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HoUsed Campaign

Call Your Members of Congress TODAY and Urge Them to Co-Sponsor the ‘Housing is Infrastructure Act’ and ‘Ending Homelessness Act’

House Financial Services Committee Chair Maxine Waters (D-CA) introduced on July 16 two major housing bills: the “[Housing is Infrastructure Act](#)” and “[Ending Homelessness Act](#).” If enacted, the bills would provide the robust resources needed to ensure the lowest-income and most marginalized households have safe, affordable, and accessible homes.

The bills advance the HoUsed campaign’s top priorities and would address the major cause of the nation’s housing crisis: a severe shortage of rental homes available and affordable to people with the lowest incomes. The Housing is Infrastructure Act would provide \$70 billion to address the capital repair backlog in public housing; \$45 billion for the national Housing Trust Fund to build and preserve homes affordable to the lowest-income households; \$2.5 billion for Section 811 housing for people with disabilities and Section 202 housing for the elderly; and \$2 billion for both rural and Tribal housing programs. The Ending Homelessness Act would create a universal housing voucher entitlement program phased in over 10 years to ensure that every eligible household receive rental assistance. The bill also includes key reforms, including a ban on source-of-income discrimination and a requirement to use Small Area Fair Market Rents to ensure households of color and low-income households have greater housing choice.

“More than ever, the country needs increased and sustained investments in solutions to keep the lowest-income people stably, accessibly, and affordably housed,” said NLIHC’s President and CEO Diane Yentel in a [press release](#) for the bills. “Thanks to Chairwoman Waters’ effective leadership and deep commitment, we are closer to realizing that goal than we’ve been in decades. These essential bills, taken together, could end America’s housing and homelessness crisis once and for all. By expanding rental assistance to every eligible person, fully preserving public housing, and investing in the national Housing Trust Fund to build more homes affordable to households with the greatest needs, these bills will help achieve the [HoUsed campaign’s](#) vision for truly universal, stable, and affordable homes for all.”

Take action today by calling your members of Congress and urging them to co-sponsor the Housing is Infrastructure Act and Ending Homelessness Act!

Find out how to contact your members of Congress at: <https://tinyurl.com/yb9goyt6>

Learn more about the Housing is Infrastructure Act at: <https://tinyurl.com/4582mfaf>

Learn more about the Ending Homelessness Act at: <https://tinyurl.com/mzj2mndr>

Senate Democrats Advance \$3.5 Trillion Reconciliation Package Along with Bipartisan Infrastructure Bill

Democratic leaders in the Senate reached an agreement on July 13 to pursue a \$3.5 trillion reconciliation package that would be able to pass the chamber without Republican support. Senate Majority Leader Chuck Schumer (D-NY) announced a deadline of July 21 for Senate Democrats to agree to move forward with a budget resolution with reconciliation instructions, the first step in enacting the reconciliation package.

While details of the reconciliation package are still murky, it is expected to contain several of NLIHC’s [top policy priorities](#), including at least \$45 billion for the national Housing Trust Fund, significant funding to

address the capital repair backlog in public housing, and an expansion of rental assistance for the lowest-income households, among other robust investments in affordable, accessible housing.

Majority Leader Schumer also plans to hold a vote on July 21 to begin debate on a \$1.2 trillion bipartisan infrastructure package. Senate Republicans have balked at the tight timeline, noting the bill's text has yet to be written, and the bipartisan group of negotiators have yet to reach an agreement on specific provisions, including how to pay for the package. Some Republicans have threatened to derail the bipartisan bill in opposition to Democrats moving forward with the broader reconciliation package.

As negotiations continue, advocates should weigh in with their members of Congress and tell them to include the robust resources necessary to address the nation's severe shortage of affordable, accessible housing for the lowest-income people. This infrastructure and recovery legislation is an extraordinary and unique opportunity to invest in proven affordable housing solutions, including rental assistance, public housing, and the national Housing Trust Fund, at the scale necessary. NLIHC urges advocates to continue contacting members of Congress to remind them that housing is infrastructure and must be included in any reconciliation package.

Find out how to contact your members of Congress at: <https://tinyurl.com/yb9goyt6>

View HoUSed campaign policy priorities at: <https://tinyurl.com/4sfyxzrm>

Join HUD Secretary Marcia Fudge on Today's National Call at 2:30 pm ET on "HoUSed: Universal, Stable, Affordable Housing"

Join today's (July 19) national HoUSed campaign call from 2:30-4 pm ET. HUD Secretary Marcia Fudge will join us to discuss the importance of including robust resources for affordable housing in the next relief package. We will also hear from the NLIHC research team on the recently published [*Out of Reach: The High Cost of Housing*](#) report; discuss how to advance the HoUSed campaign priorities through the infrastructure package on Capitol Hill; hear updates from the field; and more.

Register for the call at: <https://bit.ly/3ub2sWM>

Urban Institute Calls for Equitable Redevelopment of Public Housing, Repeal of Faircloth Amendment

Urban Institute released a [new paper](#) on June 23 highlighting the country's public housing redevelopment needs. Decades of insufficient federal funding and weak oversight have left public housing developments in poor condition, exposing residents to risks that threaten their health and well-being, a plight exacerbated by the COVID-19 pandemic.

Drawing on three decades of research, the paper highlights past errors – including losing critically needed units to demolition and disrepair and a lack of meaningful resident engagement in planning for redevelopment, relocation, services, and amenities. The authors conclude that efforts to preserve public housing must go beyond the mixed-income redevelopment model of Housing Opportunities for People Everywhere (HOPE VI) and Choice Neighborhoods, two competitive grant programs that provide redevelopment funding for relatively few properties compared to need. Rather, the paper recommends repealing the Faircloth Amendment to allow increased production of public housing units, strengthening existing place-based strategies, meaningfully

engaging residents in all aspects of the redevelopment process, and raising public housing funding to a level that will preserve and expand this vital resource for affordable housing.

NLIHC's [HoUSed campaign](#) is urging Congress to provide in the next relief package the estimated [\\$70 billion](#) needed to fully address the capital needs backlog in public housing, which would preserve this valuable asset for future generations and ensure current residents are living in safe, sustainable, affordable, and accessible housing.

Read the paper at: <https://tinyurl.com/5a6bku3r>

Recording Available of July 12 National Call on “HoUSed: Universal, Stable, Affordable Housing”

During the most recent (July 12) national call on “HoUSed: Universal, Stable, Affordable Housing,” House Financial Services Committee Chair Maxine Waters (D-CA) joined us to discuss her “[Ending Homelessness Act](#)” and “[Housing is Infrastructure Act](#),” two bills that, if enacted, would effectively end homelessness and housing poverty. We also heard about new eviction diversion research and resources for states and localities, heard the latest from NLIHC’s ERASE project, discussed how to advance the HoUSed campaign’s priorities through the infrastructure package on Capitol Hill, and received field updates from Utah and Washington.

Chair Waters introduced on July 16 the Housing is Infrastructure Act, which would invest \$70 billion to preserve public housing and provide \$45 billion through the national Housing Trust Fund to build new deeply affordable, accessible homes, and the Ending Homelessness Act, which would establish a universal voucher program, provide \$10 billion to build affordable, accessible homes, enact source of income discrimination protections, and more. Chair Waters delivered a call to action urging advocates to continue pushing Congress to enact the bold, robust solutions needed to address the nation’s severe shortage of affordable, accessible housing and ensure all people have access to a safe, stable home.

Emily Benfer from Wake Forest University shared new resources for state and local eviction diversion programs, including [best practices for court-based eviction prevention/diversion programs](#), an [eviction diversion diagnostic tool](#), and a [housing precarity risk model](#) created by UC Berkeley. NLIHC’s Sarah Gallagher and Rebecca Yae provided updates on emergency rental assistance tracking and the End Rental Arrears to Stop Evictions (ERASE) project. Maureen Howard, a homelessness advocate and consultant in Washington state, Lauren Littlefield from Salt Lake County, and Francisca Blanc from the Utah Housing Coalition provided field updates.

NLIHC hosts national call every week. On today’s call we will be joined by HUD Secretary Marcia Fudge. Register for today’s call (Monday July 19, at 2:30 pm ET) at: <https://tinyurl.com/ru73qan>

Watch a recording of the July 12 call at: <https://tinyurl.com/dpvwved4>

View presentation slides at: <https://tinyurl.com/ypu8hrsj>

View NLIHC’s Housing is Infrastructure Act Fact Sheet at: <https://tinyurl.com/4822wx8c>

View NLIHC’s Ending Homelessness Act Fact Sheet at: <https://tinyurl.com/4j22sy9d>

Out of Reach

NLIHC Releases *Out of Reach 2021*

NLIHC released [*Out of Reach: The High Cost of Housing 2021*](#) on July 14. The annual report highlights the mismatch between wages people earn and the price of decent rental housing in every state, metropolitan area, and county in the U.S. The report calculates the “Housing Wage” a full-time worker must earn to afford a rental home without spending more than 30% of their income on housing costs. This year’s national Housing Wage is \$24.90 per hour for a modest two-bedroom home at fair market rent and \$20.40 per hour for a modest one-bedroom rental home. *Out of Reach 2021* finds that in no state, metropolitan area, or county can a full-time minimum-wage worker afford a modest two-bedroom rental home.

The federal minimum wage is \$17.65 less than the two-bedroom Housing Wage. Even taking higher state and county minimum wages into account, the average full-time minimum wage earner would have to work approximately 97 hours per week for 52 weeks a year to afford a two-bedroom apartment, or 79 hours per week to afford a one-bedroom apartment at fair market rent. In no state, metropolitan area, or county can a worker earning the federal minimum wage or prevailing state minimum wage afford a decent two-bedroom rental home at fair market rent by working a standard 40-hour week. In only 7% of counties nationwide can a full-time minimum-wage worker afford a one-bedroom apartment at fair market rent.

The lowest-income renters have the greatest challenge finding affordable housing. The national average fair market rent for a one-bedroom home is \$1,061 per month and \$1,295 for a two-bedroom home, far higher than the maximum \$663 per month that family with income at the poverty level can afford. Seventy percent of extremely low-income renter households are severely housing cost-burdened, meaning they spend more than half of their incomes on housing, leaving few resources for other necessities and putting them at risk of losing their homes.

The problem is not confined to minimum-wage workers. A household must have an annual income of at least \$51,789 to afford a two-bedroom rental home at HUD’s average fair market rent of \$1,295 per month. The average hourly wage of renters in the U.S. is \$18.78, \$6.12 less than the two-bedroom Housing Wage.

Racial and ethnic income inequality contributes to disparities in housing affordability. While the median white worker earns enough to afford a one-bedroom apartment at fair market rent, the median Black worker and the median Latino worker do not. This income inequality partly explains why 43% of Black households and 41% of Latino households spend more than 30% of their incomes on housing, compared to 25% of white households.

The report concludes that millions of low-wage renters struggled to afford their homes before the pandemic and will remain in an economically precarious position without significant congressional action. Throughout the pandemic, millions of renters were at grave risk of contracting and spreading the virus as they struggled to pay their bills and stay in their homes, and many accumulated rental debts. One reason the pandemic was also an economic catastrophe for so many households is because, even before the pandemic, they could not afford their homes. *Out of Reach 2021* shows the extent to which the pre-pandemic status quo was deeply inadequate for many low-wage workers and low-income renters.

The *Out of Reach 2021* interactive website, which includes an easy-to-use search function for data by metropolitan-area ZIP code, is at: <https://reports.nlihc.org/oor>

Emergency Rental Assistance

Analysis of California Emergency Rental Assistance Program Highlights Progress and Ongoing Renter Needs

A report released by the Housing Initiative at Penn, [*An Early Analysis of the California COVID-19 Rental Relief Program*](#), provides insight into program progress, program changes, and experiences of renters applying to the program. The report finds that since its launch in March 2021 through June, the program had spent 10.2% of its funds. The report also finds that white, non-Latino applicants comprise the largest group in the applicant pool, suggesting the program may be less accessible to renters of color most affected by the pandemic. A survey of applicants finds that approximately 57% of renters had some trouble with the application, including challenges with internet access, not having income documents, and not having proof of lost income.

The report provides a snapshot of program progress through the end of June, detailing program performance before significant changes were made in accordance with Assembly Bill 832. These changes include a decrease in tenant and landlord participation requirements and increases in payment amounts for past-due and future rent, now covering 100% of the monthly rental amount. As of July 6, the program, funded at \$1.12 billion, had received \$870 million in requests for assistance and had disbursed \$114 million. The program received approximately 68,000 applications as of July 6, which had largely leveled off to around 393 applications per week after an initial influx when the program opened.

The analysis finds that white, non-Latino renters make up 20.5% of all applicants – the largest application group. Because renters of color have been disproportionately affected by the pandemic, the report suggests that information about the program may not be reaching those most in need of emergency rental assistance. The application process may also pose barriers for those in need of assistance. A survey of program applicants found that approximately 57% of applicants reported facing barriers during the application process. For example, 19.9% experienced problems with internet access, 14.9% of applicants did not have income documents, 16.3% of applications did not have proof of lost income, and 20.8% were not aware of a hotline that would have allowed them to apply over the phone.

The renter survey collected data on renter experiences more generally during the pandemic, including how far applicants were behind on rent, whether applicants have gone into debt to pay housing expenses, and whether applicants forewent other necessities to pay for housing. The survey found that 24.2% of survey participants owed less than three months of rent, while 43.2% owed more than six months of rent. Fifty-six percent of participants attempted to borrow money to pay their rent, which increases an applicant's "shadow debt." If an applicant technically paid the landlord with borrowed funds, they cannot receive assistance for this portion of their rent. Survey participants also made other significant adjustments to keep life affordable during the pandemic, including delaying bill payment (77.8%), reducing food consumption (55.5%), decreasing transportation costs (50.0%), and going without medicine or seeing a doctor (34.6%).

Though promising program changes could increase the rate of emergency rental assistance disbursement, the authors note that these resources cannot be expended fast enough to meet the overwhelming need. In particular, emergency rental assistance programs are not currently designed to address accumulated shadow debt or the costs of trade-offs with other essential needs to pay rent. Future research on California's Rent Relief Program will focus on fund disbursement, the effect of rental assistance on household outcomes, and equitable program access.

Read the report at: <https://bit.ly/3ibx8TI>

Announcing NLIHC's ERASE Webinar Series for Emergency Rental Assistance Program Stakeholders

NLIHC is pleased to announce the End Rental Arrears to Stop Evictions (ERASE) [Webinar Series](#). This three-part series (**July 28, August 4, and August 11 from 3-4:30 pm ET**) will provide emergency rental assistance (ERA) program administrators, state and local partners, and community stakeholders with tools and best practices to ensure that ERA reaches households experiencing the worst impacts of the pandemic—including households of color, people with disabilities, and immigrant communities—in time to prevent housing loss and eviction. Register for the webinar series [here](#).

With the federal CDC eviction moratorium expiring on July 31, NLIHC calls on state and local partners to ensure that: 1) tenants and landlords in need know about and can access ERA; 2) ERA applications are flexible, streamlined, and low barrier; and 3) ERA programs are connected to other tenant protections and ultimately successful in preventing evictions.

Each webinar will address one core focus area of the ERASE Call to Action: that ERA programs are visible, accessible, and preventive.

“Visible: Ensuring Equitable Outreach, Marketing and Targeting of Emergency Rental Assistance”

July 28, 2021, 3-4:30 EST

This webinar will focus on tools and best practices that emergency rental assistance programs should incorporate to ensure outreach efforts and resources are effectively reaching neighborhoods and communities, including communities of color, with the greatest risks and needs for assistance.

Confirmed speakers include:

- Barbara Poppe, National Homelessness Expert and Former Executive Director of USICH
- Samantha Batko, Senior Research Associate, Urban Institute
- Terry Hickey, Deputy Director of Housing and Community Development at the Baltimore County Department of Health & Human Services
- Dr. Joel Arvizo-Zavala, Utah's Division of Multicultural Affairs and Department of Workforce Services Santa Clara County Homelessness Prevention System

Register at: <https://tinyurl.com/r4w39cwh>

“Accessible: Creating Flexible, Streamlined and Low Barrier Application Processes”

August 4, 2021, 3-4:30 EST

Households most in need may have difficulty navigating lengthy applications and meeting burdensome documentation requirements in time to avoid a looming eviction. This webinar will cover strategies that state and local programs can incorporate into program design to support flexible, streamlined, and low barrier application processes to facilitate access to and disbursement of financial support to landlords and tenants and support progress toward racial equity and justice.

Confirmed speakers include:

- Rebecca Yae, Senior Research Analyst, NLIHC
- Claire Stanley, Public Policy Analyst, National Disabilities Rights Network

- Victoria Soto, Director, City of San Antonio, Neighborhood and Housing Services Department
- Gregory Zlotnick, Director of Pro Bono Programs at the St. Mary's University School of Law's Center for Legal and Social Justice
- Erin Barbee, Senior Vice President of Programs and Fund Development, DreamKey Partners, North Carolina

Register at: <https://tinyurl.com/r4w39cwh>

“Preventive: Connecting Emergency Rental Assistance to Courts and Tenant Protects”

August 11, 2021, 3-4:30

This webinar will highlight strategies to prevent eviction, housing displacement and homelessness by offering flexible, holistic, and preventative interventions and creating formal partnerships with state and local courts to support eviction prevention and diversion in coordination with ERA programs. We will hear from national partners regarding tenant protections that can be aligned with emergency rental assistance as well as from state and local programs on how they are using data to track eviction cases and conduct advocacy.

Confirmed speakers include:

- Trevor Samios, Vice President, Connected Communities, Winn Companies
- Webb Brewer, General Counsel for ERA, Memphis & Shelby County Emergency Rental Assistance Program
- Greg Payne, Director, Maine Housing Coalition

Register at: <https://tinyurl.com/r4w39cwh>

Coronavirus, Disasters, Housing, and Homelessness

NLIHC Testifies in Support of Improved Long-Term Disaster Recovery Funding

The Oversight and Investigations Subcommittee of the House Financial Services Committee held a hearing on July 15 on “[CDBG Disaster Recovery: States, Cities, and Denials of Funding](#).” The hearing addressed equity in the allocation of critical disaster mitigation funding in Texas and the need for permanent authorization of the Community Development Block Grant–Disaster Recovery (CDBG-DR) program, which is currently administered by HUD on an ad-hoc basis. NLIHC Vice President of Policy Sarah Saadian testified in support of permanently authorizing the program and implementing additional program requirements to ensure this major source of long-term disaster recovery funding reaches those most in need of assistance quickly and transparently.

Other witnesses at the hearing included: Carol Haddock, director of the Houston Department of Public Works and Engineering; Lina Hidalgo, county judge in Harris County; Heather Lagrone, deputy director of community development and revitalization at the Texas General Land Office; and Deputy Inspector General Stephen Begg from the HUD Office of the Inspector General.

The hearing comes after a decision by the Texas Government Land Office (GLO) to provide Harris County and the City of Houston with no funding from a recent allocation of almost \$1 billion in federal mitigation funding for areas struck by Hurricane Harvey in 2017. Hard-hit majority non-white and low-income areas such as Port Arthur and Beaumont also received no funding, while majority white, rural counties hundreds of miles from the

Gulf Coast received funds. Elected officials in Houston and Harris County, along with advocacy groups in the area, lambasted the GLO for the decision, resulting in the subsequent allocation by the GLO of nearly \$750 million in flood mitigation funding to Harris County. Long-time NLIHC partner Texas Housers has filed a civil rights [complaint](#) with HUD regarding the GLO's initial allocation of funds.

While some statements and questions during the hearing focused on the GLO's decision not to provide funding for areas hardest hit by Hurricane Harvey, committee members also focused on how permanent authorization of the program would prevent similar situations from occurring. The CDBG-DR program "is a vital tool that provides long-term, flexible, aid that helps communities repair after disasters and protect themselves from future harm" said Sarah in her opening [testimony](#), "but too often the most marginalized survivors, those with the lowest incomes, people of color, people with disabilities, and others face enormous challenges accessing assistance under the program."

In response to a question from Congresswoman Alma Adams (D-NC) about how permanent authorization of CDBG-DR would improve the program, Sarah stated that "the lack of authorization means that communities have less advanced knowledge of what requirements they will be held to and how program dollars can be used, which means they can't prepare in advance of disasters and also means that money will reach them much more slowly."

NLIHC's Disaster Housing Recovery Coalition supports the "[Reforming Disaster Recovery Act](#)," which would permanently authorize the CDBG-DR program and ensure that these important recovery funds are spent proportionally between homeowners, renters, and individuals experiencing homelessness. The funds would be balanced between infrastructure and housing-related projects. Sponsored by House Committee on Financial Affairs Subcommittee on Oversight and Investigations Chairman Al Green (D-TX) and Congresswoman Ann Wagner (R-MO), the bill would create stronger requirements for public participation in creating spending plans and increase access to recovery-related information, ensuring that spending reflects community needs and that the process is transparent. The bill passed the House in 2019 and is expected to be introduced again in the coming months.

Watch a recording of the hearing at: <https://bit.ly/3rhIjhS>

Read Sarah's written testimony at: <https://bit.ly/3xPw1zx>

Framework for an Equitable COVID-19 Homelessness Response Launches Webinar Series

The [Framework for an Equitable COVID-19 Homelessness Response](#) launched a [webinar series](#) on July 15 to help communities plan how to use their coronavirus relief funds to equitably address the needs of people experiencing homelessness. A recording and slides from the first webinar held last week, "Harnessing the American Rescue Plan to Prevent and End Homelessness," can be found at: <https://tinyurl.com/6prnvbhv>

Hosted by federal housing and homelessness policy experts, this four-part series provides advocates and program administrators with the information and tools they need to use a wide range of federal funding sources strategically to meet public health goals, increase housing stability, and prevent future increases in homelessness, all with a racial justice and equity lens. The webinars will build upon the [resources](#) developed by the Framework team to help communities maximize the use of their COVID-relief funding and ensure their efforts further racial equity.

Upcoming webinar topics include:

1. Funding and Implementing an Equitable Prevention and Rehousing Continuum (July 22 at 3 pm ET)

2. Housing Navigation and Landlord Engagement (August 5 at 3 pm ET)
3. Connecting Housing Resources and Supportive Services (TBD)

Register for the series at: <https://tinyurl.com/3bbhpyh9>

Additional Coronavirus Updates – July 19, 2021

National Updates

Biden Administration

The [Washington Post](#) reports that as concerns grow about a national eviction crisis later this summer and fall, the White House will hold a second eviction prevention meeting on July 21 with local officials across the country to identify ways to ramp up the distribution of emergency rental assistance (ERA) and keep tenants housed.

Consumer Financial Protection Bureau (CFPB)

The CFPB developed a [Housing Insecurity Media Toolkit](#) to spread important information about CFPB tools and resources related to housing insecurity during the COVID-19 pandemic.

Department of Housing and Urban Development (HUD)

HUD is holding a two-day [CARES Act Virtual Conference 2021](#) on July 27-28, 2021. The conference will address CDBG-CV, HOPWA-CV, and ESG-CV inspired topics related to the implementation of their respective CARES Act funding. Register at: <https://hudcaresact.org/register/>

U.S. Interagency Council on Homelessness (USICH)

The [USICH on July 12 held its first meeting](#) under newly-elected leadership to discuss the Biden administration's vision for the *Federal Strategic Plan to Prevent and End Homelessness*, strategies to maximize the impact of the American Rescue Plan, and the economic and moral obligation to prevent evictions. The meeting was led by the new chair, Housing and Urban Development (HUD) Secretary Marcia Fudge, and vice chair, Veterans Affairs (VA) Secretary Denis McDonough.

Advocacy & Research

Leaders of the [Framework for an Equitable COVID-19 Homelessness Response](#), including NLIHC, sent a [letter](#) to community leaders urging them to prioritize people and families experiencing chronic or unsheltered homelessness when making decisions about who will receive emergency housing vouchers (EHVs).

The Housing Initiative at Penn released a new [research brief](#) analyzing the California COVID-19 Rental Relief Program, which is the largest program in the country and aims to provide \$1.12 billion in assistance.

Reporting

NLIHC President and CEO Diane Yentel joined [Good Morning America](#) on July 10 to discuss how complicated application processes and burdensome documentation requirements put in place by state and local emergency rental assistance programs are slowing down the distribution of these critical resources.

[NBC News](#) reports that with the federal eviction moratorium set to expire on July 31, millions remain behind on rent. Governors and mayors are putting in place a patchwork of protections for tenants when the federal eviction moratorium ends. "The good news is that there are sufficient resources to assist tenants in paying the arrears

that they owe and, in some cases, even helping them with future rent payments,” said NLIHC President and CEO Diane Yentel. “The problem is that the money is not reaching those tenants in time.”

The [11th Circuit Court of Appeals](#) on July 14 dealt another blow to landlords seeking to end the federal eviction moratorium by affirming the district court’s decision in *Brown v. the Secretary of Health and Human Services* to deny the landlords’ request for a preliminary injunction and uphold the CDC eviction moratorium. In the [2-1 opinion](#), the majority found that the challengers had failed to show that the landlords were likely to suffer an irreparable injury if the eviction moratorium was left in place.

[NPR’s All Things Considered](#) reports on efforts to accelerate distribution of federal emergency rental assistance and head off eviction cases before they get to court. At a White House Eviction Prevention Summit on June 30, officials warned that the country is in a race with time. “We are asking our state and local governments to do everything they can to fill that void in a hurry,” said White House Senior Advisor Gene Sperling. “Some are ramping up admirably. Some are lagging. But we all have to do better.”

[Marketplace](#) examines the role legal aid can play in preventing mass evictions. While most landlords have legal representation in housing court, tenants rarely do. Philadelphia is one of several cities and states that recently passed [right-to-counsel legislation](#).

State and Local News

Arizona

Since the pandemic began in March 2020, there have been nearly [44,000 eviction filings](#) in Maricopa County. Despite the federal eviction moratorium, nearly 18,000 evictions have been filed in the county this year.

An article in the [Arizona Republic](#) outlines three actions metro Phoenix can take to prevent a surge of evictions after the CDC moratorium ends: quickly distribute federal emergency rental assistance, require landlords to participate in mediation before filing evictions, and provide free legal aid for tenants facing eviction.

Arkansas

[Thousands of Arkansans](#) will be at risk of eviction when the federal eviction moratorium expires at the end of July. The City of Hot Springs has been distributing emergency rental assistance, but it is expected to run out of aid in several days. The [Arkansas Department of Human Services](#) still has rental assistance available.

Florida

The [Legal Aid Society of Palm Beach County](#) is concerned that an avalanche of evictions may occur when the federal eviction moratorium expires on July 31. Palm Beach County has spent about \$12 million of the \$45.2 million it has received in federal emergency rental assistance.

Thousands of Tampa Bay residents have been evicted during the pandemic, and thousands more will be facing eviction when the federal eviction moratorium expires. [ABC Action News](#) found that 3,327 writs of possession were issued in Pinellas County in 2020, and 1,330 have been issued so far in 2021.

Louisiana

The [Shreveport Times](#) outlines local rental assistance resources for tenants struggling to pay rent.

Minnesota

[ABC5](#) reports that the next phase of Minnesota’s eviction moratorium “off-ramp” could bring more evictions. [HOME Line](#), an organization that provides free legal aid to about 15,000 households across Minnesota each year, notes that the off-ramp is complicated and confusing for both landlords and tenants. The organization is

urging renters to apply for aid through RentHelpMN, which has provided [2,800 payments totaling \\$14 million](#) as of July 8.

New Jersey

An op-ed in the [Star Ledger](#) urges Congress to support an expansion of the Housing Choice Voucher program to ensure all eligible households receive rental assistance. The federal government has enacted many measures to provide short-term housing relief, but the need for permanent reform is greater than ever. About [60,000 evictions](#) are pending across New Jersey, with many more waiting to be filed after the eviction moratorium ends.

New York

The [New York Times](#) reports that the city's plan to move 8,000 people who have been staying in hotels during the pandemic back to congregate shelters was disrupted on July 13 when a federal judge ruled that officials were not adequately considering the health of those being moved. The ruling comes after the Legal Aid Society [filed a motion](#) accusing the city of violating the rights of people with disabilities.

The city aimed to move approximately 8,000 people to barracks-style congregate shelters by the end of July, where state rules allow beds to be placed just three feet apart. A city spokesman said officials would make "minor adjustments" to the process and resume moving individuals next week.

NLIHC sent a [letter](#) to FEMA Administrator Deanne Criswell on July 1 urging FEMA to release guidance immediately on FEMA reimbursement for non-congregate shelter and to extend the 100% reimbursement policy through June 2022. The letter states that while some cities have begun to end non-congregate sheltering programs, COVID-19 continues to pose a grave danger to individuals residing in congregate living environments, including people experiencing homelessness and people with disabilities. NLIHC's letter echoes previous requests by California Governor Gavin Newsom, San Jose Mayor Sam Liccardo, El Centro Mayor Cheryl Viegas-Walker, and Sonoma County Supervisor James Gore, who sent a similar [letter](#) to FEMA last month.

Oregon

While Oregon is working to distribute [\\$204 million](#) in federal rental assistance through its new statewide program, the backlog of applications could have devastating consequences for tenants. Since applications opened May 19, more than 15,000 households have requested nearly \$90 million in aid through the Oregon Emergency Rental Assistance Program. Only about \$700,000 had been distributed to 113 households as of July 7.

[Multnomah County renters](#) are now protected from eviction for 90 days if they provide proof to their landlord that they have applied for rental assistance. The Multnomah County Board of Commissioners on July 8 unanimously approved an ordinance extending the eviction protection period granted by [Oregon Senate Bill 278](#).

Pennsylvania

The Pennsylvania Department of Human Services recently [notified the state judiciary](#) about the various federal and state grants available to individuals who need rental assistance to remain in their homes. "I am writing to you today to respectfully seek the judicial branch's assistance to help educate both landlords and tenants about emergency rental assistance programs as we look to move forward from the COVID-19 pandemic," wrote Acting Human Services Secretary Meg Snead in a letter to the court administrator of the Administrative Office of Pennsylvania Courts.

Texas

Texas Housers released a [report](#) evaluating the effectiveness of the Emergency Rental Assistance Program in Texas. The report finds there is significant room for improvement in ERA rollout in Texas.

Virginia

[Hundreds of renters living in public housing](#) in Richmond could be at risk of eviction when the CDC moratorium expires. Almost 700 households out of the approximately 3,700 rental units that the Richmond Redevelopment and Housing Authority (RRHA) manages are behind on rent. RRHA plans to resume eviction efforts in August.

Attorneys with the Legal Aid Justice Center say that [thousands, if not millions, of families](#) across Virginia may face eviction when the CDC eviction moratorium expires at the end of July. Millions of dollars in rental assistance are available, and advocates are urging landlords to work with tenants as programs work to distribute these funds.

Washington, DC

The [D.C. City Council](#) is considering revising its eviction ban given the understanding that Mayor Muriel Bowser will not extend the public health emergency to which dozens of protections are tied. The Council is considering [emergency legislation](#) that would delay evictions for nonpayment of rent to provide time for D.C.'s rental assistance program, STAY DC, to distribute funds. Tenants have been [struggling to access STAY DC](#) due to its complicated application process and inaccessibility to non-English speakers.

Wisconsin

Research conducted by Marquette University Law School's [Lubar Center for Public Policy and Civic Education](#) offers [new insight](#) into housing instability and eviction in Milwaukee.

Guidance

Department of Housing and Urban Development

- [COVID-19 Homeless System Response: Emergency Housing Vouchers \(EHVs\) in Homeless Management Information Systems](#) – July 2021
- [COVID-19 Homeless System Response: Shared Housing](#) – July 2021
- [COVID-19 Homeless System Response: Vaccine Messaging Toolkit](#) – July 2021

Disaster Housing Recovery Updates – July 19, 2021

The NLIHC-led Disaster Housing Recovery Coalition convenes and supports disaster-impacted communities to ensure that federal disaster recovery efforts reach all impacted households, including the lowest-income and most marginalized people who are often the hardest-hit by disasters and have the fewest resources to recover.

Learn more about the DHRC's policy recommendations [here](#).

Reporting

The [Washington Post](#) reports that in Black-majority sections of the Deep South, FEMA regularly rejects up to a quarter of applicants because they cannot document ownership of their homes. In Hale County, Alabama, FEMA has denied 35% of disaster aid applicants due to title issues since March. More than a third of Black-owned land in the South is passed down informally rather than through deeds and wills, a custom dating to the

Jim Crow era when Black people were excluded from the Southern legal system. The NLIHC-led DHRC has urged FEMA to address its onerous title document requirements, which have impacted low-income disaster survivors since for decades, but FEMA has failed to resolve this issue. NLIHC President and CEO Diane Yentel [testified](#) before Congress earlier this year, highlighting how FEMA's title requirements, rigid interpretation of rules, and convoluted processes bar the lowest-income and most marginalized survivors from accessing critical assistance. The DHRC continues to urge Congress to enact the "[Housing Survivors of Major Disasters Act](#)," which would address the title documentation challenges that have resulted in tens of thousands of eligible disaster survivors being wrongfully denied FEMA assistance.

[NPR](#) reports that thousands of households in Oregon and California that applied for disaster aid due to last year's wildfires were denied help by FEMA. During last year's wildfire season, FEMA rejected roughly 70% of claims in Oregon – that is after FEMA says it filtered out applications it deemed potentially fraudulent. In California, FEMA rejected 86% of claims. Despite repeated requests, the agency has not said how many of those applications it believed were fraudulent or if denial rates indicate people are being wrongly denied. A joint investigation by *NPR*, *Jefferson Public Radio*, and the *California Newsroom* reveals that the tools FEMA uses to screen out fraudulent claims prevent people who did lose their homes or suffer damage from getting aid.

Wildfires and Heat Wave

More than 60 wildfires are burning across at least 10 states on the West Coast. The Bootleg Fire, which began more than a week ago, has destroyed more than [20 homes](#) and is threatening thousands more. The [Associated Press](#) reports that the wildfires in the Pacific Northwest are threatening Native American lands already struggling to conserve water and preserve traditional hunting grounds. Hundreds of people in the town of Nespelem on Colville tribal land were ordered to leave because of "imminent and life-threatening" danger as the largest of five wildfires tore through grass, sagebrush, and timber and burned seven homes. The dangerously high temperatures in the Pacific Northwest this summer have already killed hundreds of people, with [people experiencing homelessness](#) making up a significant portion of the death toll.

[Politico](#) reports that Latino residents in western states face the greatest danger of wildfires, largely due to the lack of affordable housing that has pushed many individuals and families into less expensive, remote areas that are more susceptible to fires. The threat of wildfires to Latinos has grown in the past decade, and they are twice as likely to live in areas most threatened by wildfires relative to the overall U.S. population. These data are the latest evidence of the disproportionate harm communities of color and low-income communities face from climate change.

Flooding

[Governor Gretchen Whitmer](#) on July 13 [formally requested](#) that President Biden declare the recent flooding in Michigan a "major disaster," which would pave the way for impacted individuals to receive federal disaster assistance. According to Governor Whitmer, many homes in southeast Michigan were impacted by flood water, and some were destroyed and are uninhabitable.

Winter Storm

The Housing Authority of Travis County, Texas announced on July 13 it will [withdraw termination notices](#) issued to the nearly 90 residents of the Rosemont at Oak Valley apartment complex in south Austin who had been told they had 30-days to leave. Property management at the complex cited winter storm damage in a notice to residents as the reason they needed to relocate. Residents told [KXAN](#) that any damage to their apartments stem from ongoing issues before the winter storm and noted that the complex had not provided any specific information about what damages were making the homes uninhabitable.

Budget and Appropriations

House Appropriations Committee Approves FY22 Spending Bill for Affordable Housing and Community Development

The House Appropriations Committee voted on July 16 to approve a draft spending bill that would fund HUD programs for fiscal year (FY) 2022. The full committee vote followed a July 12 vote in the House Appropriations Subcommittee on Transportation, Housing, and Urban Development (THUD) to advance the legislation. The House THUD bill proposes to fund HUD at \$56.5 billion, an increase of \$6.8 billion above FY21. If enacted, the bill would provide significant increases to nearly all HUD programs compared to FY21.

The House bill calls for expanding rental assistance through the Tenant-Based Rental Assistance program to 125,000 additional households and proposes to increase funding for Homeless Assistance Grants by more than \$400 million to \$3.4 billion and to provide \$3.7 billion for public housing capital repairs and climate-resilient upgrades to public housing stock. For more details on the House FY22 spending bill, see NLIHC's [full analysis](#) and updated [budget chart](#).

The THUD bill will be combined with six other FY22 spending bills into one \$617 billion package and brought to the House floor for a vote the last week of July. Advocates should contact their senators and representatives to urge them to pass an FY22 spending bill with the highest possible allocation for affordable housing and community development programs.

Find out how to contact your member of Congress at: <https://tinyurl.com/yb9goyt6>

Read NLIHC's analysis of the House's FY22 HUD budget at: <https://tinyurl.com/6u65d7p6>

View NLIHC's updated budget chart for FY22 at: <https://tinyurl.com/haah3t3k>

Congress

House Ways and Means Subcommittee Holds Hearing on Expanding Housing Access; NLIHC Board Member and State Partner Testifies

The House Ways and Means Committee's Oversight Committee held a July 14 [hearing](#) on "Expanding Housing Access to All Americans." The hearing addressed challenges in increasing the supply of housing and the solutions necessary to make housing is available to low-income and historically marginalized communities. Topics included: supply chain; subsidies and tax credits, including the Low-Income Housing Tax Credit; the Housing Trust Fund; Opportunity Zones; and labor issues related to the housing shortage.

Witnesses included Staci Berger, president and CEO of the Housing and Community Development Network of New Jersey and NLIHC board member; Jeff Tucker, senior economist at Zillow; Gerald Howard, Jr., CEO of the National Association of Home Builders; Lilian Faulhaber, professor at law at Georgetown University; and John Persinger, CEO of Eerie Downtown Development Corporation.

Chairman Bill Pascrell's (D-NJ) opening statement addressed the importance of hearing: "Today's hearing focuses on another equally crucial component of economic opportunity and stability. And that is access to affordable, safe housing. Extensive research shows that homeownership is a gateway to the middle class. But, like higher education, housing has been out-of-reach for many. The pandemic only made things worse." Representative Pascrell stated that Congress has previously attempted to incentivize homeownership with itemized deductions for mortgage interest and property taxes before these provisions were removed in the Tax

Cut and Jobs Act of 2017. Representative Pascrell also highlighted the Low-income Housing Tax Credit and the Child Tax Credit as tools to encourage investment in multi-family housing.

In exchanges with the subcommittee, Staci Berger addressed the need for Congress to continue protecting families from eviction and ensuring that all families have equal access to affordable homes. This includes redressing federal housing practices from the past, including racial discrimination in the lending process and source-of-income discrimination that allows sellers and landlords to deny housing to families using federal assistance. In her testimony, Berger stated that any infrastructure bill that Congress creates should include the [HoUSed](#) campaign's top priorities: a major expansion of Housing Choice Vouchers, investing \$70 billion to preserve public housing, and providing \$45 billion to build new homes and preserve existing affordable homes through the national Housing Trust Fund (HTF).

Watch the hearing and read witness testimonies at: <https://bit.ly/3xIwALD>

Opportunity Starts at Home

Study Finds 40% of Black and Latino Households with Children Experience Housing Insecurity

A [new study](#) finds that more than a year into the pandemic, housing insecurity remains high among Latino and Black households with children. The study reviews data from the U.S. Census Bureau's *Household Pulse Survey* to document trends in housing during the pandemic. According to the study, roughly 40% of Black and Latino households with children who rent or have a mortgage reported housing insecurity, compared to 15% of white households with children.

The study also finds that housing insecurity is particularly acute for families with low incomes. Roughly half low-income Black and Latino households with children, and one third of low-income white households with children, reported little or no confidence in their ability to make their next mortgage or rent payment.

Read study findings [here](#).

Research

Terner Center Examines Impact of Pandemic on Small Rental Property Owners and Implications for Tenants

The Terner Center released a report, "[The Uneven Impact of the Pandemic on the Tenants and Owners of Small Rental Properties](#)," documenting the results of a survey of 1,690 owners of one- to four-unit rental properties nationwide to better understand their and their tenants' economic situation during the pandemic. The survey, conducted between mid-February and mid-April 2021, found that 1 in 5 tenants fell behind on rent since March 2020.

Small rental properties (SPRs) (i.e., properties with one to four units) comprise 48% of rental units in metro areas. The author sent surveys to 93,000 small rental property owners in large and mid-sized US cities. Out of those, 1,690 responded, and 40 agreed to follow-up interviews. These surveys focused on the owner and rental property characteristics, the impact of the pandemic on specific properties, and the impact of the pandemic on owners' portfolios and financial management and decision making.

Owners of small rental properties are diverse, and 33% make less than \$85,000 per year. Many of these properties were not profitable even before the pandemic; in 2019, 35% of properties were reported as not making a profit and 19% were reported as having a rent delinquency.

Tenants in small rental properties are more likely to work in industries disrupted by the pandemic shutdowns. The survey found that 21% of tenants in SRPs reported falling behind on rent during the pandemic. Of these, 25% caught up, and 20% were only a month behind at the time of the survey. However, 40% were one to six months behind and 15% were more than six months behind. While median arrears were \$2,200, 33.9% of households were behind by \$4,000 or more.

Thirty percent of owners of SRPs reported declines in rent revenue of 10% or more during the pandemic. Owners of one to two units were also the most likely to report a 25% or larger decline. However, large-scale owners, who own more than 25 units, saw the greatest losses; they are more likely to own properties in neighborhoods with lower rents and are more likely to rent to lower-income tenants. If they feel pressure to sell, this can affect rental market dynamics for tenants in these neighborhoods.

Forty percent of owners changed their rent collection policies as a result of the pandemic, with many making the date for rent collection much more flexible. While this policy change alone is expected to help many tenants with one or less months in arrears become current, for tenants with moderate arrears (2-6 months), owners expect to have to forgive some portion of the rent in order for the tenant to become current. Owners with tenants who have arrears of 6 months or more expect that they will have to evict, either formally or informally.

Variations in portfolio size and technological literacy among owners of properties have affected tenants' ability to apply for rental assistance. Owners with no technological tools and reported losses in 2019 were less likely to have accessed rent relief funds during the pandemic. Of the SRP owners reporting a delinquency due to COVID-19, 68% had not examined any emergency rental assistance programs, while 7% examined the relief programs and chose not to participate.

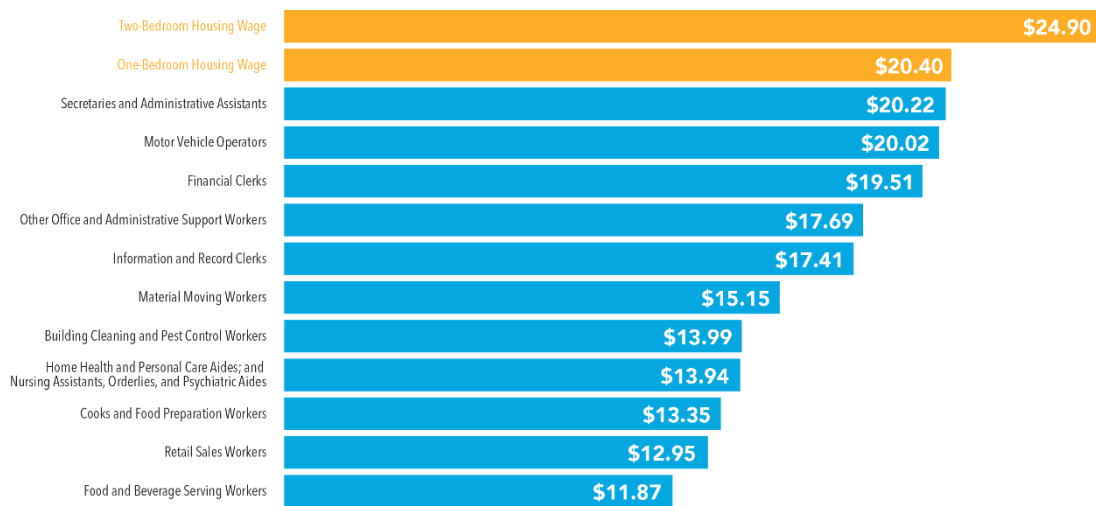
Using these results, the author estimates that between 229,000 and 1.2 million households in small rental properties could be at risk of eviction after the end of the CDC eviction moratorium. If landlords sell small rental properties due to a loss of income, this could further tighten a market for affordable housing that already lacks enough properties.

Read the report at: <https://bit.ly/2U701Zi>

Fact of the Week

More than Half of the Most Common Occupations in U.S. Pay Less than the National Housing Wage

ELEVEN OF THE TWENTY LARGEST OCCUPATIONS IN THE UNITED STATES PAY LESS THAN THE HOUSING WAGE



Source: Occupational wages from May 2020 Occupational Employment Statistics, BLS, adjusted to 2021 dollars. Housing wages based on HUD fair market rents.

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Source: NLIHC, *Out of Reach* 2021.

From the Field

California Advocates Celebrate Renter-Relief Bills

California advocates are celebrating the passage of multiple state bills that provide funding for affordable housing and protections for renters. Specific provisions include a strong FY21 budget, an extension of the state's eviction moratorium, and 100% rent forgiveness for income-eligible tenants. Governor Gavin Newsom approved budget the act A.B.128 and COVID-19 relief bill A.B.832 on June 28.

A.B.128 allocates more than \$8.5 billion to increase the supply of affordable homes, preserve existing affordable units, and provide relief for residents experiencing homelessness. Roughly \$5.64 billion of that amount goes to increase supply by building or converting affordable housing developments, Project Homekey projects, Low-Income Housing Tax Credit (LIHTC) projects, an infill infrastructure grant program, and the California Housing Finance Agency's mixed income program.

Two billion dollars in flexible funding for housing and services for people experiencing homelessness is allocated over two years (FY 21 and FY22). This funding is intended to eventually be an ongoing allocation, a major priority of advocates, like the Bring California Home Coalition. The act also allocates \$800 million for preservation efforts, including funding older California Department of Housing and Community Development (HCD) properties and the creation of a Foreclosure Intervention Housing Preservation Program. The budget also includes \$4 billion for anti-poverty and housing supports for CalWorks families, the first step toward Governor Newsom's goal of ending family homelessness. Additionally, the state budget includes a significant allocation of resources to address the needs of homeless youth.

A.B.832 funds tenant relief and federal rental assistance for residents affected by the COVID-19 pandemic. The act extends the eviction moratorium to September 30, protecting renters “who have experienced COVID-19-related financial distress” from eviction for failure to pay rent between March 1, 2020 and September 30, 2021. Rental arrears accumulated between March 1 and August 31 of last year cannot be a cause for eviction. Rental arrears accumulated between September 1, 2020, and September 30, 2021, cannot be a cause for eviction if the renter pays 25% of missed rental payments before the September 30 deadline. For income-eligible tenants, the bill offers up to 100% rent forgiveness for unpaid rental debt accumulated after April 1, 2020. Prospective rent and utilities bills are also eligible for forgiveness.

In a public statement, the California Housing Partnership [applauded](#) “the historic investment of state resources to help address the dire housing needs of California’s low-income families, including those experiencing homelessness. The enacted state budget for the 2021-2022 fiscal year includes more than \$5 billion to increase and preserve the supply of affordable homes as well as critical additional funding to house and provide services to persons experiencing homelessness.”

The statement continues: “‘The [Roadmap Home 2030](#) finds that California needs to invest \$17.9 billion per year over the next 10 years – an amount similar to what the state invests in higher education – to create 1.2 million new affordable homes and end homelessness,’ says Matt Schwartz, president and CEO of the Partnership. ‘The enactment of this state budget is a gigantic step forward to realize the *Roadmap*’s goals. The Governor and Legislature deserve great thanks for this historic and precedent-setting action even as we urge them to adopt a long-term plan with sustainable annual commitments of ongoing funding at the scale that the *Roadmap* evidences is needed.’”

Housing California’s Executive Director Lisa Hershey [said](#), “Leveraging the current \$75 billion surplus, California matched its investment to the scale of the need by providing a multi-year investment in homelessness, including an unprecedented \$1 billion in annual permanent funding for local jurisdictions and continuums of care. By also augmenting the success of Homekey with an additional \$2.75 billion over the next two years and investing over \$4 billion to various programs at the Department of Social Services with the goal of ending family homelessness, California is poised to make transformative strides toward combating homelessness. These commitments reflect actions that homelessness advocates have been demanding for years.”

For more information, read Housing California’s [budget analysis](#).

NLIHC News

NLIHC Seeks ERASE Project Coordinator

The National Low Income Housing Coalition (NLIHC) seeks a project coordinator for its ERASE (End Rental Arrears to Stop Evictions) project to ensure that the historic emergency rental assistance (\$46 billion) appropriated by Congress reaches the lowest-income and most marginalized renters it is intended to help. This is a one-year position with the possibility of extension, depending on funding. The position will report to the ERASE senior project director.

Project Summary

The COVID-19 pandemic has caused two unprecedented developments affecting low-income renters. The first is ominous and potentially catastrophic: it has caused many millions of people to fall behind in their rent, placing them at risk of ultimate eviction. The second is more promising: unprecedented emergency rental assistance to eliminate and avoid rental arrears.

This project, led and coordinated by NLIHC, is designed to ensure that the historic aid enacted by Congress reaches the lowest-income and most marginalized renters in need. The project – which would End Rental Arrears to Stop Evictions (ERASE) – seeks to eliminate rental indebtedness caused by the pandemic and to prevent evictions by: tracking and analyzing emergency rental assistance utilization; documenting and sharing best practices and toolkits; influencing and shaping program design at federal, state, local levels; developing key partnerships for outreach and education; and assessing the remaining needs to inform advocacy for long-term investments to end housing instability and homelessness in the United States. A key part of ERASE will be to develop and nurture a cohort of state partners working to ensure equitable ERA programs.

Job Description:

The ERASE project coordinator, working closely with the senior project director, will:

- Work with the senior director to support the activities of a team of NLIHC staff and consultants dedicated to the ERASE project:
 - Work closely with the senior director to develop and implement all aspects of the ERASE project plan
 - Support the ERASE advisory council, made up of model program administrators, CBOs, representative tenant organizer networks and impacted people
- Work with and support the NLIHC ERASE team to build upon and advance the ERASE Research and Learning Network:
 - Translate research into action base tools to support program implementation
 - Prepare and broadly disseminate materials designed to ensure that ERA advances racial equity and reaches the lowest-income and most marginalized renters
 - Track and highlight developing trends related to landlord participation, self-attestation (of need, income, rental payments, etc.), and direct-to-tenant assistance, and ensure language translation and other accessibility features
 - Develop and disseminate tools
 - Assist with the development and dissemination of toolkits, model forms, model programs and case studies to support jurisdictions in implementing key features in their ERA programs
 - Identify, document, and share best practices, lessons learned, challenges and success related to emergency rental assistance with a specific lens towards equity
 - Support opportunities for peer-to-peer learning, through a listserv, peer calls, and other mechanisms, to allow for program administrators to share lessons learned and useful tools/information with each other
 - Organize and host webinars and other trainings for activists and non-profit organization leaders, as well as relevant state and local agency officials
- Ensure effective grants management and support to the ERASE grantees to achieve program goals:
 - Working closely with the senior director, administer and support grants to state partners and ensure effective partner grants management: ensure grantees are carrying out the terms of their grants and are effectively and appropriately using the grants provided to achieve intended outcomes
 - Review grantee project plans and reports to determine ongoing effectiveness and course correct as needed
 - Provide technical assistance and support to assist grantees in engaging in robust advocacy at the state and local level needed to ensure ERA funds are utilized effectively and efficiently and assist the lowest-income people in need
 - Ensure that state and local grantees have the materials, tools, best practices, and other supports needed to support the ERASE Call to Action including engaging in effective outreach and sign-up efforts of low-income households, especially for programs or assistance that did not exist before.
 - Virtually convene grantees, plan and facilitate webinars to facilitate for peer learning, problem solving, and strategy-sharing

- Track and share the impact of ERASE through data collection, storytelling and other methods
- Coordinate with the senior director and policy team to identify areas for national advocacy and to ensure effective integration of state and local efforts into national efforts
- Support the senior director in preparing reports for NLIHC donors on activities, outputs, and outcomes of ERASE, including summaries of activities undertaken by state and local grantees, the project steering committee, and other relevant progress
- Other duties as assigned

Qualifications: To receive serious consideration for this position, an applicant should have the following attributes and background:

- Bachelor's degree (master's degree preferred). Relevant life experience may be substituted for years of education
- Minimum of five years previous experience working in, coordinating, or leading efforts on one or more complex, multi-faceted projects or campaigns
- Demonstrated commitment to the alleviation of poverty (affordable housing experience is a plus)
- Experience successfully building partnerships among organizations
- Demonstrated excellence in organizational skills
- Excellent communications skills, both orally and in writing
- Experience in grant management, providing technical assistance, and in reporting to donors, a plus
- Ability to work in a diverse, fast-paced environment

Compensation and Benefits: An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. This is a full-time position which can be remote or located in Washington, DC.

Status: Full-time (exempt)

Reports To: ERASE Senior Project Director

Job Application Process: Candidates for this position should send a cover letter, resume, and two writing samples to: Sarah Gallagher, ERASE senior project director at sgallagher@nlihc.org. The cover letter should describe the candidate's interest in, and relevant experiences for, the position, and it should include salary requirements and the names and contact information for at least three people serving as candidate references, two of which should be current or former supervisors (NLIHC will not contact references before consulting with the candidate).

NLIHC in the News

NLIHC in the News for the Week of July 11

Here are some of the news stories NLIHC contributed to the week of July 11:

- "With federal eviction moratorium set to expire, states offer patchwork protections," *NBC News*, July 12 at: <https://nbcnews.to/2UnoCZE>
- "Minimum wage workers can't afford rent anywhere in America," *CNN*, July 15 at: <https://cnn.it/3hLHTgm>
- "Congress approved billions for Americans behind on rent. The race is on to make sure it reaches them before the eviction moratorium ends," *CBS News*, July 16 at: <https://cbsn.ws/3krpHdJ>

- “Federal Eviction Moratorium Set to Expire at the End of the Month,” *The Cross Connection/MSNBC*, July 17 at: <https://tinyurl.com/2s48pc7n>
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Emma Foley, Research Analyst, x249
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