



NLIHC's HoUSed Campaign for
Long-Term Housing Solutions

May 17, 2021

Agenda



Welcome

- Paul Kealey, NLIHC

Special Guests

- Senator Amy Klobuchar (D-MN)
- Senator Patty Murray (D-WA)

Update on Emergency Rental Assistance Programs

- Rebecca Yae & Neetu Nair, NLIHC

Provisions for Survivors of DV, SA, & HT in HUD's New Emergency Housing Voucher Guidance

- Karlo Ng, NASH

Field Update

- Arjuna Heim & Abbey Seitz, Hawaii Appleseed Center for Law & Economic Justice

Advancing Long Term Housing Solutions: Updates & Next Steps

- Sarah Saadian, NLIHC
- Jen Butler, NLIHC

Next Steps

Welcome

Paul Kealey

Chief Operating Officer

National Low Income Housing Coalition

pkealey@nlihc.org

Special Guests

Senator Amy Klobuchar

Minnesota

United States Senate

Special Guests

Senator Patty Murray

Washington

United States Senate

Update on Emergency Rental Assistance Programs

Rebecca Yae

Senior Research Analyst

National Low Income Housing Coalition

ryae@nlihc.org

Neetu Nair

Research Analyst

National Low Income Housing Coalition

nnair@nlihc.org



NATIONAL LOW INCOME
HOUSING COALITION

Emergency Rental Assistance

Updates on tracking and initial findings

May 17, 2021

Neetu Nair (she/her)

Research Analyst

nnair@nlihc.org

National Low Income Housing Coalition

Rebecca Yae (she/her)

Senior Research Analyst

ryae@nlihc.org

National Low Income Housing Coalition

Revised Resources



Treasury Emergency Rental Assistance (ERA) Programs

Use the search bar to find programs in your area. If you cannot find a city or county program, your state, territory, or tribal program may be able to serve you. If you cannot find any program in your area, call 2-1-1 or your local housing authority for assistance.

SEARCH STATE, TERRITORY, TRIBE, OR LOCALITY

Search for the city or county you reside in; if you don't see a program for your locality, you should search for your state, territory, or tribe, as applicable.

346 programs were found.

Last updated: 5/14/21

State / Territory	Communities Served	Program	Program Status
Alabama		Emergency Rental Assistance Alabama	Accepting applications
Alabama	Baldwin County	Baldwin County Emergency Rental Assistance Program	Accepting applications
Alabama	Birmingham	Birmingham Emergency Rental Assistance Program	Accepting applications
Alabama	Huntsville	City of Huntsville COVID-19 Emergency Rental Assistance Program	Accepting applications
Alabama	Mobile County	Mobile County Treasury Emergency Rental and Utility Assistance	Accepting applications
Alabama	Mowa Choctaw Housing Authority	Mowa Choctaw Emergency Rental Assistance	Accepting applications

EMERGENCY RENTAL ASSISTANCE

ERA Dashboard

Rental Assistance

As of May 10th, NLIHC is tracking 972 programs, over 350 of which are from the Treasury ERA program.

The ERA Treasury program includes: 50 States + D.C., 382 cities/counties, 252 Tribal govts. and 6 Territories/ Entities

Rental Assistance resources available at: <https://nlihc.org/rental-assistance>

Latest Updates*



ERA Treasury Programs in Database	351
Jurisdictions Represented	65%
Opened Programs	322
State Programs	47
County Programs	148
City Programs	44
Territory/Tribal Govt/Other	84
Closed Programs	18
State Programs	0
County Programs	13
City Programs	4
Territory/Tribal Govt/Other	1

50 STATE
216 CITY/COUNTY
85 TERRITORY/TRIBAL GOVT.

\$ REPRESENTING
\$20.587 billion

Open	Not Yet Open
Alabama, Alaska*, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, D.C., Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, Ohio, Oklahoma, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, and Wyoming	New York, North Carolina, and North Dakota: TBD Oregon: May 19 th
*currently closed, may reopen	

*NLIHC updates these numbers each week. If you are aware of a program not included in our database, please contact nnair@nlihc.org or ryae@nlihc.org

Key Issues in Programs

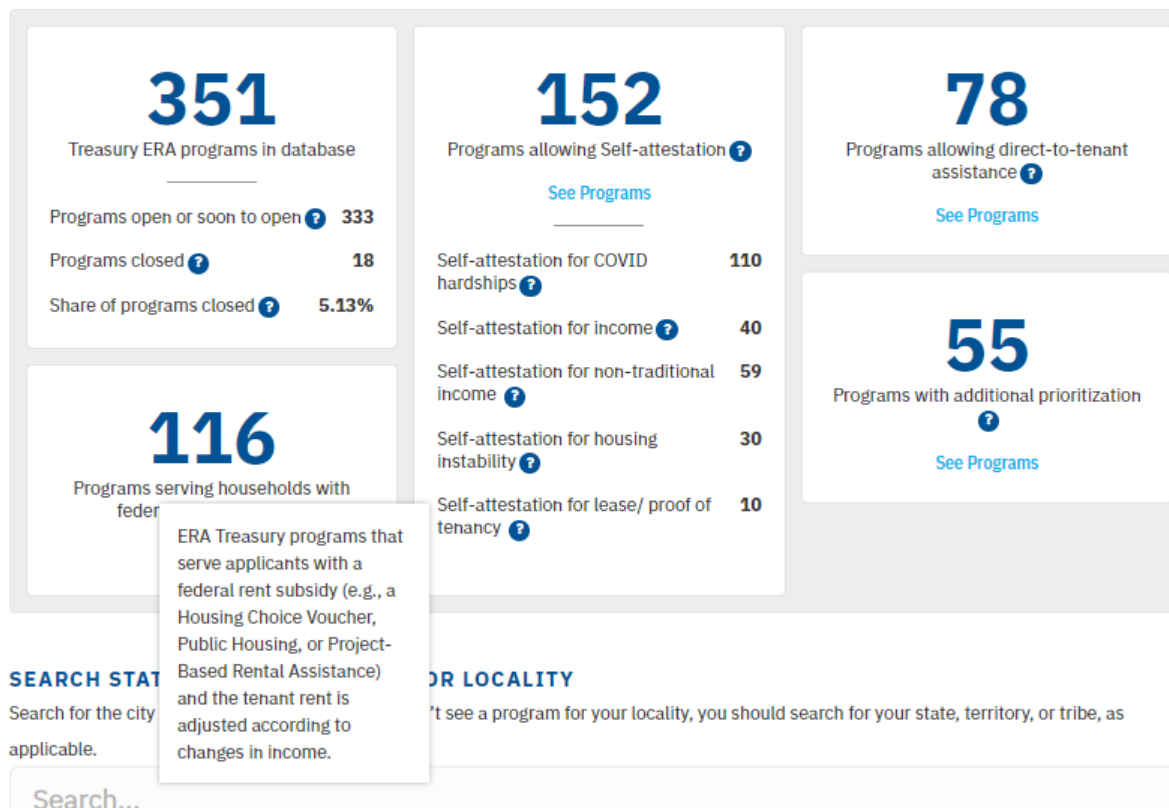


- **Use of self-attestation**
- **Direct-to-tenant assistance**
- **Serving tenants with federal rent subsidies**

Treasury ERA Dashboard (*now live!*)



Treasury Emergency Rental Assistance (ERA) Dashboard



Treasury ERA Dashboard available at: <https://nlihc.org/era-dashboard>

Resource Hub *(launching this week!)*



Resource Hub

EMERGENCY RENTAL
ASSISTANCE

ERA Dashboard

Rental Assistance

Self-Attestation



Recent Treasury guidance strongly discourages burdensome documentation requirements and provides alternative ways to verify eligibility, including self-attestation. These forms provide examples of how ERA Treasury programs are allowing applicants to attest to experiencing COVID hardship, having an income less than 80% AMI, experiencing housing instability, and having a tenant/landlord relationship in the absence of a lease.

Self-Attestation Forms



Direct-to-Tenant Examples



Recent Treasury guidance requires programs using ERA2 to offer assistance directly to renters if landlords choose not to participate or are unresponsive. It also allows programs to provide assistance to renters first, without a required outreach to landlords. The resources listed provide examples of how programs are implementing direct-to-tenant payments.

Direct-to-Tenant Examples



Prioritization Examples



ERA programs must report on how they will meet the statutory requirement to prioritize households with the lowest incomes. The following resources provide examples of how programs are designing their programs to prioritize households with the greatest need. Other examples of prioritization can be found in a joint report from NLIHC and CLASP, Prioritization in Emergency Rental Assistance Programs to Better Serve Priority Populations.

Prioritization Examples



Application Examples



Applications should be clear and simple to ensure accessibility to applicants with the greatest need. Applications may also embed self-attestations to reduce burdensome documentation requirements. The following applications offer examples of how programs can achieve clear and streamlined

Includes forms/policies/procedures/sample language regarding:

1. Self-attestation
2. Direct-to-tenant assistance
3. Prioritization examples
4. Sample applications
5. Program dashboards
6. Evaluation report
7. Outreach tool-kits
8. ERA research and reports



NATIONAL LOW INCOME
HOUSING COALITION

Thank You!

Provisions for Survivors of DV, SA, & HT in HUD's New Emergency Housing Vouchers Guidance

Karlo Ng

Director of Legal Initiatives

National Alliance for Safe Housing

kng@nashta.org

Who qualifies for EHV's?

- Individuals and families who are
 - Fleeing or attempting to flee domestic violence, sexual assault, dating violence, stalking, or human trafficking
 - Definitions are from the Violence Against Women Act (VAWA) and Trafficking Victims Protection Act (TVPA)
 - SA and HT are not the same as DV
 - Experiencing homelessness
 - At risk of experiencing homelessness
 - Recently homeless and providing the voucher would prevent the individual's/family's homelessness or from having a high risk of housing instability



What's different about EHV's?

- PHAs are required to work with Continuums of Care (CoCs) and homeless services/victim service provider organizations as referral partners.
 - Eligibility of the 4 categories is determined by the CoC or other referral partners.
 - These relationships must be memorialized in MOUs.
- EHV's can be used for new admissions and VAWA emergency transfers



What's different about EHV's?

- \$3,500 services fee per voucher to help participants access housing. Eligible uses -
 - Housing search assistance is required
 - Security deposit, utility deposit and arrears, rental application, and holding fees
 - Owner recruitment, outreach, incentive, and retention payments
 - Other eligible uses
 - Moving expenses
 - Tenant-readiness services
 - Essential household items
 - Renter's insurance



Other waivers and requirements

- PHAs must have a EHV waiting list separate from HCV waiting list.
- Restrictions on denials of assistance
- PHAs can establish higher payment standards.
- Flexibility for participants to verify income and immigration status/SSN
- Initial search term = 120 days (instead of 60 days)
- Initial lease term can be less than 12 months
- No portability residency requirement. Participants can port anytime during the first year of EHV assistance.
- EHV's do not renew after September 30, 2023



What needs to be done now?

- Deadlines are coming up quickly
- Immediate outreach and education to DV/SA/HT service providers and culturally specific organizations
- Fewer sexual assault and trafficking programs than domestic violence programs are part of housing and homelessness systems.
- NASH and partners are providing technical assistance, training, and support to PHAs, CoCs, DV/SA/HT service providers, and culturally specific organizations, to help bridge this gap.
 - kng@nashta.org



Field Update

Arjuna Heim

Contractor

Hawaii Appleseed Center for Law & Economic Justice

heimarjuna@gmail.com

Abbey Seitz

Urban Planner

Hawaii Appleseed Center for Law & Economic Justice

seitz.abbey@gmail.com



Hawai'i hoUSed Campaign

May 17th, 2021 Presentation by Hawai'i Appleseed

FEDERAL ADVOCACY

What We've Heard from Hawai'i Legislators

Support:

- NLIHC priorities & Infrastructure Bill goals
- Initiatives to improve long-term affordability
- Increasing funding for Native Hawaiian Housing Block Grants

Hesitancy:

- Funding for rental vouchers

LOCAL RELEVANCE

Affordable Housing Needs in Hawai‘i

"Affordable" = at or below 80 AMI

State of
Hawaii
Resident
Population:
1.4 million

Affordable
Homes
Needed by
2025:
26,000



Source: Hawaii Housing Planning Study (2019)

Rental Assistance Programs

New Rent, Utility Relief Fund Maxes Out Applications Within Hours

The first round of applications has already closed. It's unclear when the second round will launch.



By Christina Jedra    / April 5, 2021

🕒 Reading time: 3 minutes.



Within hours of Honolulu launching its new \$114 million rent and utility fund, the city hit its application limit and stopped accepting new applicants, the city announced on Monday afternoon.

Low-income Honolulu residents who have been financially impacted by the pandemic were able to apply for relief at oneoahu.org/renthelp starting at noon. But there were so many people in apparent need that the city almost immediately hit the maximum number of applications it is accepting in this first round of funding: 8,000.

Issue: 10% of Hawai'i renters are behind on rent; demand for rental assistance far outweighs supply

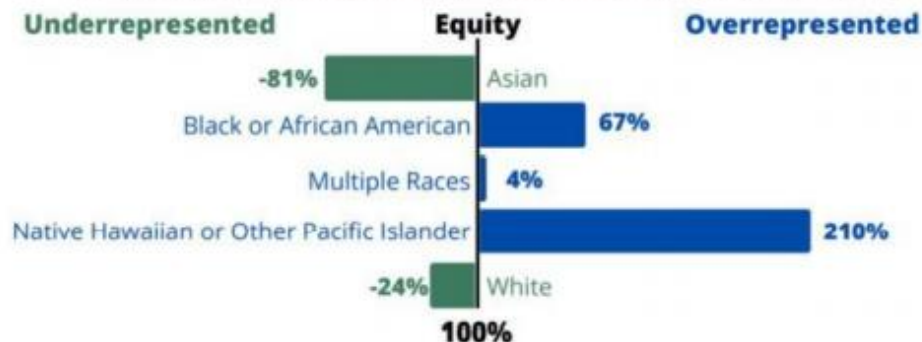
Recommendation: More emergency relief for renters in the Infrastructure Bill

Unique Impacts to Native Hawaiians

Racial Equity of 2020 Homeless Population

Under or Overrepresentation of Homeless Race/Ethnicity Compared to Total Population of O'ahu

* The closer the bar is to the black line in the center, the closer the racial group is to racial equity.



- Native Hawaiians make up 20% of State population; over 50% of houseless community
- Increasing outmigration; over half of all Native Hawaiians live outside of Hawai'i

Advancing Long Term Housing Solutions: Updates & Next Steps

Sarah Saadian

Vice President of Policy

National Low Income Housing Coalition

ssaadian@nlihc.org

Advancing Long Term Housing Solutions: Updates & Next Steps

Jen Butler

*Director of Media Relations &
Communications*

National Low Income Housing Coalition

jbutler@nlihc.org



HoUsEd Campaign Media Toolkit

Amplifying through content creation, media outreach and messaging

INTRODUCTION

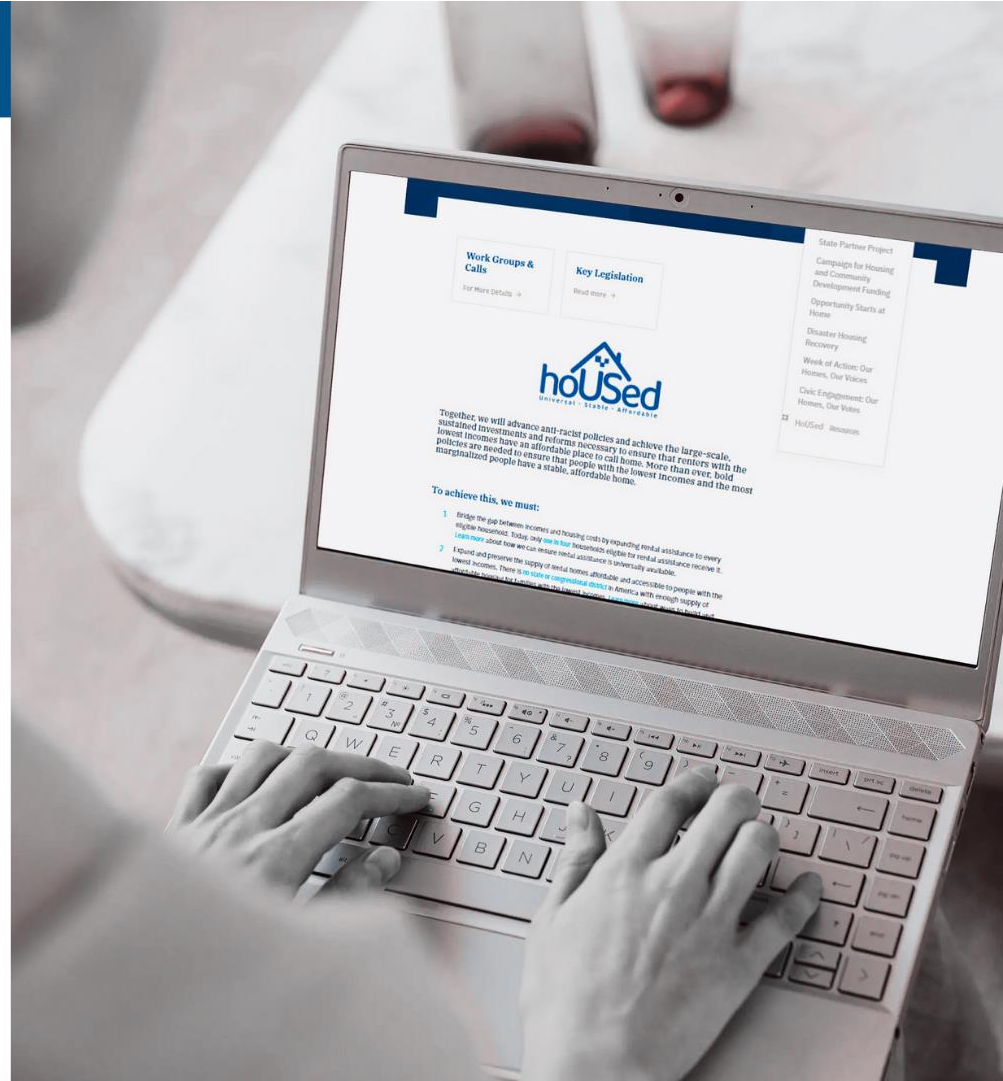
The HoUSed campaign for long-term affordable housing will advance anti-racist policies and achieve the large-scale, sustained investments and reforms necessary to ensure that renters with the lowest incomes have an affordable place to call home. Bold policies are needed to ensure the most marginalized people in the U.S., especially low-income people of color, have safe, stable, accessible affordable homes.

To achieve this, we must:

1. Bridge the gap between incomes and housing costs by expanding rental assistance to every eligible household. Today, only one in four households eligible for rental assistance receives it. [Learn more](#) about how we can ensure rental assistance is universally available.
2. Expand and preserve the supply of rental homes affordable and accessible to people with the lowest incomes. There is no state or congressional district in America with enough supply of affordable housing for families with the lowest incomes. [Learn more](#) about ways to build and preserve affordable homes.
3. Provide emergency rental assistance to households in crisis by creating a national housing stabilization fund. Millions of households are one financial shock away from economic hardship that could quickly spiral out of control. [Learn more](#) about how we can stabilize households during a crisis.
4. Strengthen and enforce renter protections. The power imbalance between renters and landlords puts renters at risk of housing instability and homelessness. [Learn more](#) about how we can build power for renters.

Stay up-to-date on campaign news and events at nlihc.org/housed

Be sure to direct your audience to the HoUSed website for resources and information.



NATIONAL TALKING POINTS

Congress is working to enact an American Jobs Plan to invest in America, create good-paying jobs, combat the climate crisis, advance racial equity, and “build back better.” To achieve these ambitious goals, any comprehensive jobs package must advance bold housing solutions to ensure everyone has a stable, accessible, affordable home, starting with those with the greatest needs.

The HoUSed campaign’s top three priorities for the American Jobs Plan are targeted to serve America’s lowest-income and most marginalized renters:

- Expanding rental assistance to every eligible household.
- Investing \$70 billion to preserve public housing.
- Providing \$45 billion to build new homes and preserve existing affordable homes through the national Housing Trust Fund.

NATIONAL TALKING POINTS

- A major cause of today’s housing crisis is the fundamental mismatch between growing housing costs and stagnant incomes for people with the lowest incomes:
 - In the U.S., renters need an annual income of nearly **\$50,000** or **\$23.96** an hour on average to afford a modest, two-bedroom apartment. This is far above the incomes of many working families, seniors, and people with disabilities.
 - Since 1960, renters’ incomes have increased by 5%, while rents have risen 61%.
 - In only **5% of all U.S. counties** can a full-time minimum-wage worker afford a one-bedroom rental home at fair market rent.
 - There are **no counties** where a minimum wage worker can afford a two-bedroom rental home at fair market rent.
- An underlying cause of America’s housing crisis is a market failure that results in a severe shortage of rental homes affordable to people with the lowest incomes.
 - Nationally, there is a shortage of **7 million homes** affordable and available to the lowest-income renters.
 - For every 10 of the lowest-income renter households, there are **fewer than 4 homes** affordable and available to them.
 - There is **not a single state or congressional district** in the country with enough affordable homes to meet this demand.
 - **Eight million** of the lowest-income renters pay at least half of their incomes on rent, leaving them without the resources they need to put food on the table, purchase needed medications, or make ends meet.



For every 10 of the lowest-income renter households, there are **fewer than 4 homes** affordable and available to them



RESOURCES

AMERICAN JOBS ACT/LEGISLATION

HoUSed Campaign Priorities:

- Expand rental assistance to every eligible household
- Invest \$70 billion to repair public housing
- Invest \$45 billion in the national Housing Trust Fund

The White House Proposal:

Included \$213 billion for housing, including \$40 billion to repair public housing, resources to support homeownership and weatherization, and new competitive grants to incentivize zoning and land-use reforms.

Housing is Infrastructure Act:

Chairwoman Maxine Waters (D-CA) released an updated discussion draft of this bill on April 12, which provides \$70 billion to repair public housing and \$45 billion for the HTF. It does not include an expansion of vouchers. For more information, see NLIHC's [factsheet](#) on the Housing is Infrastructure Act.

Letters of Support

National Sign On Letter:

Please sign your organization on to a national letter to urge Congress to support these investments and share with your networks.

Congressional Progressive Caucus endorsed the HoUSed campaign's three priorities for an infrastructure bill.

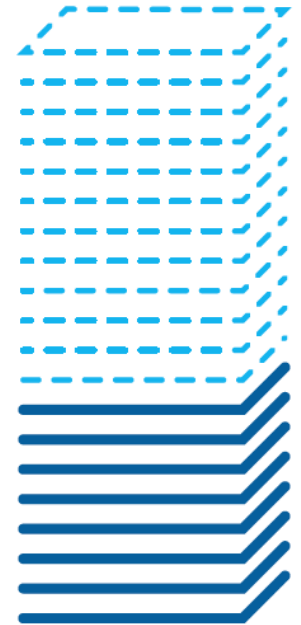
Dear Colleague Letter: Signed by 78 members of Congress and led by Senators Jeff Merkley (D-OR), Elizabeth Warren (D-MA), and Kirsten Gillibrand (D-NY) and Congressman Ritchie Torres (D-NY), calling on Congress to include the HoUSed campaign's priorities in the American Recovery Plan.

Sign On Letters:

The letters are signed by 39 national cross-sector leading organizations in support of expanding rental assistance and investing in public housing and the national Housing Trust Fund.

- [Letter to White House](#)
- [Letter to Congressional Leaders](#)

8 million of the lowest-income renters pay **at least half of their income on rent**, leaving them without the resources they need to put food on the table, purchase needed medications, or make ends meet.



SHARE THE MESSAGE

Post on social media (e.g. Twitter, Facebook, Instagram). Use the hashtags

#HoUSed and #Housing4UsAll. It is helpful if you tag @NLIHC in your posts and follow us for ideas on what to repost on your social media channels.

Go Viral -

Share the HoUSed images. Sample images and graphics for the campaign are included in this toolkit. Share the images with your social media networks and include information about your specific state.

Host tweetstorms and LIVE events on Instagram and Facebook – engage with your audience and amplify your messaging.

SOCIAL MEDIA SUGGESTIONS:

Post and re-post comments on campaign news throughout all your social media networks. Sample language and graphics are below. Consider pairing your posts with images for increased visibility, impact and engagement.

Bold policies are needed to ensure #Universal, #Stable, #Affordable housing for the lowest income and most marginalized people. #HoUSed #Housing4UsAll <https://nlihc.org/housed>

#DYK: Racial segregation & discrimination in housing are a major cause of racial inequity across all sectors of education, income, and more. Housing justice advances racial justice.

We need to bridge the gap to ensure #Housing4UsAll. <https://nlihc.org/housed>

To ensure the lowest-income people are #HoUSed we must preserve & expand the supply of rental homes across the US through investments in public housing & the national Housing Trust Fund. <https://bit.ly/3gfQUho>

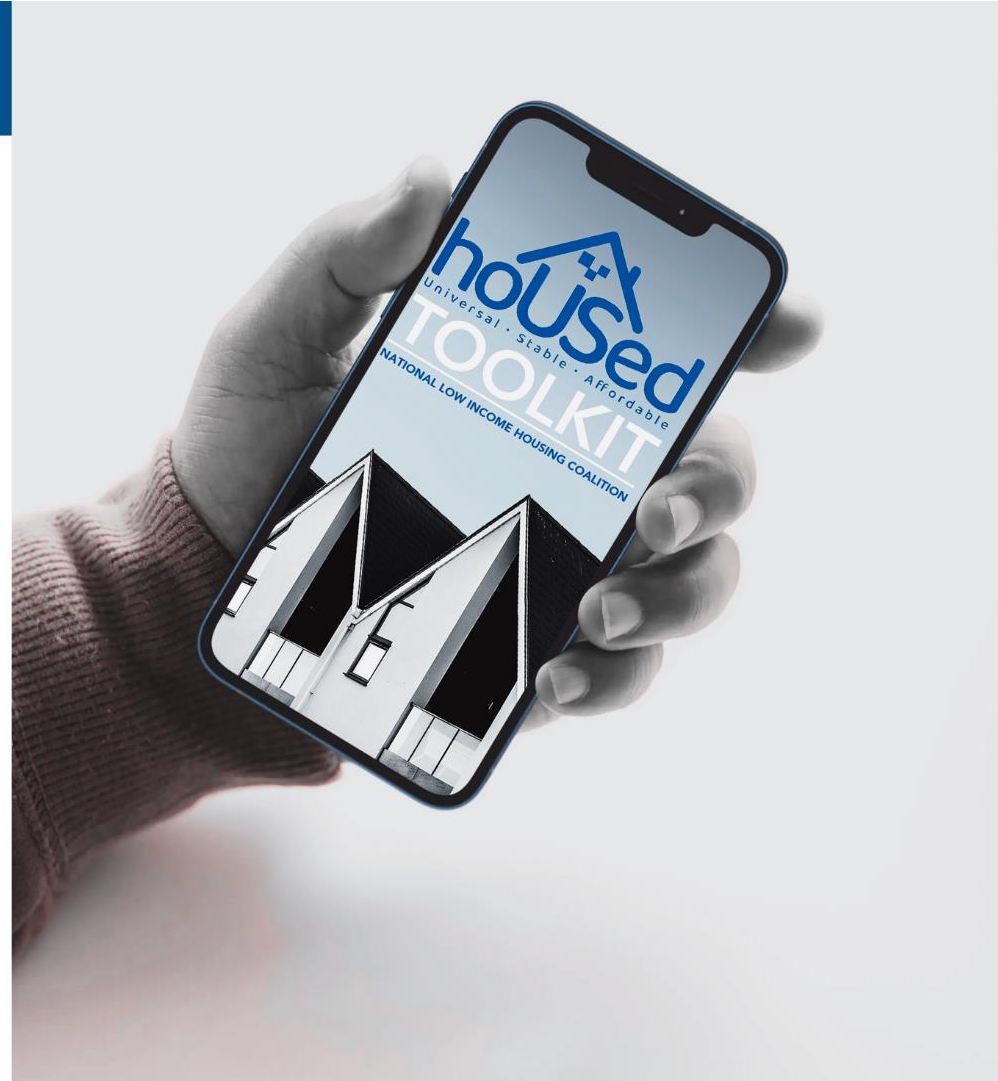
Housing is health care. When we keep people #HoUSed, we prevent long-term health problems & promote healthy, productive lives. <https://nlihc.org/housed>

Millions of households are one financial shock away from eviction & homelessness. Everyone deserves a housing safety net; universal rental assistance for all eligible households would provide it. #Housing4UsAll. <https://bit.ly/3suVFGp>

#ICYMI Children learn better and are more likely to graduate when they are #HoUSed in stable, affordable homes. Learn more: <https://nlihc.org/housed>

We all deserve the opportunity to climb the income ladder and achieve financial stability. Housing assistance reduces poverty and helps keep low-income renters #HoUSed. <https://bit.ly/3gfN45U>

Congress must advance anti-racist policies and provide the large-scale, sustained investments and reforms needed to ensure renters with the lowest incomes have an affordable place to call home. #HoUSed <https://nlihc.org/housed>



PRESS RELEASE TEMPLATE

THE HOUSED CAMPAIGN: KEY PRIORITIES FOR THE AMERICAN JOBS PLAN

WASHINGTON, DC— Congress is working to enact an American Jobs Plan to invest in the workforce, combat the climate crisis, advance racial equity and “build back better.” To achieve these ambitious goals, any comprehensive jobs package must advance bold housing solutions to help ensure everyone has a stable, accessible, affordable home, starting with those with the greatest needs.

America is in the grips of an affordable housing crisis, most severely impacting the most marginalized and lowest-income people. Nationally, there is a shortage of **7 million homes** affordable and available to the lowest-income renters. There are proven solutions that can address the affordability crisis, but current funding levels from Congress leave three out of four eligible households receiving no assistance at all. This shredded social safety net is what brought us to the brink of an eviction tsunami during a global health emergency.

The National Low Income Housing Coalition (NLIHC) and **[NAME OF YOUR ORGANIZATION]** urge Congress to repair the housing safety net and address the pervasive shortage of homes affordable to the lowest income renters by expanding rental assistance to every eligible household, investing \$70 billion to preserve our country's public housing infrastructure, and providing \$45 billion to build new affordable homes through the national Housing Trust Fund to serve America's lowest-income and most marginalized renters.

[INCLUDE QUOTE FROM EXECUTIVE DIRECTOR]

The **HoUsed** campaign for long-term affordable housing advocates for four solutions to America's housing crisis: expanding rental assistance to every eligible household; increasing the supply of affordable housing for people with the lowest incomes; providing emergency housing assistance to help stabilize families in a crisis; and strengthening and enforcing robust renter protections.

“Our first and best opportunity to advance some of these bold, long-term housing solutions is in the ‘American Jobs Plan,’ the infrastructure and recovery proposal from President Biden,” said NLIHC President and CEO Diane Yentel. “This infrastructure and recovery legislation is a once-in-a-generation opportunity to invest in proven affordable housing solutions, including rental assistance, public housing, and the National Housing Trust Fund.”

An underlying cause of America's housing crisis is a market failure that results in a severe shortage of rental homes affordable to people with the lowest incomes. In **[STATE]** there are **[#]** extremely low-income households but only **[#]** affordable rental homes available to them. The result is only **[#]** affordable and available rental homes for every 10 households with extremely low incomes.

Despite the clear and urgent need, only **one in four** households who qualify for housing assistance receives it due to decades of chronic underfunding by Congress. People of color – especially women of color – and other marginalized renters are most harmed by the housing crisis.

The American Jobs Plan proposes an **historic \$213 billion investment** in the country's affordable housing infrastructure. This investment must include the HoUsed campaign's priorities of \$45 billion for the national Housing Trust Fund to build, preserve and rehabilitate apartments affordable to the lowest-

OPINION EDITORIAL TEMPLATE

CONGRESS MUST PROVIDE UNIVERSAL, STABLE, AFFORDABLE HOUSING FOR ALL IN [STATE] AND THROUGHOUT THE U.S.

Even before the coronavirus pandemic, millions of America's lowest-income and most marginalized households—people of color, seniors, veterans, people with disabilities, low-wage workers—were just one financial shock away from falling behind on their rent and threatened with eviction, and in worst cases, homelessness. With growing housing costs and stagnant incomes for low wage workers, too many renters – including in **[STATE]** are living paycheck-to-paycheck, and at imminent risk of losing their homes.

According to the National Low Income Housing Coalition (NLIHC), nearly 8 million of the lowest-income households pay more than half of their limited incomes on rent, leaving very little for other basic needs such as groceries, childcare, or medicines. To combat this crisis and ensure that everyone has a stable, accessible, and affordable home, Congress should expand rental assistance to make it universally available to all households in need, invest \$70 billion to preserve public housing, and provide \$45 billion to build new homes affordable the lowest income people through the national Housing Trust Fund.

The American Jobs Plan is a once-in-a-lifetime opportunity for Congress to invest in America, create good-paying jobs, combat the climate crisis, advance racial equity, and “build back better.” Today's housing crisis reflects the structural disparity between growing housing costs and inadequate incomes for far too many people in America. Without sufficient federal investments in housing assistance and the creation and maintenance of affordable housing, the result is not a single state or congressional district in the country with enough affordable homes to meet the demand. People of color are most harmed by the inequities.

There are only **[# OF AFFORDABLE HOMES AVAILABLE]** rental homes affordable and available for every 10 of the lowest-income renters in **[STATE]**. Working at the minimum wage of **[STATE MINIMUM WAGE]** per hour in **[STATE]**, a wage earner needs to work **[#FULL-TIME JOBS AT MINIMUM WAGE]** full-time jobs or **[#WORK HOURS PER WEEK AT MINIMUM WAGE]** hours per week to afford a modest one-bedroom apartment. They must work **[#FULL-TIME JOBS AT MINIMUM WAGE]** full-time jobs or work **[#WORK HOURS PER WEEK AT MINIMUM WAGE]** hours per week to afford a two-bedroom apartment.

Despite the clear and urgent need, only one in four households who qualify for housing assistance receives it due to decades of chronic underfunding by Congress. Congress must act now to advance bold housing solutions that move our nation towards universal, stable, and affordable homes for everyone!

[ORGANIZATION NAME] and the HoUsed campaign are advocating for four solutions to America's housing crisis: expanding rental assistance to every eligible household; increasing the supply of affordable housing for people with the lowest incomes; providing emergency housing assistance to help stabilize families in a crisis; and strengthening and enforcing robust renter protections. To achieve these ambitious goals, the American Jobs plan must advance bold housing solutions to help guarantee those with the greatest needs have affordable homes.

Guaranteeing universal housing assistance and building and preserving more affordable homes will have a



POINT OF CONTACTS:

For any questions regarding communications or media relations, please contact:

Renee Willis – *VP for Communications & Field*

rwillis@nlihc.org

Jen Butler – *Director of Media Relations & Communications*

jbutler@nlihc.org

Next Steps

Paul Kealey

Chief Operating Officer

National Low Income Housing Coalition

pkealey@nlihc.org

Resources

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