



NLIHC's HoUSed Campaign for  
Long-Term Housing Solutions

March 28, 2022

# Agenda



## **Welcome & Updates**

- Renee Willis, NLIHC

## **President Biden's FY23 Budget Request**

- Sarah Saadian, NLIHC

## **Unlocking Housing Opportunities for People Experiencing Homelessness**

- David Garcia & Ryan Finnigan, Turner Center for Housing Innovation

## **Our Homes, Our Votes Campaign Website Relaunch**

- Courtney Cooperman, NLIHC

## **Field Updates**

- Zack Eichten, Minnesota Coalition for the Homeless
- Brit Ruffin, Washington Legal Clinic for the Homeless, & Beth Mellen, Legal Aid Society of the District of Columbia

## **ERASE Project Updates**

- Andrea Bell, Oregon Housing & Community Services

## **Next Steps**

# Welcome & Updates

**Renee Willis**

*Senior Vice President for Racial Equity,  
Diversity and Inclusion*

National Low Income Housing Coalition

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# FY22 Spending Bill & Budget Reconciliation Updates

**Sarah Saadian**

*Senior Vice President of Policy*

National Low Income Housing Coalition

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# Unlocking Housing Opportunities for People Experiencing Homelessness

**David Garcia**

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**Ryan Finnigan**

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# California's Homekey Program: Unlocking Housing Opportunities for People Experiencing Homelessness

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David Garcia & Ryan Finnigan

[turnercenter.berkeley.edu](https://turnercenter.berkeley.edu)

# What is Homekey?

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**Project Roomkey** used hotel/motel rooms to shelter people experiencing homelessness during the Covid-19 pandemic.



**Homekey** gave localities **capital**, some **operating support**, and **regulatory streamlining** to acquire & convert properties like hotels/motels into shelter and permanent supportive housing.

# Unlocking Housing with Scale and Speed

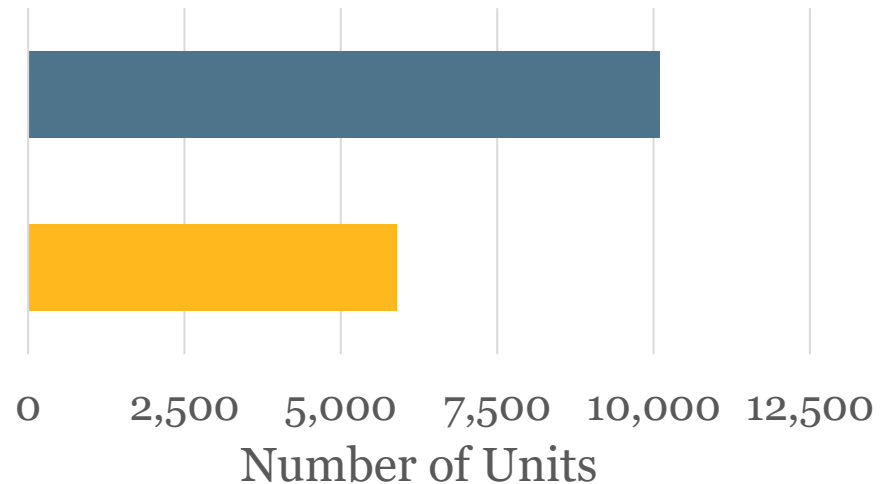


94 projects

~6,000 units

New Perm. Supportive Housing  
2017–2020

Homekey





# Catalyst for Collaboration and Action

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“Homekey shows we can have big goals and we can move fast. It signals to folks, ‘You’re not going to have to live outdoors.’ Homekey starts from the premise that we can solve homelessness with urgency, resources, collaboration, and political will.”

# Capital Alone Isn't Enough

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*Single biggest obstacle* — lack of operating funds to support property management, maintenance, security, and resident services.

“We currently have sufficient project-based vouchers to commit to Homekey projects. They are just coming from a dwindling pool. We’re reaching our cap.”

“the moral of the story to me is, if our society wants these to be replicable and sustainable, we need to invest in them. We’re housing people literally who’ve been homeless for decades.”

# Thanks! Questions?

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See more details and project profiles in  
our full report at  
[turnercenter.berkeley.edu](https://turnercenter.berkeley.edu)

TURNER  
CENTER  
FOR HOUSING  
INNOVATION  

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UC BERKELEY

# Our Homes, Our Votes Website Relaunch

**Courtney Cooperman**

*Housing Advocacy Organizer*

National Low Income Housing Coalition

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**OUR HOMES**

**OUR VOTES**

BECAUSE HOUSING IS BUILT WITH BALLOTS



**OURHOMES-OURVOTES.ORG**



## TIPS FOR PARTICIPATING IN A TOWN HALL |

### Town Hall Meetings: Asking the Best Question

- Submit a question in advance
- Tweet your question before the event. Use the #OurHomesOurVotes hashtag.
- Sit near the microphone
- Ask direct questions
- Consider a question with two parts:
  - » A Yes/No aspect in the beginning
  - » An opportunity for the candidate to offer additional thoughts
- Include facts in a question
- Videotape the question and answer, and send it to [outreach@nlihc.org](mailto:outreach@nlihc.org) to be included in the [www.ourhomes-ourvotes.org](http://www.ourhomes-ourvotes.org) website cataloging all candidate comments on affordable housing. Share the video via social media using the #OurHomesOurVotes hashtag.

### EXAMPLE QUESTION:

"Will you commit to supporting affordable housing for all residents in the community?"

### I Vote for Affordable Housing— and I Pledge to Vote Tuesday, November 8, is Election Day



For more information about voting at your address

**I, \_\_\_\_\_, pledge to vote in the 2022 election!**

We will keep you informed on polling locations, early voting options, and safety protocols.

Name:

Email:

Address:

Address:

#### Your pledge

I will register to vote BY MAIL (form can be filed until \_\_\_\_\_)

I will vote by mail before November 8

I will vote early at the County Clerk's office until \_\_\_\_\_

I pledge to vote in-person on November 3 AND

☐

I know my polling location

☐

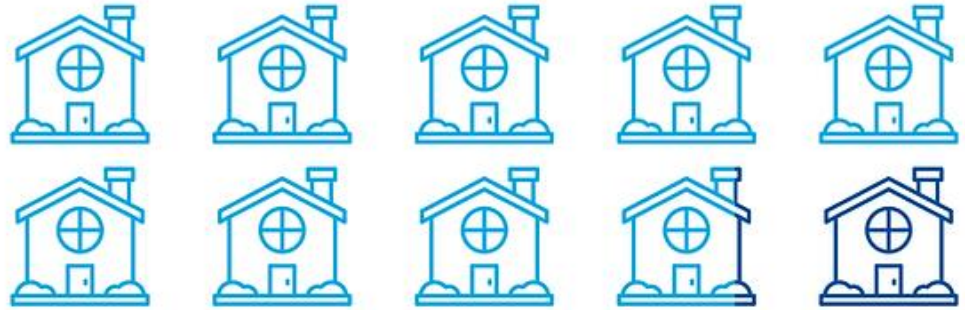
I need to know what my polling location is

# Voter & Candidate Engagement Resources

## Our Homes, Our Votes Act

The [Our Homes, Our Votes Act](#) (H.R. 2215), introduced by Rep. Amodeo (R-PA), would allow residents of federally subsidized housing to register to vote by adding federally subsidized housing to the National Motor Voter Law). The bill makes it clear that all who use federal housing subsidies are expected reducing voting barriers for some renters.

TAKE ACTION



Nearly 9 in 10 respondents (**89%**) said that it was important to them personally that their **elected officials** work to make sure there is enough affordable housing available.



Public Opinion Polling on Housing Affordability and Policy in June/July 2021



## OUR HOMES, OUR VOTES

MEDIA TOOLKIT

## Other Highlights...





# OUR HOMES

# OUR VOTES

BECAUSE HOUSING IS BUILT WITH BALLOTS



## OURHOMES-OURVOTES.ORG

Email [ourhomes@nlihc.org](mailto:ourhomes@nlihc.org) with  
questions!



# Field Updates

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# Field Updates

**Brit Ruffin**

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**Beth Mellen**

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# Eviction Record Sealing and Fairness in Renting Amendment Act of 2022

**-Washington, DC-**

Brit K. Ruffin, Washington Legal Clinic for the Homeless

Beth Mellen, Legal Aid Society of DC



# **Expands tenant rights, minimizes barriers to housing, and decreases opportunities for discrimination by addressing:**

- Eviction Process
- Eviction Record Sealing
- Tenant Screening Process
- Voucher Discrimination



# ***Eviction Rights***

- Requires 30-day notices for all eviction cases, including rent cases
- Notices for non-payment of rent cases must include: total amount owed, a ledger, and a statement of tenant rights with tenant org/legal service provider contact information
- Prohibits landlords from suing tenants for less than \$600
- Prohibits landlords from suing tenants unless the landlord has valid business license and rent control registration or exemption
- Requires landlords who serve pre-filing notice or court papers by posting to provide photographic evidence of posting
- Requires landlords to serve court papers at least 30 days before first court hearing (previously 7 days)
- Landlords must provide pre-filing notices in primary language of tenant, if landlord knows that tenant speaks a language other than English or Spanish



# ***Eviction Record Sealing***

- Automatically seals eviction case records:
  - 30 days after case resolution if there is no judgment for the landlord; AND
  - 3 years after case resolution if there is a judgment for the landlord
- For evictions resulting in a judgment for the landlord, the court must seal the case earlier than 3 years if the tenant requests (upon motion) and proves:
  - The judgment was for less than \$600,
  - The tenant was evicted while living in subsidized housing,
  - The landlord violated the DC Human Rights Act,
  - The landlord retaliated against the tenant,
    - The landlord failed to make repair housing code violations,
    - The tenant experienced domestic violence, dating violence, sexual assault, or stalking and could have defended the eviction case based on what happened,
    - There was a settlement agreement and the landlord never evicted the tenant, OR
    - The court decides there are other grounds to seal the records
- Allows tenants and their attorneys non-public access to copies of sealed records
- Allows researchers access to data with protections for tenants

# Tenant Screening

- Before screening an applicant, landlords must inform a tenant in writing (or by posting):
  - The amount and purpose of any fee being requested, and whether the fee is refundable;
  - What kind of information they plan to pull for tenant screening;
  - What information would lead them to deny the housing;
  - Whether a consumer or credit report is to be used and the name of the credit reporting agency; statement of tenant's right to a free copy of the report if denied
  - The number and type of available rental units;
  - How long it will take for a decision regarding the application; AND
  - Information on the applicant's rights, including:
    - right to dispute inaccurate or prohibited information used by the landlord
    - right to receive a response from the landlord (landlord must respond w/in 10 days),
    - right to a refund of the application fee if it isn't used (refund within 14 days),
    - right to file a complaint with OHR or file a civil action in Superior Court\*\*



# Tenant Screening

- Landlords cannot ask questions about or deny an applicant based on:
  - Sealed eviction records, eviction cases that didn't result in a judgment for landlord, or eviction cases that are more than 3 years old;
  - Past allegations of lease violations if the violation stems from domestic violence, dating violence, sexual assault, or stalking (including civil protection orders) , involved the applicant being a victim or witness of crime, is related to a household member's disability, or took place more than 3 years ago; OR
- Landlords cannot base denial solely on credit score/lack of credit score
- If a landlord denies an application, they must provide:
  - A written denial notice with specific reasons for the denial;
  - A copy or summary of any information used in the decision; AND
  - A statement about how to dispute inaccurate or prohibited info used by landlord in the denial
  - A statement detailing the right to file a complaint with Office of Human Rights\*\*
- The tenant can dispute the denial with the landlord if it is based on inaccurate information or prohibited criteria. The landlord must respond in writing within 10 days.
- Application fees capped at \$50
- Legislation establishes a process for Office of Human Rights enforcement and a penalty scale for landlord violations\*\*





# ***Enhanced Voucher Discrimination Protections***

- Landlords cannot ask about or deny housing to people using vouchers based on:
  - Credit issues, late rent, or nonpayment of rent that happened when the applicant didn't have a voucher; OR
  - Income, credit score, or lack of credit score.
- Landlords also cannot charge voucher holders more rent or fees than they charge people without vouchers.

# End Rental Arrears to Stop Evictions (ERASE) Project Updates

**Andrea Bell**

*Executive Director*

Oregon Housing & Community Services

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# Next Steps

**Renee Willis**

*Senior Vice President for Racial Equity,  
Diversity and Inclusion*

National Low Income Housing Coalition

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## Resources

NLIHC's HoUSed Campaign  
([nlihc.org/housed](http://nlihc.org/housed)): Campaign  
Updates