



NLIHC's HoUSed Campaign for  
Long-Term Housing Solutions

July 18, 2022

# Agenda



## **Welcome**

- Paul Kealey, NLIHC

## **Capitol Hill Updates**

- Sarah Saadian, Kim Johnson, & Alayna Calabro, NLIHC

## **Building Health Equity Through Housing Policies**

Kate Leifheit, UCLA, & Gabriel Schwartz, UCSF

## **HUD Eviction Survey Results**

- Deborah Thrope & Tanaya Srini, NHLP

## **ERASE Updates**

- Alayna Calabro, NLIHC

## **Field Update**

- Justin Srsic, Vermont Affordable Housing Coalition

## **Next Steps**

# Welcome

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# Capitol Hill Updates

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# Capitol Hill Updates

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NATIONAL LOW INCOME  
HOUSING COALITION

# Capitol Hill Update July 18, 2022

## August Recess

# August Recess



**House – July 29 to September 12**  
**Senate – August 5 to September 5**

# August Recess

## **Use the August recess to educate your senators and representatives:**

- Schedule an in-person meeting with your members of Congress while they're in their home states/districts.
- Invite members of Congress to tour a Housing First program or affordable housing development that used funding from the national HTF.
- Help shape the narrative on social media; and
- Share stories of those directly impacted by homelessness and housing poverty.



# Immediate Opportunity – FY23 Spending Bill



**Urge your senators and representatives to provide HUD and USDA affordable housing programs with the highest possible funding in FY23, including:**

1. An expansion of housing vouchers to an additional 200,000 households
2. Significant funding to preserve and operate public housing (\$5.125 billion for the Public Housing Capital Fund, and \$5.06 billion for the Public Housing Operating Fund);
3. \$3.6 billion for HUD's Homeless Assistance Grants program to address the needs of people experiencing homelessness;
4. \$100 million for legal assistance to prevent evictions; and
5. \$300 million for the competitive tribal housing program, targeted to tribes with the greatest needs.

# Immediate Threat – Anti-Homelessness Efforts



**Educate your senators and representatives about the importance of Housing First and other long-term solutions to homelessness.**

It is critical that advocates and our allies in Congress are unified in pushing back against these counterproductive and dehumanizing efforts.

# Long-Term Solutions



## Bridge the Gap Between Incomes and Housing Costs

**Family Stability and Opportunity Vouchers Act (S.1991)** – Ask your senators to cosponsor this bill from Senators Van Hollen (D-MD) and Young (R-IN), which would provide 500,000 new housing vouchers and counseling services to help families with children move to areas of opportunity. See the [factsheet](#) on the Family Stability and Opportunity Vouchers Act.

**Ending Homelessness Act (H.R.4496)** – Ask your representatives to cosponsor this bill from Chairwoman Waters (D-CA) to create a universal housing voucher, ban “source of income” discrimination, and invest \$10 billion in the national HTF and other programs. To learn more, see the [factsheet](#) on the Ending Homelessness Act.

# Long-Term Solutions



## Expand and Preserve Housing Supply for Those with the Greatest Needs

**American Housing and Economic Mobility Act (S.1368/H.R.2768)** – Ask your members of Congress to cosponsor this bill from Senator Warren and Representative Cleaver (D-MO) to invest \$45 billion annually in the national HTF, among other investments. To learn more, see NLIHC's [factsheet](#) on the American Housing and Economic Mobility Act and [factsheet](#) on the Housing Trust Fund.

# Long-Term Solutions



## Stabilize Families to Prevent Evictions

**Eviction Crisis Act/Stable Families Act (S.2182/H.R.8327)** – Ask your members of Congress to cosponsor this bill from Senators Bennet (D-CO) and Portman (R-OH), and Representative Torres (D-NY) to create a permanent Emergency Rental Assistance program, funded at \$3 billion annually, to help families facing a financial shock avoid eviction. To learn more, see NLIHC's Opportunity Starts at Home campaign's [factsheet](#) on the Eviction Crisis Act, and [sign the national support letter](#).

# Long-Term Solutions



## Strengthen and Enforce Renter Protections

**Fair Housing Improvement Act (S.4485/H.R.8213)** – Ask your senators and representatives to support this bill from Senator Kaine (D-VA) and Representative Peters (D-CA) to prohibit discrimination based on “source of income” and military and veteran status. For more information, see NLIHC’s [factsheet](#) on the Fair Housing Improvement Act.

# Building Health Equity through Housing Policies

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# Building health equity through housing policies: Critical reflections and future directions for research

Kathryn M. Leifheit, PhD MSPH and Gabriel L. Schwartz, PhD

NLIHC HoUSed Call

July 18, 2022



David Geffen  
School of Medicine



Philip R. Lee Institute  
for Health Policy Studies



# Acknowledgements

## **Collaborators:**

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Sabriya L. Linton, PhD MPH



**JOHNS HOPKINS**  
BLOOMBERG SCHOOL  
*of* PUBLIC HEALTH



# Paper Overview



1. Housing is fundamental to health.
2. And yet, housing insecurity is exceedingly common in the US.
3. Housing insecurity is not inevitable, but results from policy choices.
4. What role can health researchers play in changing the status quo? (research recommendations)

# Today's agenda

- Discuss our research recommendations (10 mins)
- What do you think? Feedback for making research more helpful to you (5 mins) – *Chat us along the way!*

# Recommendation 1: An advocacy orientation and interdisciplinary, community-partnered coalitions

- Embrace advocacy
- Pay attention to housing justice movements and the policies they're fighting for
- **Center people with lived experience**

# Example: Healthy Neighborhoods Study

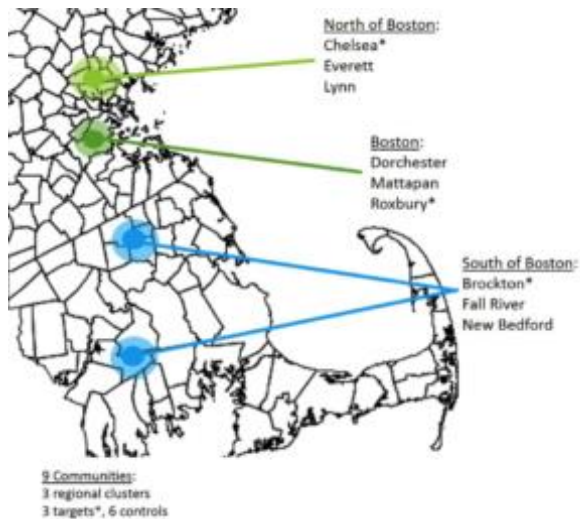


Image credit: Healthy Neighborhoods Study, Conservation Law Foundation

# Recommendation 2: Consequentialist questions and expanded frameworks

- Ask questions with the potential to meaningfully change social, economic and policy landscapes.

Instead of..	Try...
“To what degree is <b>housing insecurity</b> associated with mental distress?”	“How does <b>getting off the Section 8 waitlist</b> affect mental distress?”

## Recommendation 2: Consequentialist questions and expanded frameworks

- Ask questions with the potential to meaningfully change social, economic and policy landscapes.
- Frame housing insecurity as a result of policy choices.

Instead of..	Try...
“ <b>Neighborhood deprivation</b> is associated with poor health.”	“ <b>XYZ policies that deprived neighborhoods of resources</b> are associated with poor health.”

# Recommendation 2: Consequentialist questions and expanded frameworks

- Ask questions with the potential to meaningfully change social, economic and policy landscapes.
- Frame housing insecurity as a result of policy choices.
- Study residential instability across a range of severity



Image credit: Dr. Katherine Chen



## Recommendation 3: Designing studies to strengthen causal interpretations

- Invest in better data to make a stronger case
- Collect housing histories

# Recommendation 4: Testing for policy impacts on health inequity

Even “race/class-neutral” policies can have unequal impacts.

## Example:

Lead paint was banned nationally in 1978.

However, because lead exposure prevention requires that tenants have either

- a) the power to advocate for remediation or
- b) the money and housing options to move out if necessary

...low-income children of color continue to be poisoned by lead.

# Recommendation 5:

## Communication for change

- Partner with community organizers to help advocate for policy changes – policymakers won't just take action because of the data!
- Make research transparent and accessible.
- Include clear calls to action for policymakers.

# Feedback to researchers

From your perspective as advocates, organizers, and policymakers, how can we...

- Form stronger partnerships with you?
- Improve communication?
- Align our research priorities with your objectives?

*Type your suggestions in the chat, please! We'll compile & share them on Twitter.*

# Thank you!



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# HUD Eviction Survey Results

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**Summer 2022 HJN HUD Evictions Survey**  
July 18, 2022

# AGENDA & OVERVIEW

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# AGENDA

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- Background
- Evictions in Public Housing
- Evictions in Voucher Housing
- Emergency Rental Assistance
- CARES Act
- Q&A and Closing

# OVERVIEW OF RESPONDENTS

148 respondents from 41 states, DC, and Puerto Rico

- All states but HI, IA, ME, MS, RI, SD, UT, VT, WY represented
- 72% LSC funded
- 78% of caseloads included evictions of PHA tenants
- 90% of caseloads included evictions of voucher tenants

# EVICTIIONS IN PUBLIC HOUSING

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# EVICTIIONS ON THE RISE IN PHAs

“Our public housing authority is still closed to the public and tenants must submit documents in a drop box. In case after case, tenants report the PHA loses or claims never to have received the documents.”

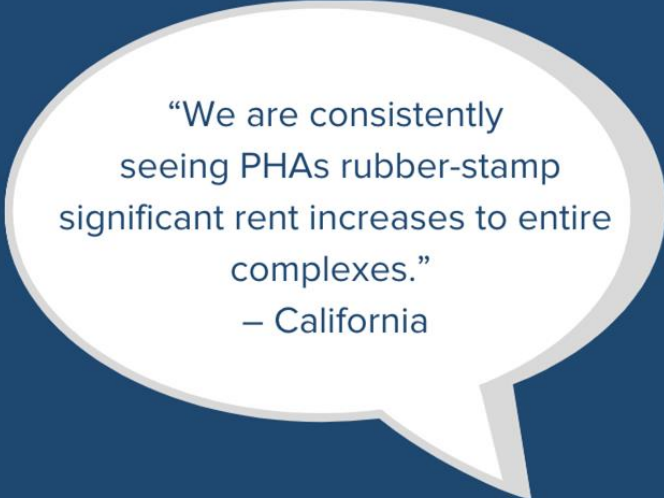
– Connecticut

“We are seeing illegal lockouts, termination of utilities, refusing to make required repairs, ending the lease term when there is no other reason to evict, and raising rents too high.”

- Pennsylvania

- 44% saw increase in eviction defense cases, 30% saw return to pre-pandemic levels
- 48% reported an increase in public housing eviction cases for nonpayment of rent, compared to pre-pandemic levels
- 35% report an increase in illegal evictions for public housing tenants

# MANY PHAs IGNORED STRATEGIES TO REDUCE RENT



“We are consistently seeing PHAs rubber-stamp significant rent increases to entire complexes.”  
– California

- 72% reported PHAs in their area did not recertify tenants’ rent so that it reflected real-time changes in income
- 81% reported PHAs in their area did not implement a \$0 minimum rent policy, even when families saw drastic reductions in income
- 61% reported PHAs in their area did not offer tenants repayment plans for past due rent, prior to evicting them

# RECOMMENDATIONS & FEEDBACK

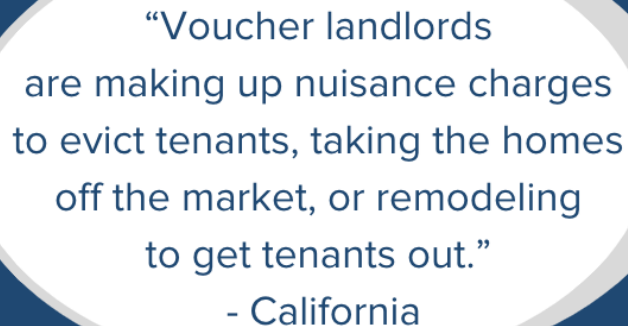
- HUD should require PHAs to apply for emergency rental assistance on behalf of all tenants who are behind on rent due to pandemic-related hardship
- HUD should require PHAs to adopt rent policies that allow changes in income to accurately and quickly reflect tenants' rent
- HUD should require PHAs to implement meaningful minimum rent and hardship policies
- HUD should require PHAs to offer reasonable repayment plans to tenants behind on rent
- See [NHLP's new resource with nonpayment eviction prevention tips](#) for HUD residents

# EVICTIIONS IN VOUCHER HOUSING

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# EVICTIIONS IN VOUCHER HOUSING



“Voucher landlords  
are making up nuisance charges  
to evict tenants, taking the homes  
off the market, or remodeling  
to get tenants out.”  
- California

- 92% of respondents reported voucher tenant evictions had either increased or returned to pre-pandemic levels
- 66% reported an increase in evictions due to unreasonable rent
- 69% of respondents reported an increase in voucher eviction cases for nonpayment of rent, compared to pre-pandemic levels



# RECOMMENDATIONS & FEEDBACK

- PHAs should implement rent policies that reflect tenants' true income so that voucher tenants pay close to 30% of their income in rent
- PHAs should set subsidy levels to compete with market rent
- HUD should require voucher landlords to work with ERAP programs
- **HUD should collect data about evictions in HUD-assisted housing**
- See [NHLP and PRRAC's new resource on increasing voucher payment standards](#)

# EMERGENCY RENTAL ASSISTANCE

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# MANY HUD TENANTS DIDN'T BENEFIT FROM ERA

“Voucher landlords collect rental assistance funds for a voucher tenant for months going forward and then evict the tenant but refuse to return the ERA funds to the issuing agency or the tenant.”

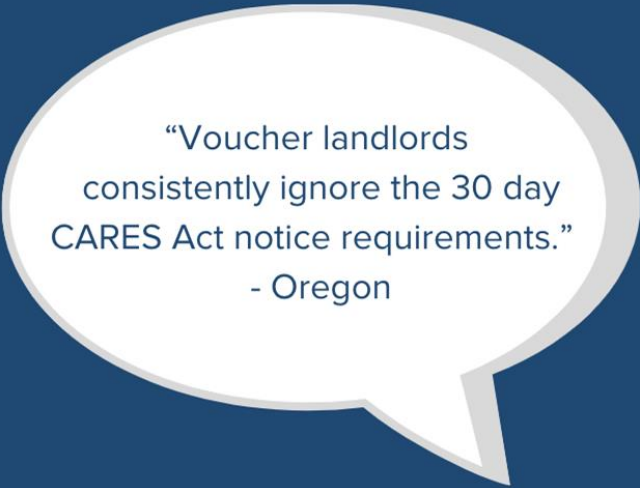
- Montana

- 16% report seeing evictions from PHAs after they accepted ERA
- 19% report seeing evictions from PHAs that refused ERA
- 60% report seeing evictions from voucher landlords after they accepted ERA
- 74% reported seeing evictions from voucher landlords that refused ERA

# CARES ACT & NOTICE PERIODS

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# COURTS ARE NOT ENFORCING THE CARES ACT 30-DAY NOTICE REQUIREMENT



“Voucher landlords  
consistently ignore the 30 day  
CARES Act notice requirements.”  
- Oregon

- 88% of attorneys reported inconsistent or no court enforcement of federal eviction notice requirements

## Q&A

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THANK YOU!

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# End Rental Arrears to Stop Evictions (ERASE) Updates

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# Overview of Treasury's Revised ERA Guidance

July 18, 2022

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# Overview of Treasury's Revised ERA Guidance



- Treasury released [updated ERA guidance](#) on July 6.
- The revisions address:
  - Duplicate payments
  - Permissibility of job and employment requirements
  - Source-of-income discrimination laws
  - Housing stability services
  - Program accessibility for protected classes
  - Documentation for bulk utility payments

# New FAQs



- **Payments made by multiple grantees for same expenses (Q45):** A grantee does not have to recover its payment and can instead recharacterize it as assistance covering a different period of eligible rent and utility expenses. Grantee must document which expenses funds covered and confirm that household was eligible.

# New FAQs

- **Imposing additional eligibility criteria, including employment or job-training requirements ([Q44](#)):**  
Grantees cannot impose other additional eligibility criteria or require tenants to be employed, accept employment services, or comply with work requirements.
- **Source-of-income protection laws ([Q43](#)):** Depending on the jurisdiction's laws, a landlord's refusal to accept ERA may violate state or local source-of-income protection laws.

# Revised FAQs

- **Documentation & eligibility for housing stability services ([Q1](#), [Q23](#)):**
  - ERA2 statute does not restrict housing stability services to “eligible households.”
  - Grantees not required to document a household’s eligibility if grantee provides *only* housing stability services with ERA2 funds.

# Revised FAQs



- **Program accessibility for protected classes ([Q15](#), [Q37](#)):**
  - Grantees must comply with Section 504 of the “Rehabilitation Act of 1973.”
  - Grantees must provide meaningful access to their limited-English-proficiency (LEP) applicants & beneficiaries.
  - Promising practices on improving access for LEP persons: <https://bit.ly/3o91IAO>

# Revised FAQs



- **Documentation requirements for bulk utility payments (Q38):** Grantees may allow a utility provider up to *nine* months from the time bulk payment was made to satisfy all documentation requirements if a utility shut-off moratorium was in effect for at least one of the six months following the payment.

# Resources



- Treasury's ERA FAQ (7/6/22): <https://bit.ly/3bXtLAh>
- Treasury's Guidance Change Log: <https://bit.ly/3AT3wFI>
- NLIHC's ERA FAQ: <https://bit.ly/3ylcUJw>
- NLIHC's Memo on FAQ Changes: <https://bit.ly/3cjwLqP>



# Field Updates

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# Next Steps

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## Resources

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