

Eviction Diversion & Defense Program Closure

CDBG Committee
January 2025





Emergency Rental Assistance Programs

Consolidated Appropriations Act

- Enacted December 21, 2020 (aka "COVID Relief Act")
- Included Emergency Rental Assistance Program funding ("**ERA1**")
- **Sunset Date = December 29, 2022**

American Rescue Plan Act of 2021

- Enacted March 10, 2021
- Additional funding to respond to need created by the COVID-19 pandemic
- Included additional Emergency Rental Assistance Program funding ("**ERA2**")
- **Sunset Date = September 30, 2025**



Tenant Resource Center (TRC)
City of Madison
February 17, 2021-September 12, 2021

Households Served: **2,720**
Total Distributed: **\$6,912,609**

Dane CORE 2.0

Emergency Rental Assistance Program



City of Madison selected multiple partners:

- Nehemiah & FOSTER of Dane County- In Person Application Support
- Meadowood Health Partnership- In Person Application Support
- African Center for Community Development- In Person Application Support
- Community Action Coalition- Application Processing and Financial Management
- Tenant Resource Center- Eviction Diversion and Defense Partnership

Dane County contracted with Urban Triage, focus on residents outside the City of Madison

Program launch: October 2021

Dane CORE 2.0

Emergency Rental Assistance Program



As of Closure (5/31/23) – City of Madison Only

Households Served: **6,444**

Amount Disbursed: **\$39,302,695**

Detail:

Rental Assistance: **\$35,560,899**

Utility Assistance: **\$3,741,796**

Average Months Assisted: **6.86**





TRC's Eviction Diversion and Defense Partnership aims to improve housing stability for Dane County tenants by providing:

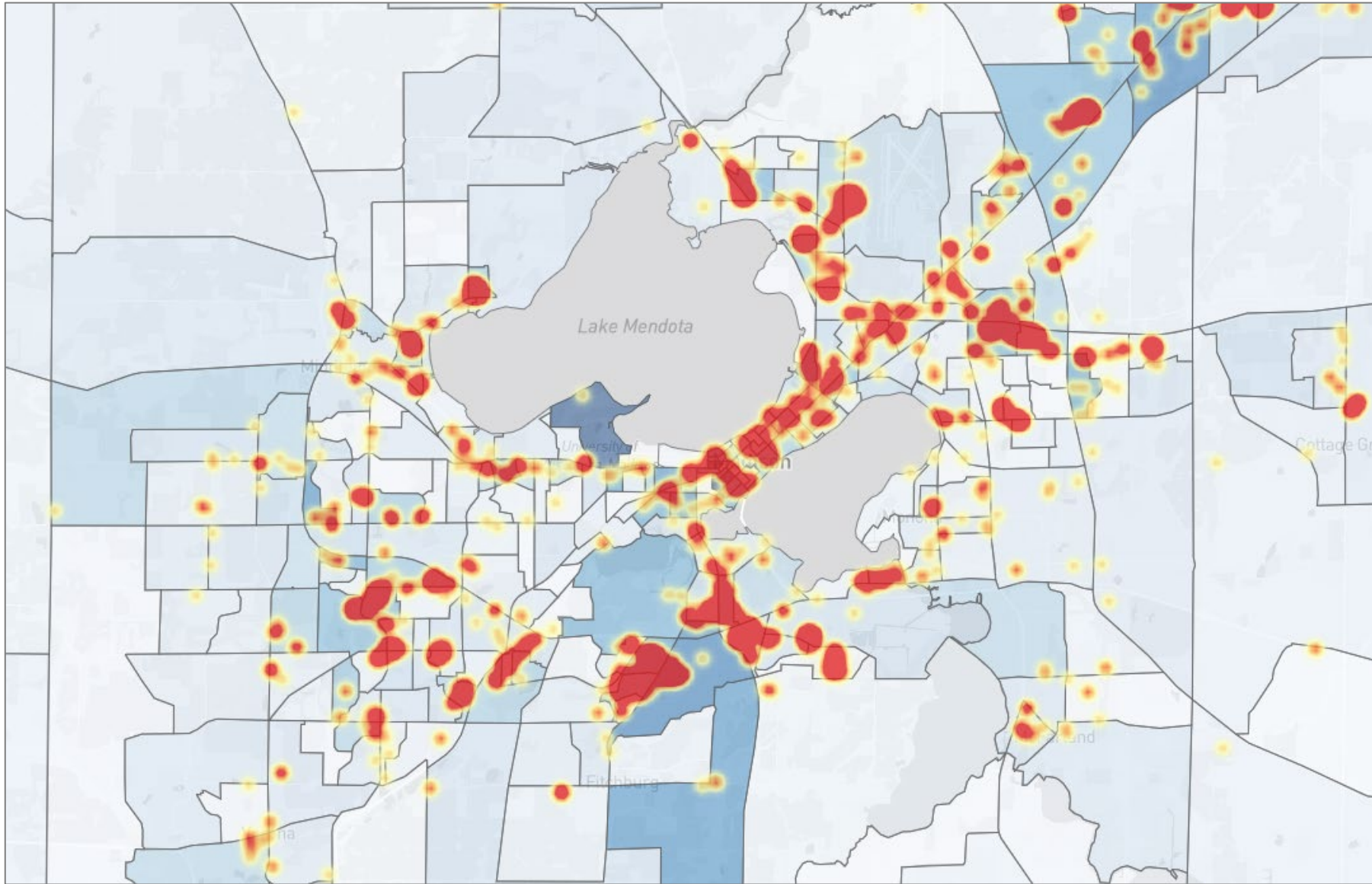
- *housing support*
- *housing counseling*
- *court navigation*
- *mediation services*
- *rental assistance*

They also refer eligible tenants whose housing stability is at risk to partner attorneys who provide free legal representation.





*Eviction filings
in Dane
County, April
2023-April
2024*





Tenant Resource Center refers households to community partners for legal representation:

- Legal Action of Wisconsin
- UW Eviction Defense Clinic
- Community Justice Inc

Tenant Resource Center processes Dane CORE 2.0 payments for households in consultation with the legal team.



As of 01/08/25 – City of Madison Only
Assistance Through Tenant Resource Center (*& Partners*)
Households Served: **1,932**
Amount Disbursed: **\$14,446,222**

Detail:

Rental Assistance: **\$13,550,681**
Utility Assistance: **\$895,541**
Average Months Assisted: **7.41**



Through 12/1/24

City & County

Intakes Completed: **2,387**

Diversion Legal Services: **295 households**

Limited Legal Services: **307 households**

Legal Representation: **1,113 households**



Through 12/1/24

City & County

Eviction Cases Dismissed: **2,010**

Stipulated Dismissals: **795**

Judgements for Landlords: **283**

Dismissed at/before First Hearing: **10.5% of all cases**



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EDDP Closure

ERA Funds must be closed out by:

- September 30, 2025

Moving toward closure:

- Communications Timeline
- Program Processing Timeline



Closure Timeline

Communications		
Mass Communication to Program Participants	January	TRC/City/County
City/County News Releases	January	City/County
Social Media Posts	Beginning February	City/TRC
Town Halls/Info Sessions	February and March <ul style="list-style-type: none"> Targeted to: Tenants, Landlords, Attorneys, Community Partners 	TRC
Communications with Court	February	TRC
Mini Resource Fairs	April through June	TRC
Modified Court Mailers	April	TRC
Program Processing Timeline		
Last Arrears Payments	June	TRC
Last Prospective Payments	August	TRC