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**January 24, 2022**

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## HoUsed Campaign for Universal, Stable, Affordable Housing

### Vital Housing Investments in Build Back Better Act at Risk of Elimination – Take Action!

During a press conference on January 19, President Joe Biden acknowledged that the “Build Back Better Act,” his landmark social program and climate change bill, will likely be “substantially slimmed down” before it is enacted. Parts of the bill that do not make it into a scaled-back version could be repackaged into stand-alone bills. These would require support from all Senate Democrats and at least 10 Senate Republicans, as well as separate floor time during an election year, ensuring virtually no chance of enactment this year. Recent [reporting from the Wall Street Journal](#) suggests that housing is **not** included in the current set of priorities for a reformulated reconciliation bill. It is **critical** that advocates [urge your members of Congress](#) to protect and advance the bill’s [historic investments](#) in rental assistance, public housing, and the Housing Trust Fund **as part of any reconciliation bill that advances**.

The \$1.75 trillion package currently contains \$150 billion for investments in affordable housing and community development programs, including significant funding for NLIHC’s HoUsed campaign’s [top policy priorities](#):

- \$25 billion to expand housing vouchers to more than [300,000 households](#)
- \$65 billion to preserve public housing for its 2.5 million residents
- \$15 billion for the national Housing Trust Fund to build and preserve over [150,000 affordable, accessible homes](#) for households with the lowest incomes

While the House of Representatives voted in November 2021 to approve the Build Back Better Act, the bill stalled in the Senate after Senator Joe Manchin (D-WV) announced in December 2021 that he would not support the package as it is currently written (see *Memo*, [12/20/21](#)). To advance the bill, Congressional leaders are using a process called “budget reconciliation,” which allows Congress to enact legislation with a simple majority in the Senate, rather than the 60 votes typically required in the chamber. For the bill to move forward, it must garner the support of every Democratic senator.

To gain Senator Manchin’s support, congressional leaders will make significant changes to the legislation. Any effort to reduce the size and scope of the economic recovery package puts affordable housing investments at risk of deep cuts or elimination, and a separate bill containing only the housing provisions will face an even steeper path to enactment.

As negotiations between the Senate and the administration resume, it is crucial that advocates continue to make their voices heard to protect and advance the bill’s historic affordable housing investments.

#### Take Action!

The Build Back Better Act is a once-in-a-generation opportunity to make significant investments in the affordable housing programs directly targeted to households with the lowest incomes. Congress must seize this moment to quickly enact a recovery package that includes the bold affordable housing investments currently included in the bill.

- [Your members of Congress need to hear from you](#) about why investments in rental assistance, public housing, and the Housing Trust Fund are critical to your community and why they must remain in any budget reconciliation package. Breaking off housing investments into a separate bill is unacceptable.
- [Join more than 1,800 national, state, and local organizations](#) by signing onto the HoUsed campaign’s national letter in support of historic investments in rental assistance, public housing, and the Housing Trust Fund in a reconciliation bill.

**Thank you for your advocacy!**

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## **Join Today's National HoUsed Campaign Call for Universal, Stable, Affordable Housing**

Join today's (January 24) national HoUsed campaign call from 2:30-4 pm ET. We will discuss the latest legislative developments and the advocacy needed to ensure that essential affordable housing investments are included in the "Build Back Better Act." Gillian Slee from Eviction Lab will join the call to share research on the negative impact of evictions on voter turnout, and Gabriel Schwartz from the University of California, San Francisco, will share research on the impact of evictions on healthcare utilization. We will also discuss a new report by NLIHC on tenant protections and emergency rental assistance during the COVID-19 pandemic, receive updates from the field, and more.

Register for the call at: <https://tinyurl.com/ru73qan>

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## **Recording of January 18 National HoUsed Campaign Call Is Now Available**

In our most recent "HoUsed: Universal, Stable, and Affordable Housing" national call on January 18, we received updates on federal advocacy for the "Build Back Better Act" and fiscal year (FY) 2022 appropriations, heard about the latest emergency rental assistance (ERA) reallocation research, and were given field updates from advocates in West Virginia and Tennessee. You can watch a recording of the call at: [tinyurl.com/2p8t66jy](https://tinyurl.com/2p8t66jy)

NLIHC's Senior Vice President of Policy Sarah Saadian began by giving updates on recent developments related to the Build Back Better Act. While Congress is currently focused on voting rights, attention is expected to shift back to the act at the end of January. Senator Joe Manchin's (D-WV) assertion in December 2021 that he would not vote for the bill as it is currently written puts the \$150 billion for affordable housing it now includes at risk of deep cuts or elimination. Sarah emphasized that continued advocacy is needed to ensure that the vital housing components – including significant funding for the HoUsed campaign's top policy priorities – remain in the bill.

Kate Walz, senior staff attorney at the National Housing Law Project, then discussed how resources from the American Rescue Plan Act can address the housing needs of victims of domestic violence, dating violence, sexual assault, stalking, and human trafficking. Next, NLIHC research analyst Sophie Siebach-Glover presented an analysis of ERA data released recently by the U.S. Department of the Treasury, focusing her remarks on the first round of reallocations of states' ERA funds. An estimated \$1 billion has already been voluntarily reallocated, with some of the money going to identified grantees and other funding being returned to the national pool of ERA funds.

Paige Looney of the West Virginia Coalition to End Homelessness then provided a field update on the work of advocates in West Virginia to push Senator Manchin to support the housing provisions in the Build Back Better Act. Finally, Margaret Haltom of Neighborhood Preservation, Inc. in Tennessee discussed how the organization is using court data to identify people at risk of eviction and connect them to legal representation.

NLIHC hosts national calls every week. Our next call will be today, January 24, at 2:30 pm ET. Register for the call at: [tinyurl.com/ru73qan](https://tinyurl.com/ru73qan)

Watch a recording of the January 18 call at: [tinyurl.com/2p8t66jy](https://tinyurl.com/2p8t66jy)

View presentation slides from the call at: [tinyurl.com/yjxyxt9x](https://tinyurl.com/yjxyxt9x)

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## Congress

### Senate Committee Fails to Advance Key HUD Nominees After Tied Votes Along Party Lines

The Senate Committee on Banking, Housing, and Urban Affairs held an executive session on January 19 to vote on several Biden administration nominees, including five nominees for key HUD assistant secretary positions. The committee approved by voice vote the nomination of Elizabeth de Leon Bhargava to be an assistant secretary for administration of housing and urban development. The committee vote was tied along party lines for each of the other four nominees:

- David Uejio (nominated for assistant secretary of the Office of Fair Housing and Equal Opportunity (FHEO))
- Julia Ruth Gordon (nominated for assistant secretary of the Federal Housing Administration (FHA))
- Solomon Jefferey Greene (nominated for assistant secretary of the Office of Policy Development and Research (PD&R))
- James Arthur Jemison (nominated for assistant secretary of the Office of Public and Indian Housing (PIH))

The outcome mirrored that of last year, when the nominations received tied votes along partisan lines, stalling efforts to fill the leadership team of HUD Secretary Marcia Fudge. Pursuant to [Senate Resolution 27 \(S. Res. 27\)](#), the Senate may, in an executive session, vote to discharge a committee from consideration of a nomination if the nomination is not reported favorably because of a tie vote. By doing so, the Senate could move forward on a confirmation vote. (Both votes would require a simple majority.) However, this procedure for confirming nominations can slow confirmations significantly due to lengthened debate times.

At the time of writing, the HUD nominations have not been scheduled for a vote. Further delays will cause disruptions in HUD's ability to advance its mission and in the operations of its offices. Affordable, accessible, and decent housing is a universal right, and political polarization should not be allowed to undermine HUD's ability to complete its critical work in communities across the nation.

Read the Senate committee's press release on the executive session at: <https://bit.ly/3qM0I7O>

See NLIHC President and CEO Diane Yentel's tweet thread on the impacts of the vote at: <https://bit.ly/3IBs8mX>

Find more information on S. Res. 27 at: <https://bit.ly/33Sq1vY>

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## Federal Budget and Appropriations

### Congressional Appropriators Continue to Negotiate FY22 Spending Deal

Congressional appropriators in the House and Senate continue to negotiate a deal on a federal spending package for fiscal year (FY) 2022, after months of stalemate between Democratic and Republican legislators who have disagreed on overall funding numbers between defense and non-defense programs and on maintaining certain policy provisions included in the previous year's spending bill. As a result of the stalemate, Congress has enacted a series of continuing resolutions (CRs), which maintain federal funding levels from the previous fiscal year to keep federal programs operating. The current CR is set to expire February 18, at which point Congress will need to pass an FY22 spending bill, enact another CR, or face a government shutdown.

The FY22 spending bill presents Congress with an opportunity to move our nation towards universal, stable, and affordable homes for all by making significant investments in affordable housing, including expanding Housing Choice Vouchers to an additional 125,000 households with low incomes. The House spending bill would fund HUD programs at almost \$7 billion above FY21 enacted levels and includes significant funding increases to nearly all HUD programs, including an expansion of rental assistance through the Tenant-Based Rental Assistance program to an additional 125,000 households. The Senate proposal, however, would provide HUD with over \$1 billion less than the House proposal and does not include the major expansion of rental assistance.

It is vital that advocates urge members of Congress to enact a final spending bill that provides the highest possible funding for affordable housing and community development programs and includes the House proposal to expand rental assistance to an additional 125,000 households.

### **Take Action**

The FY2022 appropriations bill must advance the HoUsed campaign’s bold agenda for affordable housing. We cannot let lawmakers pass up this historic opportunity to make desperately needed affordable housing investments.

[Contact your members of Congress today](#) and urge them to enact an FY22 spending bill that includes the major expansion of housing vouchers included in the House bill.

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## **Coronavirus, Disasters, Housing, and Homelessness**

### **NLIHC Testifies Before Congress on Disaster Recovery Reform**

The U.S. House Committee on Financial Services’ Subcommittee on Oversight and Investigations held a hearing, “[Ensuring Equitable Delivery of Disaster Benefits to Vulnerable Communities and Peoples: An Examination of GAO’s Findings of the CDBG Program.](#)” on January 19. The hearing addressed HUD’s Community Development Block Grant-Disaster Recovery (CDBG-DR) program, the main source of federal funds for long-term disaster recovery. The hearing focused on the findings of recent reports on the program by the Government Accountability Office (GAO) and the HUD Office of the Inspector General (OIG), as well as the need for reforms in disaster recovery. NLIHC President and CEO Diane Yentel provided testimony at the hearing, as did NLIHC board member and Houston HOME Coalition Director Chrishelle Palay, HousingNOLA Executive Director Andreanecia Morris, GAO Managing Director of Financial Markets and Community Investment Daniel Garcia-Diaz, and HUD OIG Deputy Inspector General Stephen Begg.

Discussions at the hearing revolved mostly around the need for permanent authorization of the CDBG-DR program. Without permanent authorization, HUD must draft and release program policies whenever Congress approves funds under the program. This means that funds take longer to reach disaster survivors and that program requirements constantly change, precluding those states and localities receiving funds from anticipating them ahead of time. A bill currently under consideration in the House and Senate, the “[Reforming Disaster Recovery Act](#),” would permanently authorize the program and create a framework of program rules to ensure that disaster recovery aid reaches those most in need of assistance quickly and efficiently. Passing this bipartisan bill – which was introduced by Senators Brian Schatz (D-HI), Susan Collins (R-ME), Todd Young (R-IN), Patrick Leahy (D-VT), Bill Cassidy, M.D. (R-LA), and Representative Al Green (D-TX) – is among the main policy priorities of the Disaster Housing Recovery Coalition (DHRC), an NLIHC-led group of over 850 local, state, and national organizations working together to ensure that all disaster survivors receive the assistance they need to fully recover.



In her testimony, Diane Yentel highlighted the importance of CDBG-DR for those who are most vulnerable to the effects of disasters. “People with low incomes and marginalized individuals are most likely to live in communities that are the hardest hit by natural disasters and most likely to live in housing that is not built to withstand them,” she explained. “The CDBG-DR program is a vital recovery tool that provides states and communities with the flexible, long-term recovery and mitigation resources needed to rebuild affordable housing and infrastructure after a disaster and to prevent future harm.” She also reiterated the fact that, without permanent authorization and a stable framework, the program will continue distributing funds to disaster survivors too slowly while spending them in ways that often entrench disparities and worsen inequality.

Andreanecia Morris of Housing NOLA agreed about the need to distribute CDBG-DR funds equitably, explaining in her testimony that “it is clear that recovery efforts need to center the needs of the most vulnerable, not the squeakiest wheel.” Chrishelle Palay of the Houston HOME Coalition emphasized the negative impact of not authorizing the CDBG-DR program, asserting that “there is no reason why recovery efforts should restart from scratch every time. Storm survivors should have the right to return home to neighborhoods that have adequate storm protection and other essential infrastructure.”

Testimony from the GAO highlighted a recent report that found that an equity analysis of the CDBG-DR program was impossible because grantees were not required to report demographic information necessary to evaluate whether funds were reaching non-white households and households with lower incomes. The HUD OIG testimony focused on a report describing a conflict between the city of Houston and the Texas government that resulted in disaster survivors of Hurricane Harvey having to wait more than five years for resources. In their testimony, officials from the GAO and the HUD OIG strongly recommended permanent authorization of the program to address such problems and ensure that there exist standardized rules for the distribution of recovery assistance, the reporting of information, the combatting of fraud, and other operations.

Watch a recording of the hearing at: <https://bit.ly/3rDhWn2>

Read Diane Yentel’s testimony at: <https://bit.ly/3nG0NYA>

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## **Coronavirus Updates – January 24, 2022**

### **National Updates**

#### *Department of Housing and Urban Development*

The U.S. Department of Housing and Urban Development (HUD) announced on January 18 the awarding of more than [\\$83 million](#) in Indian Community Development Block Grant-American Rescue Plan (ICDBG-ARP) grants to 74 tribal communities to prevent, prepare for, and respond to the pandemic. This is the third round of ICDBG-ARP awards. See a breakdown of the awards by recipients [here](#).

HUD invites you to register for the [2022 CARES Act Virtual Conference](#) taking place January 24-28, 2022. The conference is intended for all grantees that have applied for and received their allocation of HUD CARES Act funding in response to the COVID-19 pandemic. The first two days of the conference include sessions on Community Development Block Grant-Coronavirus (CDBG-CV), Emergency Solutions Grants-Coronavirus (ESG-CV), and Housing Opportunities for Persons With HIV/AIDS-Coronavirus (HOPWA-CV) programs, and the last three days feature two concurrent Basically CDBG courses. There is no cost to attend the conference. Register [here](#).

#### *Department of the Treasury*

The U.S. Department of the Treasury (Treasury) published an overview of [promising practices for using commitment letters](#) to assist prospective renters. The overview highlights practices that help those without a current lease prove to a prospective landlord that they can pay a security deposit and access future rent assistance.

### *Federal Emergency Management Agency*

The Federal Emergency Management Agency (FEMA) announced that the National Board for the Emergency Food and Shelter Program (EFSP) allocated [\\$530 million](#) to jurisdictions across the country. Congress appropriated \$130 million through the “Consolidated Appropriations Act of 2021” and \$400 million through the “American Rescue Plan Act” to the EFSP. These funds are for people with non-disaster related emergencies and can be used for a broad range of services, including mass shelter, mass feeding, food pantries and food banks, utility bill payments to prevent cut-offs, rent/mortgage payments to prevent evictions/foreclosures, and transition assistance for people moving from shelters to stable living conditions. The \$400 million in supplemental funding was provided by Congress specifically to address the continuing economic impacts of the COVID-19 pandemic.

### *U.S. Interagency Council on Homelessness*

The U.S. Interagency Council on Homelessness (USICH) [published new guidance](#) on January 19 to help communities minimize the spread and impact of the Omicron variant of COVID-19 among people experiencing homelessness, who face an increased risk of infection and severe disease compared to the general population. The new guidance, “[The Omicron Variant of COVID-19: What Homeless Service Providers Need to Know](#),” was developed by USICH, the Centers for Disease Control and Prevention (CDC), and the Departments of Health and Human Services (HHS), Housing and Urban Development (HUD), and Veterans Affairs (VA).

### *Advocacy & Research*

The National Center for State Courts’ (NCSC) new eviction diversion initiative will provide funding to state courts to hire staff members to sustain eviction prevention and diversion efforts. NCSC’s [Eviction Diversion Initiative \(EDI\) grant program](#) offers an opportunity for courts to learn from and improve upon COVID-19-era best practices and to create permanent changes to their high-volume, high-impact eviction dockets. The deadline for state and local courts to [apply](#) was Friday, January 21.

The National Consumer Law Center released an [article](#) addressing tactics to deal with rental debt.

### *Reporting*

Chief Judge of the District of Columbia Court of Appeals Anna Blackburne-Rigsby and Chief Justice of the Supreme Court of Texas Nathan Hecht penned an [op-ed in the New York Times](#) urging state governments and state courts to preserve pandemic-era eviction diversion programs, practices, and partnerships.

## **State and Local News**

### *California*

[California’s \\$5.2 billion](#) emergency rental assistance (ERA) fund is dwindling, as the demand for aid keeps growing and statewide tenant protections expire in March. California requested an additional \$1.9 billion in reallocated ERA funds from the U.S. Department of the Treasury (Treasury) but received just \$62 million. California officials estimate the state needs an additional \$2.5 billion in federal rent relief funds to meet the demand for aid.



## *Florida*

According to [CBS Miami](#), thousands of South Florida renters are being evicted, as homeowners seek to sell their homes while the market is hot. Some landlords are evicting tenants despite receiving federal emergency rental assistance (ERA) funds from ERA-assistance program Our Florida. After selling his property, one landlord kept the ERA funds he received from Our Florida without transferring the money to the new landlord, leaving the tenant at risk of eviction.

## *Kentucky*

Kentucky State Representative Nima Kulkarni [introduced three bills](#) that would bolster tenant protections, including one bill that would automatically expunge eviction judgments from tenants' records after one year and seal eviction filings if they are dismissed.

## *Louisiana*

According to [PBS NewsHour](#), housing advocates fear that the impacts of COVID-19 and Hurricane Ida recovery efforts are masking the true number of New Orleans renters at risk of eviction. While New Orleans's emergency rental assistance program is funded for another six months and the city has launched additional efforts to keep renters housed, advocates are concerned about a looming eviction crisis.

## *Maryland*

In an [op-ed in the Baltimore Sun](#), Detrese Dowridge, the president of the Right to Housing Alliance and a member of the Baltimore Renters United Steering Committee, urges Baltimore City officials to provide the full 18 months of federal emergency rental assistance (ERA) funds directly to tenants, as permitted by the U.S. Department of the Treasury. Hundreds of evictions are scheduled in Baltimore City, and over 23,200 Baltimore families – primarily people of color – are behind on rent.

## *Massachusetts*

The [Worcester City Council](#) discussed enacting a local eviction moratorium at its January 18 meeting. Housing advocates urged city officials to enact eviction protections, while landlords fought against the proposal. After the city solicitor questioned the city's legal authority to enact a moratorium, Councilor-at-Large Morris Bergman decided to hold the item another week.

## *Minnesota*

The [Twin Cities Pioneer Press](#) reports Minnesota has paid out \$333 million in federal emergency rental assistance (ERA) since the program launched last spring. ERA payments declined in November and December 2021, but state officials expect applications to increase in January, largely due to the end of the federal child tax credit, increases in utility rates, and the Omicron surge.

## *New York*

Governor Kathy Hochul [urged the U.S. Department of the Treasury](#) (Treasury) to replenish New York's rent relief funds after more than 1,300 additional households applied to the state's reactivated program. Governor Hochul joined the governors of New Jersey, California, and Illinois in sending a letter to Treasury asking the department to streamline the ERA reallocation process.

[ABC7 NY](#) reports tenants' rights advocates joined city leaders on January 14 to urge Governor Hochul to extend the statewide eviction moratorium through June 2022. New York has spent about half its \$2.4 billion in rental relief, and the state is set to receive \$27 million more.

On January 13, [New York City Mayor Eric Adams](#) called for an immediate infusion of funds for New York's Emergency Rental Assistance Program. Mayor Adams also announced new measures to strengthen tenant protections and inform tenants of their rights through targeted outreach efforts.

### *Oregon*

Oregon Housing and Community Services will begin [accepting new applications](#) for the Oregon Emergency Rental Assistance Program for a limited time starting on January 26. The state paused accepting new applications in December 2021 due to dwindling funds. The agency estimates it will have enough funding to pay for between 6,700 and 9,300 additional applications.

### *Pennsylvania*

The [Philadelphia Inquirer](#) reports that as Omicron rages and rental assistance funding runs out, the city's landlord-tenant court is packed for eviction hearings. Over 300 new eviction cases were filed in Philadelphia in the first full week of the year, the highest number since the pandemic began. Philadelphia's rental assistance and eviction diversion programs helped delay the wave of new eviction filings, but the city's funding is nearly gone.

### *South Dakota*

[South Dakota had to return](#) about \$22 million in unused emergency rental assistance (ERA) funds to the federal government. As of early January 2022, the state had distributed only about \$24.9 million of its \$271 million allocation, about 9.2% of the total available funding. In 26 of the 66 counties in South Dakota, mostly in rural areas, fewer than 10 housing authority assistance applications have been filed.

### *Texas*

According to the [Eviction Lab](#), landlords filed [2,040 eviction cases in Houston](#) the week of January 10, 2022. Through January 15, eviction filings are 13% above the historical average for January.

The combination of dwindling rent relief funds and the end of the winter holidays means more eviction cases are now coming to court. The [Houston Chronicle](#) reports that in the first week of 2022, the median rent owed by Houston and Harris County tenants was \$2,455 – the greatest amount since at least 2017. Houston and Harris County will receive an additional \$14.5 million in reallocated emergency rental assistance (ERA) funds.

### *Washington*

Mayor Bruce Harrell announced on January 12 that he will issue an executive order to [extend Seattle's eviction moratorium](#) for an additional 30 days until February 14. The moratorium, which was enacted and extended six times by former Mayor Jenny Durkan, would have expired on January 15. In addition to extending the eviction moratorium, Mayor Harrell's executive order [forms an interdepartmental team](#) to help streamline the delivery of emergency rental assistance (ERA) funds, enhance ERA data collection, and better connect tenants and landlords to resources.

### *Wyoming*

According to the [Casper Star-Tribune](#), Wyoming's federal emergency rental assistance program has distributed \$15.6 million to renters, landlords, and utility companies. Advocates say Wyoming leaders often underestimate the scale of housing needs in the state, partially due to a lack of data on evictions. Wyoming does not keep detailed or consistent data on evictions, making it difficult to analyze housing instability and the impact of pandemic-related eviction moratoriums. Housing advocates say Wyoming would benefit from a system that

provides more nuanced data on evictions. Such information would help inform housing policy and connect tenants facing eviction to resources, such as emergency rental assistance and legal aid.

## Guidance

*Department of Housing and Urban Development (HUD)*

- [COVID-19 Homeless System Response: Coordinating ESG-CV and EHV to Create Surge Capacity in Coordinated Entry Systems](#) – January 2021

*Federal Emergency Management Agency (FEMA)*

- [FEMA Assistance for Tribal Governments Responding to the COVID-19 Pandemic](#)
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## Disaster Housing Recovery Updates – January 24, 2022

### Federal Emergency Management Agency (FEMA)

The [Washington Post](#) reports FEMA and HUD are collaborating on a new program that will offer subsidized apartments and case management services to help disaster survivors find permanent housing. Social service providers and housing advocates – including NLIHC – have long advocated for the development of such a program. NLIHC President and CEO Diane Yentel says the initiative, which is expected to launch by March, represents a significant shift in how FEMA provides transitional housing to disaster survivors. “It means that rather than being in hotel or motel rooms, or in small and sometimes unhealthy trailer parks for an extended period of time, people can be housed in apartments, and they can have all of the stability that they need in order to recover,” she explained. “I feel hopeful for the first time in a long time that FEMA will make meaningful changes.”

### Government Accountability Office (GAO)

In an analysis of federal disaster-related data, the [U.S. Government Accountability Office \(GAO\) found](#) that most school districts that received key federal disaster recovery grants following presidentially-declared major disasters between 2017 and 2019 had elevated proportions of students from certain socially vulnerable groups. Research shows that some groups – including children who are low-income, minorities, English learners, or living with disabilities – are particularly susceptible to the adverse effects of disasters. School districts serving high proportions of children in these groups may need more recovery assistance. FEMA’s Public Assistance program and the Department of Education’s Immediate Aid to Restart School Operations program may provide such assistance. Read the GAO’s [highlights](#) and [full report](#).

### Department of Housing and Urban Development (HUD)

[Texas Housers](#) explains that the U.S. Department of Housing and Urban Development’s (HUD) recent decision to withhold \$1.95 billion of Community Development Block Grant-Mitigation (CDBG-MIT) funds that were awarded by the Texas General Land Office (GLO) to local governments was not driven by paperwork or politics but rather by the aim of combatting discrimination. HUD was forced to act because the Texas GLO unlawfully awarded the federal funds in violation of basic civil rights laws, denying more than two million Black and Hispanic Texans equal access to these critical disaster-mitigation funds. HUD’s action comes more than six months after Texas Housers and the Houston Northeast Action Collective and other community leaders [filed a civil rights complaint](#) with HUD against the GLO.

[HUD allocated over \\$85 million](#) in Community Development Block Grant-Disaster Recovery (CDBG-DR) funds and over \$186 million in CDBG-MIT funds on January 11. This allocation of funds, announced in notices in the *Federal Register*, is the last allotment approved by Congress through the “Additional Supplemental Appropriations for Disaster Relief Act of 2019.” HUD’s delay in allocating CDBG-DR funds was caused in part by the program’s lack of formal authorization, requiring HUD to issue notices and regulations each time funding is approved by Congress. The bipartisan “[Reforming Disaster Recovery Act](#)” would permanently authorize the program and enact critical reforms proposed by members of the NLIHC-led Disaster Housing Recovery Coalition to help ensure the CDBG-DR program better serves disaster survivors with the lowest incomes and their communities. [Learn more about the Reforming Disaster Recovery Act](#).

If you are a member of a national organization, please [sign our support letter](#) for the Reforming Disaster Recovery Act. If you are represented by a Republican senator, please reach out to them and request that they cosponsor the bill as well.

## **Flooding**

Renters in Clallam, Skagit, and Whatcom counties and members of the Lummi Nation, the Nooksack Indian Tribe, and the Quileute Tribe whose homes and property were damaged by the November 2021 floods can [apply for FEMA Individual Assistance](#), including temporary housing. The initial rental grant is for a two-month period and can be reviewed for further assistance. The application deadline is March 7, 2022.

## **Hurricanes**

[Connecticut homeowners and renters](#) impacted by the remnants of Hurricane Ida have until January 28, 2022, to apply for federal disaster assistance. Federal disaster assistance for individuals and families can include money for rental assistance, essential home repairs, personal property losses, and other serious disaster-related needs not covered by insurance.

## **Tornadoes**

President Biden approved a [major disaster declaration](#) on January 14 for the deadly tornado outbreak that hit Tennessee on December 10-11, 2021. Homeowners and renters in [12 Tennessee counties](#) affected by the tornadoes may now apply for FEMA disaster assistance.

Governor Andy Beshear [announced](#) on January 18 that the Team Western Kentucky Tornado Relief Fund will provide 10% of the amount of federal disaster housing assistance allocated by FEMA to uninsured renters. For example, if FEMA awarded \$40,000 to an individual, Kentucky will provide the individual with an additional \$4,000. Survivors can apply for federal disaster aid at: <https://www.disasterassistance.gov/>

The Kentucky Housing Corporation (KHC) has released [online tools](#) to help tornado survivors find permanent housing. KHC has [reached out to landlords](#) who may have available rental units and created an interactive, mobile-friendly database to help people search for permanent housing. The database includes units in Kentucky, Indiana, and Tennessee.

The tornadoes and strong storms that swept through Southwest Florida on January 16 severely damaged or destroyed [dozens of homes](#) in Lee County. [Mobile home parks](#) in Charlotte County were hit especially hard by the tornadoes and severe storms.

## **Wildfires**

[Hundreds of families left homeless](#) in Colorado after the Marshall Fire damaged or destroyed more than 1,000 structures are having difficulty finding new housing due to the shortage of affordable, available housing.

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## Emergency Rental Assistance

### NLIHC Releases New Report on Tenant Protections and Emergency Rental Assistance during the Pandemic

NLIHC released a new [report](#), *Tenant Protections and Emergency Rental Assistance during and beyond the COVID-19 Pandemic*, on January 20. The report provides a descriptive analysis of new tenant protections and emergency rental assistance (ERA)-related policies enacted or implemented by states and local governments in 2021. States and localities passed or implemented over 130 new laws or policies in 2021 to protect tenants from eviction and keep them stably housed. The protections and policies examined in the report include (1) state and local eviction moratoriums, (2) pauses on the eviction process to allow for ERA processing, (3) mandates to increase information about ERA and limit tenant fees, (4) increases to tenant representation during the eviction process, and (5) protections that reduce discrimination and promote housing stability.

The pandemic and resulting historic aid to renters have fundamentally shifted the housing landscape in the United States, in part because state and local jurisdictions across the country have recognized the crucial role tenant protections play in preventing evictions and ensuring housing stability for the most marginalized households. The new report surveys the range of policies and protections enacted and makes suggestions about how these policies and protections can be applied in the future.

In addition to encouraging more states and localities to adopt laws or policies to protect tenants, the report concludes by urging:

- States and localities to assess their tenant-protection laws and programs to ensure maximum effectiveness in preventing evictions.
- Congress to authorize and fund a permanent program to provide emergency rental assistance – such as that proposed in the “[Eviction Crisis Act](#)” – to ensure housing stability for households that experience financial shocks after the pandemic ends.

To learn more, read the report at: <https://tinyurl.com/TenantProtectionsReport>

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### New Research Highlights Challenges Faced by Oregon’s Safe Harbor Policy

A new report on evictions in Oregon, “[Oregon’s Safe Harbor for Tenants: Rocky Shoals in Eviction Diversion](#),” evaluates the effectiveness of the state’s recent safe harbor policy. This policy delays eviction proceedings for non-payment of rent for tenants who submitted applications to Oregon’s Emergency Rental Assistance Program (OERAP). The delay lasts 60 to 90 days, with the goal of allowing enough time for emergency rental assistance (ERA) funds to reach landlords. Researchers tracked eviction cases from July to September 2021 and found that the safe harbor provision was applied in only 27% of non-payment-of-eviction cases. To increase the use of this provision, the report recommends eliminating the time limits connected to the safe harbor period, enacting a right to counsel, and creating a permanent emergency rental assistance program to continue diversion efforts.

Oregon’s safe harbor provision passed after the state eviction moratorium expired in July 2021. The report analyzes eviction filings, highlighting challenges tenants face at each step in the process, from the initial summons through the final judgement.

The research found that while most eviction summons included information on the safe harbor provision and available rental assistance, the accessibility and clarity of information varied widely. For example, information



about these resources used legal terminology, making it inaccessible to the general public. The placement of information in the notices also lacked consistency: in some cases, information about the provision and rental assistance was broken up across pages or only appeared toward the end of the notice. Likewise, notices were provided in English only. Though most notices provided a link to a site with translations in other languages, the site proved difficult to navigate.

Tenants who failed to appear in court faced default eviction judgements, but many tenants struggled to get to their first hearings due to lack of transportation, inability to take time off from work, or lack of childcare. Online court hearings also presented barriers, as they required tenants to have access to a stable internet connection and a computer or phone with video and sound.

Some tenants also faced barriers when trying to claim safe harbor. Eleven percent of eviction cases in which tenants claimed safe harbor involved a dispute about whether the tenant provided proof of an OERAP application. Tenants may also face eviction if their landlord does not receive an OERAP payment during the 60-to-90-day safe harbor period. Landlords are not required to delay the case further if they do not receive an OERAP payment by the end of the established timeframe.

Overall, and as noted above, 27% of tenants with non-payment-of-eviction cases were granted safe harbor during their first court hearing. As of the end of October 2021, 80% of safe harbor cases were still pending a final judgement. Seventy-five percent of the cases that were resolved resulted in landlord payment and case dismissal. Tenants were evicted in the other 25% of cases for not appearing at their second hearing or because their landlord had not received an OERAP payment by the second court date.

The report offers several recommendations on how to improve the safe harbor provision. Because ERA disbursement in Oregon is not keeping pace with the number of eviction cases, the authors recommend removing the time limit on the provision. The report also recommends a right to counsel for tenants to help mitigate the extreme power imbalance between landlords and tenants. Legal counsel can inform tenants of their rights, provide legal advice, and appear in court on behalf of tenants. The report further recommends that the state invest in more permanent infrastructure for eviction diversion and rental assistance and points to Philadelphia as an example of a city that has succeeded in adopting a multifaceted approach to eviction prevention.

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

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## Opportunity Starts at Home

### Campaign Sends Letter to Congress Urging Major Expansion to Rental Assistance in Final FY22 Spending Bill

The Opportunity Starts at Home (OSAH) multi-sector affordable homes campaign director, Mike Koprowski, sent a [letter](#) on behalf of the campaign to appropriators urging that a final Fiscal Year (FY) 2022 spending bill include a House proposal to expand Housing Choice Vouchers to an additional 125,000 households. A substantial expansion of rental assistance for people with the lowest incomes is a key element of any successful strategy to solve the affordable housing crisis. Due to chronic under-funding by Congress, only one in four households eligible for a federal housing voucher will get the help they need.

The FY22 spending bill presents an opportunity to obtain a tremendous return on investment by expanding Housing Choice Vouchers to an additional 125,000 households. Top national organizations from a variety of sectors – including health, education, civil rights, food security, environmental protection, faith, municipal governance, child welfare, criminal justice, anti-poverty, and others – have come together through the OSAH campaign to jointly push for expanded investments. Despite their different issue areas, these organizations all



understand that achieving their own goals depends on ensuring people have access to stable, affordable homes and that expanding rental assistance is a critical component of any overall solution.

Read the Opportunity Starts at Home campaign's letter [here](#).

Keep up to date on Opportunity Starts at Home by following the campaign on [Twitter](#), [Instagram](#), [Facebook](#), and [LinkedIn](#). Be sure also to [sign up](#) for the OSAH e-newsletter for the latest updates about the campaign, including new multi-sector partners, [calls to action](#), events, and [research](#).

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## Research

### U.S. City Mayors Express Having Little Control Over Homelessness, According to Survey

Boston University's Initiative on Cities' [2021 Menino Survey of Mayors](#) asked mayors of U.S. cities about homelessness. More than one-third (38%) of mayors who responded said they had little or no control over addressing the issue. Forty-two percent said they had only moderate control. More than three-quarters of respondents identified limited funding as a barrier to addressing homelessness. Approximately 60% identified public opposition to new housing/shelters and limited human and social services as additional barriers. Other significant hindrances to addressing homelessness included lack of coordination between different government and social service agencies, lack of quality data, and evictions.

The researchers invited mayors of all cities with over 75,000 residents to participate in the survey. They interviewed 126 mayors between June and August 2021 on housing and homelessness, COVID-19 recovery, and closing the racial wealth gap. Most of these interviews were conducted over the phone.

Twenty-eight percent of the mayors who responded had no staff dedicated to meeting the needs of people experiencing homelessness. Twenty-two percent relied on staff in police departments to meet their needs in addressing homelessness. When asked how their city defined success in addressing homelessness, only 40% of mayors explicitly referenced reducing homelessness as a policy goal. Forty-two percent identified increasing housing as a policy goal to address homelessness, 16% identified matching homeless populations with social services, and 11% identified reducing the perceived negative impacts of homelessness on surrounding residents, such as by removing encampments.

A report of the survey findings, *Mayors and America's Homelessness Crisis*, can be found at: <https://bit.ly/3rvop3q>

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### New Housing Report Released by Harvard's Joint Center for Housing Studies

The Joint Center for Housing Studies (JCHS) at Harvard University released a new report, [America's Rental Housing 2022](#), on January 21. The report finds that the rental housing market rebounded in 2021, resulting in low vacancy rates and increased rents, while many low-income renters continued to suffer from income and employment losses stemming from the pandemic. Some low-income renters remained behind on rent. Unprecedented federal housing supports, however, mitigated the worst housing outcomes for many low-income renters. The report highlights the need for the federal government to revitalize the housing safety net and expand the supply of affordable rental housing in the face of continuing challenges.

According to the report, demand for rental housing increased, vacancy rates dropped, and rents climbed between 2020 and 2021. Renter households increased by 870,000 between the first quarter of 2020 and the third

quarter of 2021, while the overall vacancy rate dropped to 5.8%. This vacancy rate was the lowest observed since the mid-1980s. Rents grew across all market segments in the professionally managed rental stock, especially in the highest-quality segment, where rents increased 13.8% in the third quarter of 2021. Rents in the highest-quality segment were driven in part by recent growth in the share of higher-income renters. While the rebound was most pronounced in the highest-quality market segment, rents still increased 4.3% year-over-year for lower-quality units in the third quarter of 2021.

The report also highlights how lower-income renters were far more likely to struggle with housing costs leading into the pandemic. One million rental units affordable to households with incomes at or below \$30,000 were lost between 2018 and 2019. By 2019, lower-income renters accounted for 62% of all renter households paying more than 30% of their income on rent and 86% of renter households paying more than 50%. Thus, lower-income renter households were already in a housing crisis before the pandemic.

The housing impacts of the pandemic reverberated into 2021. The report finds that, although most renters stayed current on rent, 15% were still behind on rent in the third quarter of 2021 and a quarter reported lost employment income in the previous month. These impacts were most acute for the lowest-income renters. Twenty-three percent of renter households earning less than \$25,000 were behind on rent compared to just 5% of households with incomes over \$75,000.

The report notes the important role of federal interventions – such as the CARES Act and Centers for Disease Control and Prevention (CDC) eviction moratoriums, unemployment insurance, economic impact payments, and emergency rental assistance – in mitigating the worst housing outcomes during the pandemic. Citing data from Eviction Lab, the report shows that eviction filings dropped by 40% at the beginning of the pandemic and remained 40% below average in November 2021. Eviction filings increased after the CDC moratorium ended, but not by as much as expected. The report attributes the lower-than-expected increase in eviction filings to a combination of emergency rental assistance, income supports, and landlord flexibility.

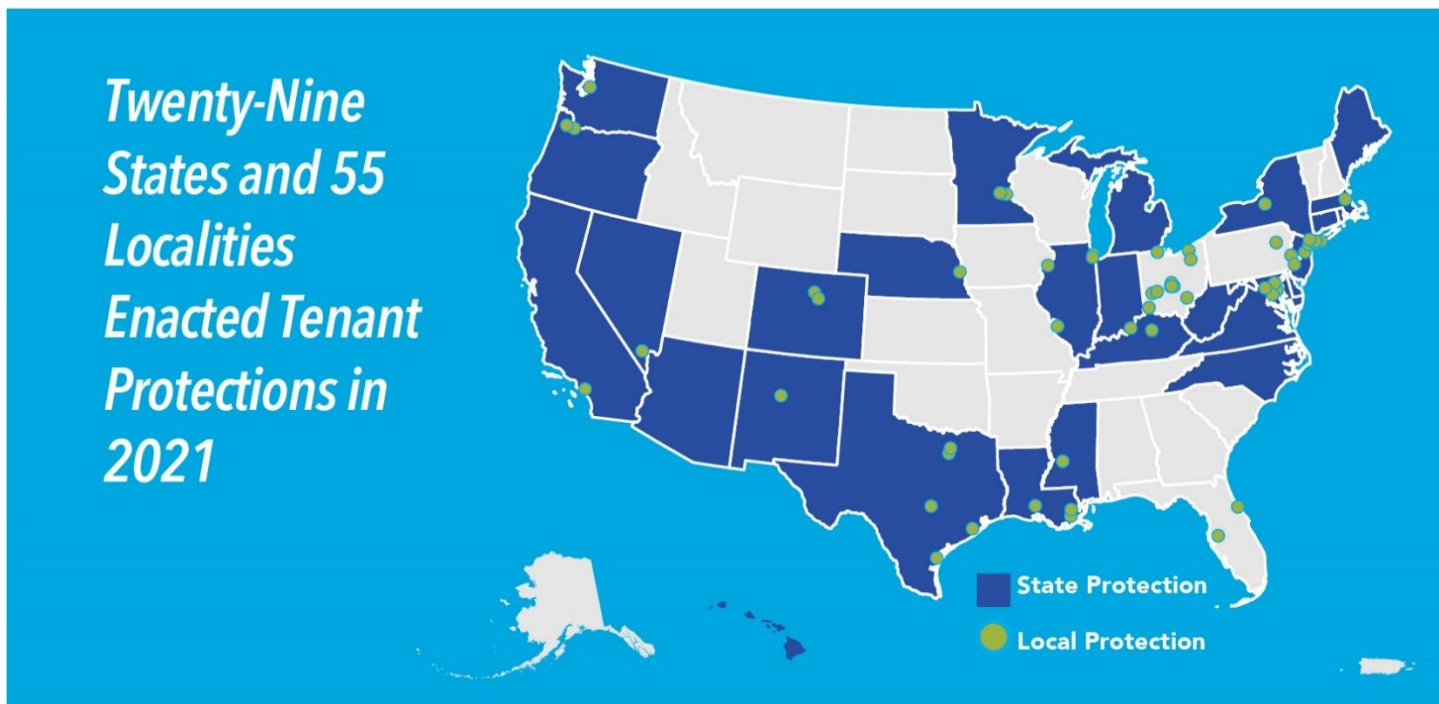
JCHS cites these emergency housing supports as evidence of the federal government’s power to address housing instability for renters, while also underlining the need to invest in the capacity of state and local governments to administer housing programs. There remains a longer-term need to expand the supply of affordable housing to address structural inequities facing lower-income renters in the housing market.

The report can be found at: <https://www.jchs.harvard.edu/americas-rental-housing-2022>

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## **Fact of the Week**

### **Eighty-Four States and Jurisdictions Enacted Tenant Protections in 2021**



Sources: Tenant Protections and Emergency Rental Assistance during and beyond the COVID-19 Pandemic



Source: *Tenant Protections and Emergency Rental Assistance during and beyond the COVID-19 Pandemic*

## From the Field

### Minnesota Housing Partnership Releases Report on Energy Efficiency Proposal, Highlights Racial Equity Impact

Minnesota Housing Partnership (MHP), an NLIHC state partner, released a new report, [“A Better Building Code: Recommendations for Increasing Housing Resilience and Racial Equity for Minnesota Renters,”](#) on January 18. The report analyzes the potential impact of the Better Building Code ([HF831/SF2077](#)) – a bill introduced in the Minnesota legislature in 2021 – on multifamily buildings in Minnesota, especially those that predominantly serve marginalized communities. Governmental and nonprofit partners – including the City of Minneapolis, City of St. Paul, Community Stabilization Project, Fresh Energy, New American Development Center (NADC), and National Resources Defense Council (NRDC) – contributed to the report.

The Better Building Code legislation would require new commercial buildings, including multifamily buildings four stories or greater, to strengthen their energy efficiency standards until reaching net-zero emissions by 2036. The report finds that the legislation would decrease households’ energy burdens – defined as the percent of median yearly income that households pay for electricity and gas bills – and result in healthier, more livable homes. Extremely low-income Minnesotans spend an average of 13% of their income on electricity and gas bills, as compared to an average energy burden of 2% among all Minnesotans. A household that spends more than 6% on energy bills is considered to have a high energy burden, and a household that spends more than 10% on energy bills faces a severe energy burden. The Better Building Code would ease these burdens: households in two-bedroom apartments would save an estimated \$319 each year if the legislation were enacted.

Housing and energy cost burdens fall disproportionately on Black and Indigenous households and households of color. A race equity impact assessment (REIA) of the Better Building Code conducted in 2020 found that the legislation would have an outsize impact on communities of color because Black and brown Minnesotans are more likely to live in areas zoned for multifamily properties, are more likely to be renters, and face more severe cost burdens. Achieving net-zero emissions in new buildings will also benefit communities of color because they disproportionately experience the health, environmental, and economic consequences of climate change. The impact of the Better Building Code on communities of color may be limited, however, because the code would only apply to new construction and major rehabilitation. Further solutions will be needed to address racial inequities in housing quality and energy cost burdens in existing buildings.

To inform the report's analysis and recommendations, MHP conducted focus groups with residents and interviews with multifamily housing developers, owners, and managers. People of color constituted more than two-thirds of focus group participants. Elizabeth Glidden, Deputy Executive Director for MHP, said of the focus groups that "[i]ncorporating renter perspectives as well as those from property owners and developers led to some 'a-ha' moments, such as the importance of targeted strategies to preserve affordable rents in older buildings. Affordable properties, as well as market rate, deserve energy efficient investments to ensure quality of life for all residents."

Residents' feedback emphasized the connections between housing, health, economic security, and environmental factors. Focus group participants highlighted the difficult tradeoffs they are forced to confront when utility bills go up, their consciousness of energy efficiency and cost-savings in their daily lives, and the consequences of health hazards in their homes. Many residents pointed to the importance of consistent standards to enable equitable access to energy-efficient homes in all communities, regardless of race and income. Because renters have limited authority to make maintenance decisions, they lack control over the conditions that determine the environmental quality and energy efficiency of their homes. Mandatory code improvements will require landlords to make improvements and therefore benefit renters, but only if accompanied by strong legal enforcement in all communities.

Drawing on focus group participants and interviewees' feedback, the report concludes with recommendations for implementation of the Better Building Code or other advanced state building codes. The report recommends that Minnesota Housing cooperate with the U.S. Department of Commerce to develop a preservation program to prevent older buildings from raising rents to meet new expenses, which could displace thousands of residents. State and local governments should invest in upgrading affordable homes through mechanisms such as state and local grant and loan programs, property tax relief, project-based rental assistance, utility provider incentives, and other existing tools. Government agencies responsible for assessing the policy impact of the Better Building Code should quantify co-benefits of the proposal for health, weather resiliency, reductions to energy burden, and cost savings over the life cycle of buildings. Implementation of the Better Building Code should occur through an accelerated cohort or phased implementation to collect feedback and test new systems before applying the policy to all sectors. To advance racial equity, investments in energy efficiency should intentionally prioritize and stimulate business opportunities for people of color. Developers, architects, contractors, and residents should develop an ecosystem approach to coordinate implementation of code updates and develop accessible resources that enable residents to participate in building improvements.

In addition to these recommendations for Better Building Code implementation, the report concludes with recommendations for a more equitable energy system. This vision includes treating energy efficiency as a basic need and approaching it through a rights framework; empowering residents and directly impacted communities to make decisions within the energy system; developing an intra-agency strategy to ensure that all housing in Minnesota has a common standard of energy efficiency (applying to existing units as well as new construction); and investing public resources in training, compliance, and equitable enforcement of standards. Implementation could also include ensuring a renter's right to identify changes needed to improve the livability of their home without putting themselves at risk of displacement or retaliation.

For more information on the report, visit [MHP's website](#).

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## **NLIHC Housing Policy Forum 2022**

### **End Rental Arrears to Stop Evictions (ERASE) to be Featured at NLIHC Virtual Housing Policy Forum 2022, March 22-23**

NLIHC's [Virtual Housing Policy Forum 2022: Achieving Housing Justice](#) – taking place March 22-23, 2022, from 12:30 to 5:30 pm ET on March 22 and from 1 to 5:30 pm ET on March 23 – will offer an overview of federal Emergency Rental Assistance (ERA) implementation; the status of ERA spending; the impact of ERA on landlords, tenants, and eviction prevention; and NLIHC's End Rental Arrears to Stop Evictions (ERASE) program. The overview will explore how ERA implementation can inform strategies for supporting low-income renters now and in the next crisis and will feature the perspectives of four stakeholders: the U.S. Department of the Treasury, a program administrator, a landlord, and a tenant.



The forum will also feature keynote speakers and panels on: Racial Equity and Housing Justice (with MacArthur “Genius” photographer LaToya Ruby Frazier); the HoUSED Campaign for Universal, Stable, Affordable Housing – Progress To-Date and the Road Ahead; Capitol Hill Insiders Panel; Expanding the Multi-Sector Affordable Housing Movement; Achieving Renter Protections; Best Practices in Organizing; and Discussions with Members of Congress and Senior Administration Officials.

Forum attendees will have the opportunity to network with other attendees, and NLIHC will provide a selection of interactive sessions with NLIHC experts on Our Homes, Our Votes 2022: Non-partisan Voter and Candidate Engagement; Disaster Housing Recovery; Effective Media/Social Media Strategies & Practices; and Anti-Racism, Equity, Diversity, and Inclusion.

**[Register today](#) for the March 22-23, 2022 Virtual Housing Policy Forum!**

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## Leadership Awards Celebration

### Donate in Honor of 2022 Housing Leadership Award Honorees the Congressional Progressive Caucus, Ann O’Hara, and Representative Ritchie Torres

Join NLIHC in celebrating our 2022 Housing Leadership Awards honorees **the Congressional Progressive Caucus, Ann O’Hara, and Representative Ritchie Torres**. These exceptional leaders will be recognized at NLIHC’s 40<sup>th</sup> Annual Housing Leadership Awards Celebration, held virtually on Thursday, April 28. Donate to NLIHC in these leaders’ honor as an [individual](#) or as an [organization](#).



The 2022 Edward W. Brooke Housing Leadership Award will be presented to the **Congressional Progressive Caucus** for its exceptional commitment to advancing historic affordable housing investments to address homelessness and housing poverty in the U.S. This award is named for Senator Edward Brooke (R-MA), who as a U.S. senator and later as chair of the NLIHC board of directors championed low-income housing. Representative Pramila Jayapal (D-WA), chair of the caucus, is invited to accept the award on behalf of the entire caucus.



The Congressional Progressive Caucus

The Dolbeare Lifetime Service Award, named for NLIHC’s founder Cushing Niles Dolbeare, a pioneer of the affordable housing movement, will be awarded to **Ann O’Hara** for her decades of advocacy for quality, accessible, affordable homes for extremely low-income households as a public housing authority director,



Section 8 administrator, state housing official, founder and associate director of the Technical Assistance Collaborative (TAC), and NLIHC board member.



Ann O'Hara

**Representative Ritchie Torres (D-NY)** will receive the Sheila Crowley Housing Justice Award for his outstanding leadership in elevating the need for historic affordable housing investments for people with the lowest incomes in 2021. This award is named after former NLIHC President and CEO Sheila Crowley, who led NLIHC for more than 17 years.



Representative Ritchie Torres (D-NY)

Recognize these outstanding leaders by donating to NLIHC in their honor!

Donate and learn more about the event at: <https://bit.ly/LEADERS22>

Or text LEADERSHIP to 41444 to donate in honor of the awardees.

Your donation will be recognized in the Leadership Awards Celebration program, and your contribution will support NLIHC's mission to achieve racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice. Information about registering for the Housing Leadership Awards Celebration will be forthcoming.

Updates will be posted on the event page at: <https://bit.ly/LEADERS22>

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## **NLIHC Careers**

### **NLIHC Seeks Housing Policy Analyst/Senior Housing Policy Analyst**

NLIHC seeks a housing policy analyst/senior housing policy analyst (depending on experience/expertise of candidate) whose primary responsibility entails identifying, analyzing, advocating, and engaging the Coalition's membership and network around proposed and final federal legislation related to the Coalition's mission and priorities. Secondary responsibilities entail similar actions pertaining to select regulatory activities. The senior policy analyst has more experience and operates with a greater degree of independence and decision-making than the housing policy analyst, and he/she/they lead at least one important portfolio of NLIHC policy work with significant autonomy.

#### **RESPONSIBILITIES**

##### **Legislative/Administrative**

1. Monitor legislative, regulatory, and administrative developments, as well as other activities or events of interest on Capitol Hill, at the U.S. Department of Housing and Urban Development (HUD), and other relevant agencies. A primary responsibility of this position is to help support the Coalition's portfolio related to fair housing. Other policy areas will also be assigned.
2. Help develop policy strategies and advocate Coalition positions before members of Congress and the Administration by drafting letters, scheduling and participating in meetings, leading coalitions, and preparing and sending communications to Congress, Administration officials, and their staff.
3. Develop advocacy materials that translate pending federal bills, and to a lesser extent regulations and actions, into an accessible and understandable format, including factsheets, briefs, white papers, testimony, and other resources.
4. Complete other policy, congressional, and administration projects as assigned.

##### **Coalition**

1. Represent the Coalition before selected national partners.
2. Coordinate and facilitate working group and coalition meetings, prepare materials, and make presentations. Attend meetings and events of other coalitions, particularly the Fair Housing Task Force.
3. Work with NLIHC field staff and NLIHC partners and allies in impacted communities to stay abreast of housing concerns.

##### **Policy Communication**

1. Research and prepare articles for *Memo to Members and Partners* e-newsletter, including updates on Capitol Hill, HUD, and other federal agencies, through web-based and other research and attendance at hearings and briefings. Annually update select NLIHC *Advocates' Guide* articles.
2. Develop advocacy communications for a wide variety of Coalition members and partners.
3. Plan and implement briefings, dialogues, and other informational forums on issues related to Coalition priorities and initiatives.
4. Monitor, and provide updates for, Coalition website, particularly the Fair Housing webpages.

##### **Organizational Support**

1. Attend and report at all meetings of Board of Directors; participate in staff meetings, trainings, and all Coalition events.
2. Participate in the planning and implementation of all aspects of Coalition’s annual policy conference, including speaker recruitment.
3. Other duties as assigned.

## **QUALIFICATIONS**

- Requirements include a bachelor’s degree (master’s degree or law degree preferred). A degree in Public Policy, Public Administration, or related area is a plus.
- Applicants should have at least two years of experience in public policy or legislative affairs for the policy analyst position and at least five years of experience for the senior policy analyst position. Applicants should have a commitment to social justice and knowledge of affordable housing, homelessness, fair housing, or social service delivery.
- Candidates should be able to work in a diverse, high-paced environment and have strong writing and editing skills, oral and interpersonal communications, organizational skills, and attention to detail. Applicants should also be proficient in the Microsoft Office suite and social media platforms.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. This is a full-time position located in Washington, DC, but NLIHC will be flexible about location for the first year.

Interested candidates should submit a resume, cover letter with salary requirement, three references and contact information (at least two references being current or former supervisors; references will not be contacted before consulting with applicant), and two writing samples to Bairy Diakite, director of operations, and Sarah Saadian, senior vice president for public policy, at: [bdiakite@nlihc.org](mailto:bdiakite@nlihc.org) and [ssaadian@nlihc.org](mailto:ssaadian@nlihc.org)

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## **NLIHC Seeks Development Coordinator**

NLIHC seeks a development coordinator who will have prime responsibility for a portfolio of development/fundraising activities for the Coalition. The activities, along with those of a second development coordinator with a separate portfolio, will ensure the Coalition secures the necessary resources to support its mission of achieving racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice. The individual will also support NLIHC with other key operational and event-management needs. The coordinator will report to the NLIHC chief operating officer.

## **RESPONSIBILITIES**

- Coordinate/manage reports, proposals, relationship management, and research/prospect development for corporate and non-corporate foundations (divvied up between the two coordinators).
- Track progress on current grants and reports due, as well as other requirements for each funder. Draft reports and proposals; coordinate calls and meetings with current and new funders.
- Lead on all activities connected to the Leadership Awards event. Manage development of and mailing to outreach lists for LR/LAC, tracking progress on incoming pledges, etc. Identify new potential sponsors; submit applications for sponsorship online where necessary.
- Act as lead contact on LR/LAC sponsorships; collect supplemental LR/LAC program materials (quotes on honorees, bios, photos, etc.). Ensure all sponsors are recognized in the program and all sponsorship benefits reach the sponsor.

- Develop and maintain registration pages for LR/LAC.
- Lead on program tracking and compilation of Program Summary Report.
- Keep Major Donors spreadsheet sheet up to date (in coordination with second development coordinator and COO).
- Provide monthly and year-end summary of incoming grants and their allocations to auditor.
- Along with second development coordinator, produce a list of previous year donors and their giving levels for *Annual Report*.
- Prepare all fund development reports for board meetings (with assistance from second development coordinator).
- Monitor NLIHC's various webpages that recognize donors for any missing non-corporate logos and ensure updates are made.
- Prepare acknowledgement letters for non-corporate grant payments as they are received by NLIHC (in coordination with senior executive assistant). Update acknowledgement letter language as necessary for general contributions, LR/LAC sponsorships, grants, special memberships, etc.
- Maintain files of copies of all grant acknowledgement letters and grant agreements.
- Assist in the coordination of other events and activities for which fundraising is involved, such as NLIHC's anniversary events.

### **Customer Relationship Management (CRM)**

- Develop and maintain other donation forms in MobileCause (donations, sponsorships, publication purchases, etc.) and ensure these forms are landing in Salesforce.
- Be an expert administrator of, and make ongoing improvements to, Salesforce infrastructure for all aspects of the development team. Examples include moving LR/LAC solicitation tracking to Salesforce, finding better ways to track pledged vs. received contributions, finding ways to replicate the Major Donors spreadsheet via reports, ensuring that MailChimp and Salesforce are communicating to each other, and exploring other applications within Salesforce that could streamline our work.
- Work with Salesforce Premier Success support team for troubleshooting issues as they arise; reevaluate Salesforce license usage and adjust as needed.
- Coordinate uploading of new lists secured from partners into Salesforce/Mailchimp.
- Monitor incoming data to Salesforce for any irregularities.
- Ensure all grant agreement and follow-up information for foundation and corporate funders is up to date and accurate in Salesforce database.

### **Organizational/Operations Support**

- Support COO with various operations activities.
- Ensure successful NLIHC business licenses and Good Standing reports with DC government.
- Attend all meetings of the NLIHC Board of Directors and Board committees, as needed. Participate in staff meetings, retreats, trainings, and all Coalition events.
- Other duties as assigned.

### **QUALIFICATIONS**

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

- A bachelor's degree.
- A strong commitment to the alleviation of poverty and to social justice (affordable housing knowledge/experience a plus).

- Demonstrated strong organizational skills and attention to detail.
- Excellent communications skills, both orally and in writing.
- Experience successfully building and maintaining professional partnerships and relationships.
- Experience in funder/donor research and cultivation, proposal- and report-writing, and fundraising appeals.
- Experience in event coordination.
- Experience using Salesforce CRM; strong Salesforce-administrator experience highly desired.
- An ability to work in a diverse, fast-paced environment.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. This is a full-time position located in Washington, DC, though candidates residing outside the DC area may be considered and telework is being implemented during the pandemic.

Interested candidates should send a cover letter, resume, and two writing samples to: Bairy Diakite, Operations Manager, NLIHC, 1000 Vermont Avenue, N.W., Suite 500, Washington, D.C. 20005 at [bdiakite@nlihc.org](mailto:bdiakite@nlihc.org). The cover letter should describe the candidate’s interest in and relevant experiences for the position and include salary requirements and the names and contact information for at least three people serving as candidate references, at least two of whom should be current or former supervisors. (NLIHC will not contact references before consulting with the candidate.)

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## NLIHC News

### Sign Up Today for Spring Issue of *Tenant Talk*

NLIHC is gearing up to release its spring issue of *Tenant Talk*, a semi-annual newsletter created to engage residents in housing advocacy. Each edition highlights innovative approaches and recent victories in communities throughout the United States, as well as discussions of key housing issues playing out in Congress. The spring edition will feature emergency rental assistance (ERA) programs and explore how they have impacted renters navigating the economic challenges of the pandemic. [Sign up today](#) to receive a free copy!

The U.S. Department of the Treasury’s Emergency Rental Assistance (ERA) program was established by the “Consolidated Appropriations Act of 2021” and later expanded by the “American Rescue Plan Act.” The program provided an unprecedented \$46 billion for emergency rental assistance to help renters stay stably housed during the pandemic. Policymakers, program administrators, and renters have learned much about emergency rental assistance since the program’s launch. The upcoming issue of *Tenant Talk* will offer an overview of a number of these lessons.

In particular, the issue will feature spotlight articles from our partners across the country about their efforts to increase access to ERA. As always, the issue will also include resident perspectives that dive deeper into renter experiences, in this case involving the ERA program. Readers will also find articles on tenant protections, updates on the “Build Back Better Act,” discussions of NLIHC’s current research, and more.

*Tenant Talk* will be made available to all NLIHC members and partners – and the general public – for reading or downloading on NLIHC’s website. For anyone interested in receiving a printed version of *Tenant Talk* through the mail for free, you may fill out this [easy form](#), where you can also indicate how many copies you would like. Please share the link with your network and others who might be interested. Digital copies in Spanish, as well as large print copies, will also be available. Stay tuned for more information!

## **NLIHC Welcomes Steve Moore Sanchez as Development Coordinator**

NLIHC is pleased to welcome Steve Moore Sanchez as a development coordinator. Steve will help to ensure the Coalition secures the necessary resources to support its mission. He comes to NLIHC with an extensive background in fundraising and public policy. Prior to joining NLIHC, he served as a writer for development at the Center on Budget and Policy Priorities, where he crafted proposals, reports, donor communications, and other materials on the organization's work to strengthen housing, health, nutrition, and other essential programs. Steve also has experience planning and coordinating fundraising efforts at Prosperity Now, Farmworker Justice, and the Washington Office on Latin America.



Steve received his undergraduate degree in international studies from American University. He holds a master's degree in Latin American studies from the University of California, Berkeley, and a master's degree in government and politics from the University of Maryland.

Please join us in welcoming Steve to the NLIHC team!

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## **NLIHC Welcomes Jenna Parker as Field Intern**

NLIHC is delighted to welcome Jenna Parker to the field team as an intern for the spring and summer of 2022. Jenna is a graduate student at the University of Maryland, where she is pursuing a master of social work degree with a specialization in community action and social policy. Passionate about enhancing her knowledge of and experience in housing policy and advocacy work, she is excited to be part of the NLIHC field team and its work to actively mobilize and engage supporters in advancing housing justice.

Jenna earned a bachelor's degree in social work from Cedarville University.

Join us in welcoming Jenna to NLIHC!

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## **NLIHC in the News**

### **NLIHC in the News for the Week of January 16**

The following are some of the news stories to which NLIHC contributed during the week of January 16:

- “\$15 minimum wage opposition ‘doesn’t make any sense to me’ Labor Secretary Walsh says” *Yahoo Finance*, January 16, at: <https://yhoo.it/3KpAz6m>
  - “New FEMA program would place homeless disaster survivors in apartments instead of trailer parks” *Washington Post*, January 16, at: <https://wapo.st/3Kz8ycu>
  - “Transitional housing getting redo at FEMA; apartment subsidies among changes” *Arkansas Democrat Gazette*, January 17, at: <https://bit.ly/3nNOF7T>
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## **NLIHC Staff**

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Sidney Betancourt, Housing Advocacy Organizer, x200  
Jordan Brown, Research Intern  
Victoria Bourret, x244  
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Alayna Calabro, Policy Analyst–COVID-19 Response, x252  
Josephine Clarke, Senior Executive Assistant, x226  
Matthew Clarke, Writer/Editor  
Courtney Cooperman, Housing Advocacy Organizer, x263  
Bairy Diakite, Director of Operations, x254  
Emma Foley, Research Analyst, x249  
Dan Emmanuel, Senior Research Analyst, x316  
Ed Gramlich, Senior Advisor, x314  
Sarah Gallagher, Senior Project Director, ERASE, x220  
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Kim Johnson, Senior Policy Analyst, x243  
Paul Kealey, Chief Operating Officer, x232  
Mike Koprowski, Director, Multisector Housing Campaign, x317  
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Khara Norris, Senior Director of Administration, x242  
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Jenna Parker, Field Intern  
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Catherine Reeves, Development Coordinator, x234  
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Maya Ward-Caldwell, Fund Development Intern  
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Diane Yentel, President and CEO, x225