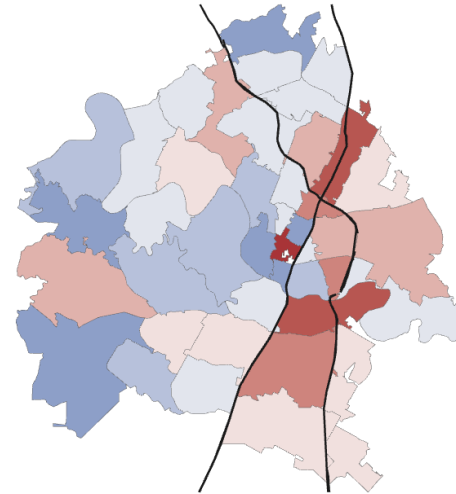
US 183 I-35



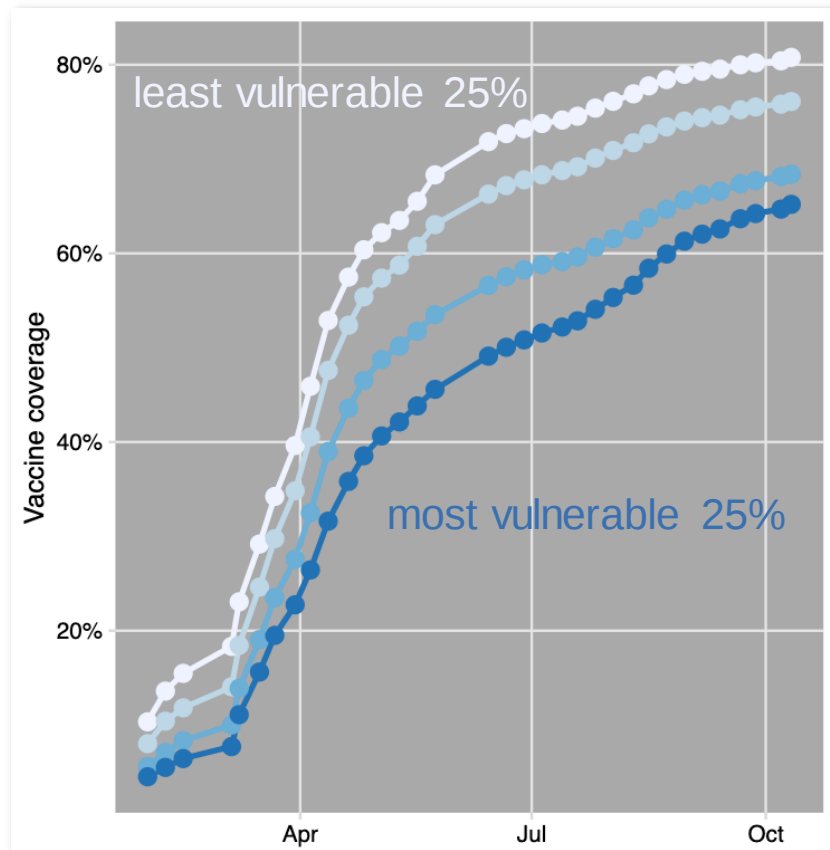
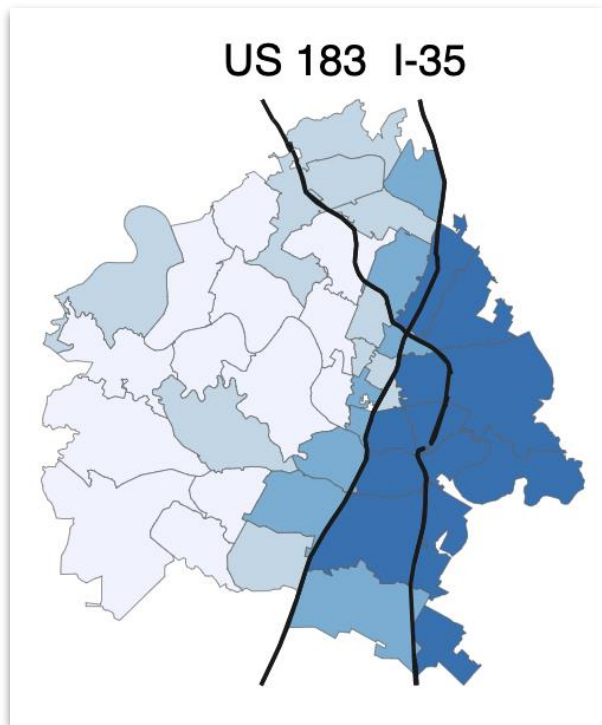
**SARS-CoV-2 vaccine coverage
(fully vaccinated)**



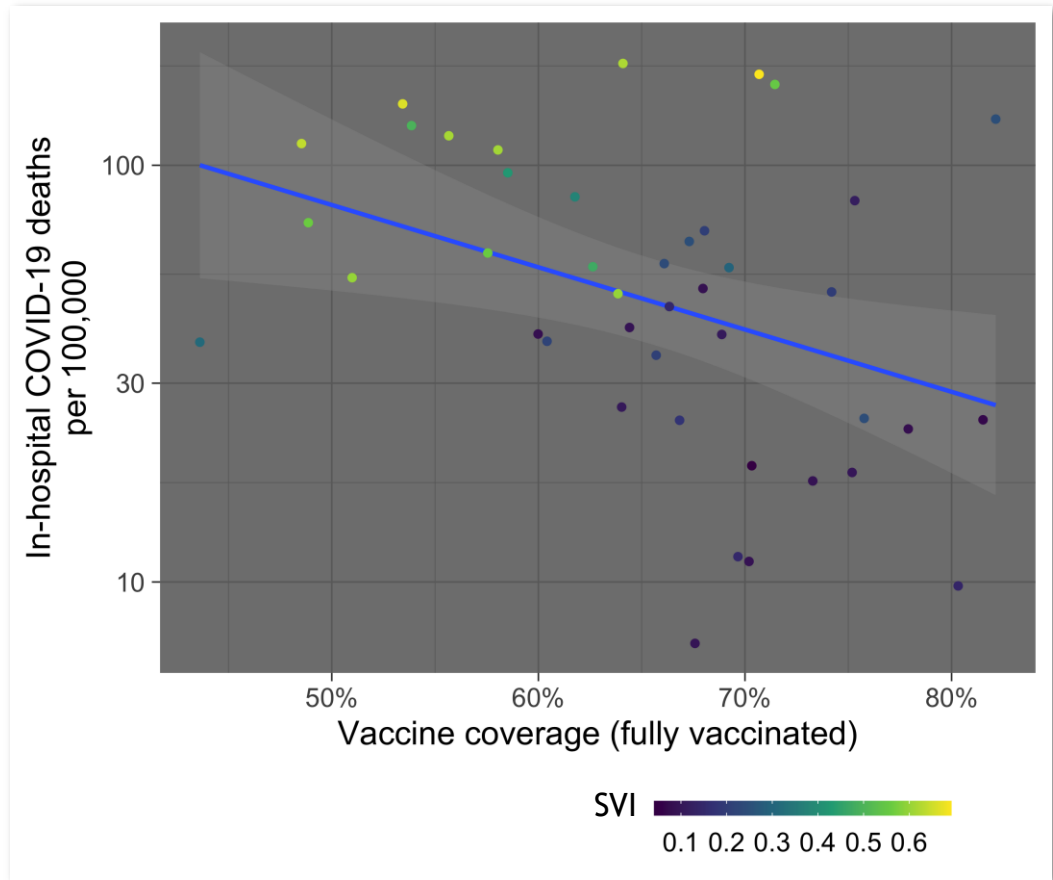
US 183 I-35



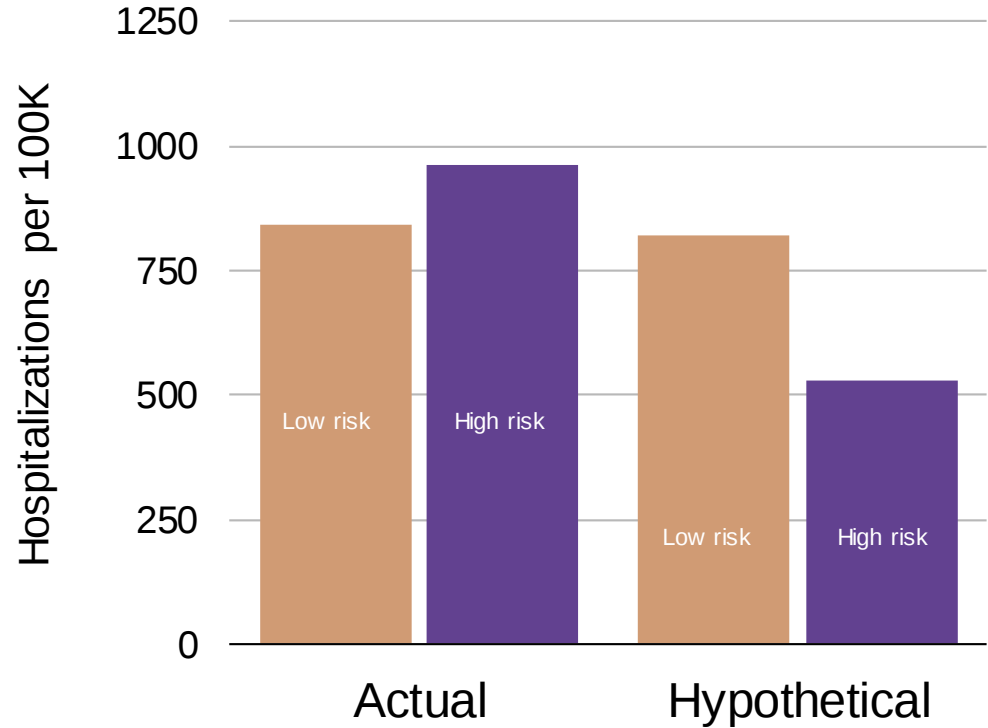
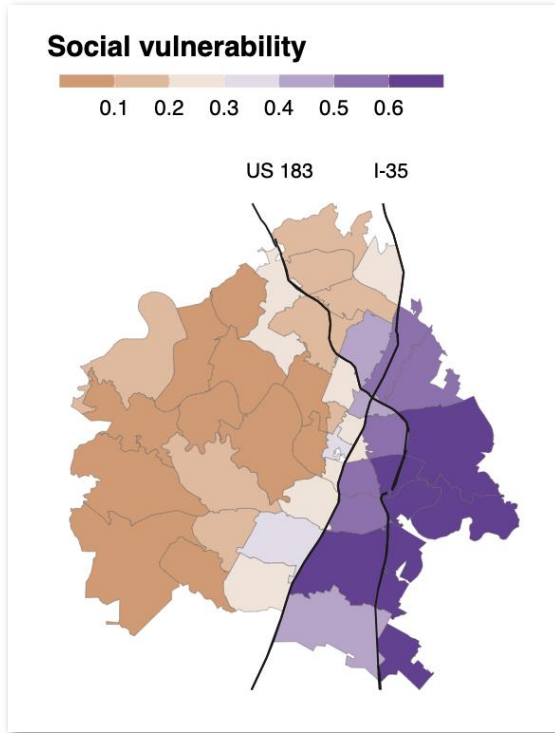
Vaccines



Disparities



Geographic priority?



14 Lessons for the Next Pandemic



One year. More than 500,000 dead. What did the United States do wrong in handling Covid-19? What needs to be rethought? We asked scientists, public health experts and health advocates to tell us about mistakes, missed chances and oversights — and how to prepare for the next pandemic. Responses are edited for length and clarity.

By the Health and Science Desk
Illustrations by Kathleen Fu
[Leer en español](#)

Prepare for What We Can't Imagine

We must overcome our collective failure of imagination. Covid-19 took us by surprise. We spent decades planning for a pandemic that would resemble the viruses we already knew. We didn't plan for face masks, mass testing, stay-home orders, politicized decision making or devastating racial disparities. Looking forward, we need to prepare for a much broader range of threats.

Lauren Ancel Meyers, epidemiologist at The University of Texas, Austin

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QUESTIONS AND ANSWERS



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THANK YOU!



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