

Housing Cross-site Project

NNIP Camp, Session 3

November 10, 2023

Leader: Devin Keithley

Notetaker: Leah Hendey

Attendees: Mike Henderson, Katie Zager, Sarah Eisele-Dyrli, Laura McKieran, Kathy Perez, Elly Schoen, Caroline Bhalla

Interest in this session?

Devin – put together the state’s housing needs assessment. Interactive version with tableau.

Katie – recently did two housing needs assessments in charlotte

Sarah – eviction, zoning, housing profiles – interested in doing more

Laura- pulling together what’s in public data sets, appraisal district just sent us all their stuff. Would like to get more into housing.

Kathy Perez- community advisor for USC, and direct service provider

Leah –collecting info on housing production/preservation for the region.

Topic: Evictions

Mike – just wrapped up a project for Legal Aid of Cleveland – access to safe decent affordable housing options in the places people are getting evicted at high rates – related to lead work – access to adequate homes.

Katie – did a 3 part report. on evictions in 2018. w

Sarah – eviction filings –worked with CT Fair Housing Center – update weekly, monthly, report – did imputation on, looked at disparities – outcomes and filings. Info from what we learned was included in the legislation for right to counsel. Haven’t done a lot of outreach to legal services providers. Want to reduce evictions. Not sure what the impact is.

Devin – state supreme court of ohio – good dashboard on number of evictions, down to municipal court. Some courts are a lot slower to report.

Laura – didn’t think Eviction lab number is right for San Antonio. New group – Texas Housers putting out data- Bexar county is slower. Want to see if we can get a handle on the informal evictions.

Leah – in DC supporting cross-sector Eviction Prevention group (limited data work there), imputing race/ethnicity on eviction records in Cleveland – validating with CWRU CHILD data base. Would love to expand this work to other NNIP cities – particularly with more Latino populations. Also mention – Durham – DataWorks NC recently linked voter registration and evictions to look at racial disparities in evictions – report should be coming out soon.

Caroline – Ellis act evictions – CA policies – intended for small landlords – rent control prevents from eviction – so use Ellis Act provision to go out of business. Looking at those properties – and trajectory. – indicator law is being missed used. Possibly partner with other CA folks.

Topic: Institutional investors

Mike - As part of lead poisoning research – id rental universe – try to find as many linkages to get a handle on the universe of landlords – basic name cleaning – 45000 unique owner names, compare names, tax mailing address- 36000 unique. Could map ownership and characterize landlords. Tax delinquency. Going to bring in plaintiffs. Report out in January.

Katie – focused – on identifying big players, but also looked at local players at low end of the market. Interesting to compare about age of housing stock and how investors are investing.

Sarah – looked at who is largest evictor – public housing authority. Not doing the thing designed to do (house people with low incomes).

Topic: Equitable development

Leah – Colleague Peter Tatian has done a lot of work on this with the 11th Street Bridge Park Project ([panel from last NNIP meeting](#).) Also [evaluated](#) the Purple Line efforts on retaining small businesses and preserving affordable housing along new light rail line in suburban Maryland.

Sarah – important topic in community.

Katie – city of charlotte -maybe- harder for us at UNCC to have impact.

Topic Homelessness:

Devin – get HMIS data from all the Continuums of care (CoC's) across the state – work with OSU link it to mental health, job and family services, in theory for research – to give back to the CoC – people were jumping from one place to another, a lot of entry and exits.

Mike – doing youth homelessness – difficult to track them.

Katie – county is doing the annual housing and homelessness report – HMIS and coordinated entry.

Laura – sit on the data committee for HMIS and CoC agency – used for local language access report and has a lot of info on type of disability.

Devin – different definition of homelessness – some people think should use the mckinney vento definition.

Leah – Urban colleagues putting out a report on housing instability on DC based on representative survey (11/16).

Laura - FHQC collect housing insecurity data.

Devin – looked at severe threshold for cost burden. Looking at number of people living in households like that – include race/sex, age.

Laura – data support for Promise – middle school was right across from one of the old public housing Choice redevelopment, when they tore it down the middle school emptied out – way more people living in Wheatly Courts than expected. Admin sources – that many kids with a shared unit address.

Topic: Housing Quality

Laura -can we do a better job of housing quality? Registry of the most severe housing condition violators – marry health and housing .- ripe interest section on health and housing

Mike – Rohan in Milwaukee mentioned – internal survey of rental properties – property conditions and lead poisoning. City of Cleveland – does external conditions survey.

Sarah- used PLACES data -connected code violations, foreclosures, and evictions – would like to do more like that- data walk with it. Also 211 data.

Other Topics:

Caroline – anything – moved to the center for real estate, housing conditions and housing markets. – could leverage expertise.

Laura -tangled title issue ? half the people applying for help with repairs aren't eligible without title. Can take years – is there some way to buy properties – for getting housing out of that mess.

Detroit did this – death data you can ping – names against to try to figure out where titles are held by people who are dead. Relatively cheap.