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HoUsed Campaign for Universal, Stable, Affordable Housing

Vital Housing Investments in Build Back Better Are Still at Risk – Keep Pushing!

The historic \$150 billion investment in affordable housing included in the “Build Back Better Act” is at risk of elimination as Congress and the White House negotiate a slimmed down version of the bill. The bill currently includes funding for the HoUsed campaign’s [top priorities](#): \$25 billion to expand housing vouchers to an additional [300,000 low-income households](#); \$65 billion to preserve public housing and improve living conditions for the nation’s more than 2 million public housing residents; and \$15 billion for the national Housing Trust Fund to build, maintain, and operate an estimated [150,000 new units](#) of deeply affordable, accessible housing. If enacted, these provisions would result in the largest single investment in quality, affordable, accessible homes for households with the lowest incomes in history.

The U.S. House of Representatives voted in November 2021 to approve the Build Back Better Act, but the bill stalled in the Senate after Senator Manchin 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 vote in the Senate, rather than the 60 votes typically required in the chamber. But to move forward, the bill must garner the support of every Democratic senator.

Congressional leaders will make significant changes to the legislation to win Senator Manchin’s support. However, 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.

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. Do what you can to help:

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

Thank you for your advocacy!

NLIHC Comments on HUD’s Draft Strategic Plan for Fiscal Years 2022-2026

NLIHC submitted a comment [letter](#) to the U.S. Department of Housing and Urban Development (HUD) on January 28 addressing the four focus areas identified by the department for its “Draft Strategic Plan” for 2022 to 2026: supporting underserved communities, ensuring access to and increased production of affordable housing, promoting homeownership, and advancing sustainable communities. NLIHC urged HUD to make racial equity an explicit goal of federal housing programs and to actively pursue the anti-racist reforms needed to ensure households with the lowest incomes have affordable places to call home.

NLIHC urged HUD to support these racial equity efforts by collecting, analyzing, and making public data on all programs to clarify whether they exacerbate, ameliorate, or simply leave in place existing or historic patterns of segregation and discrimination in housing and infrastructure, and to remedy those programs found wanting.

NLIHC also asked HUD to seek and incorporate feedback from people with lived experience when formulating policy priorities like those reflected in the department's strategic plan. People with direct experience of housing insecurity and homelessness have important insights into HUD programs and valuable ideas about how to reform these programs to better serve households in need. More generally, the letter urged HUD to commit to a robust process for public comment on its strategic plan and all other policy changes.

Regarding HUD's focus on affordable housing, NLIHC encouraged HUD to outline a vision for putting the nation on a path to universal housing assistance, a core tenet of President Biden's [housing platform](#). Because the housing crisis most severely impacts the lowest-income and most marginalized households, NLIHC urged HUD to identify in its strategic plan ways to increase and better target federal housing resources to serve extremely low-income households.

In response to HUD's continued focus on sustainability, NLIHC requested that the department center the needs of the country's lowest-income and most marginalized people in its Community Development Block Grant-Disaster Recovery (CDBG-DR) and Community Development Block Grant-Mitigation (CDBG-MIT) programs. In particular, the letter asked HUD to endorse the "[Reforming Disaster Recovery Act](#)" introduced by Senators Brian Schatz (D-HI) and Susan Collins (R-ME) to permanently authorize the programs and urged the department to commit to activating [the Disaster Housing Assistance Program \(DHAP\)](#) after every major disaster to provide the longer-term housing assistance, services, and case management needed to help the lowest-income survivors recover.

Read the full letter [here](#).

Rep. Jayapal to Join Today's National HoUsed Campaign Call for Universal, Stable, Affordable Housing

Join today's (January 31) national HoUsed campaign call from 2:30-4 pm ET. We will be joined by Congresswoman Pramila Jayapal (D-WA), chair of the Congressional Progressive Caucus, who will discuss the path to achieving essential housing investments in the "Build Back Better Act." Barbara DiPietro of the National Health Care for the Homeless Council will also join the call to share a new [resource](#) on medical respite care for people experiencing homelessness. Additionally, we will discuss NLIHC's [recent report](#) on emergency rental assistance among Indigenous tribes, share a new tenant protections database and interactive map created by NLIHC's End Rental Arrears to Stop Evictions (ERASE) project, receive updates from the field, and more.

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

Recording of January 24 National HoUsed Campaign Call Now Available

In our most recent (January 24) national call for the "HoUsed: Universal, Stable, and Affordable Housing" campaign, we received updates on federal advocacy for the "Build Back Better Act" and fiscal year (FY) 2022 appropriations, discussed new research on the impact of evictions, shared insights from NLIHC's new report on renter protections, and learned about field activities in California, Rhode Island, and North Dakota.

NLIHC's Senior Vice President of Public Policy Sarah Saadian gave updates on the expected timeline for enacting the Build Back Better Act and the threats to the bill's housing provisions. The bill currently provides over \$150 billion in investments in affordable housing and community development, including significant funding for the HoUsed campaign's [top priorities](#): \$25 billion to expand housing vouchers to an additional [300,000 households](#); \$65 billion to make desperately needed repairs to public housing; and \$15 billion to build, preserve, and operate [150,000 units of deeply affordable housing](#) through the national Housing Trust Fund. The FY2022 appropriations bill offers another opportunity to secure significant resources for affordable housing, including an additional 125,000 housing vouchers that are part of the House bill (see *Memo*, [7/19/21](#)). Sarah emphasized the continued advocacy needed to ensure the vital housing components remain in the Build Back Better Act and to secure the most possible funding for affordable housing programs in FY2022.

Next, Gillian Slee from Princeton University's Eviction Lab presented [research](#) on the impact of evictions on voting. The research found that eviction has a powerful role in depressing community voter turnout and that more people would vote if they were stably housed. Policymakers should thus aim to increase housing stability and remove barriers to voting in order to increase access to the ballot box.

Gabriel Schwartz of the Institute for Health Policy Studies at the University of California, San Francisco then discussed his [research](#) on the impact of evictions on access to healthcare services like Medicaid. The research found evicted patients were 63% more likely to lose their Medicaid within 6 months of experiencing eviction and patients who were evicted but able to receive healthcare spent 20% more on healthcare costs. These findings suggest that preventing evictions could help Medicaid patients receive care, offset the Medicaid budget, and prevent acute health crises.

NLIHC's Jade Vasquez next shared insights from NLIHC's new report, *Tenant Protections and Emergency Rental Assistance during and beyond the COVID-19 Pandemic*. The [report](#) found that states and localities have enacted over 130 new laws or executive actions related to tenant protections over the course of the pandemic, many of them related to emergency rental assistance programs. Tara Barauskas of the Community Corporation of Santa Monica, Katie West of the Housing Network of Rhode Island, and Sue Shirek of Northlands Rescue Mission in North Dakota concluded the call by providing field updates.

NLIHC hosts national calls every week. Our next call will be held today, January 31, at 2:30 pm ET. Register for the call at: tinyurl.com/ru73qan

View presentation slides from the January 24 call at: tinyurl.com/yth893hn

Watch a recording of the January 24 call at: tinyurl.com/bdfu5yy

Congress

NLIHC Sends Letter to Senate Majority Leader Schumer Urging Confirmation Vote on Key HUD Nominations

NLIHC President and CEO Diane Yentel sent a letter to Senate Majority Leader Chuck Schumer (D-NY) on January 25, urging him to prioritize the confirmation of four highly qualified nominees for assistant secretary positions at HUD. The letter asks Majority Leader Schumer to bring to the Senate floor a discharge and confirmation vote on:

- 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 letter was sent after the U.S. Senate Committee on Banking, Housing, and Urban Affairs held an executive session on January 19 to vote on several Biden administration nominees, including the aforementioned four (see *Memo*, [01/24](#)). The committee failed to report the nominees favorably after each received a tied vote along party lines, stalling efforts to fill the leadership team of HUD Secretary Marcia Fudge.

The letter sent by NLIHC made clear the importance of bringing the nominations to the floor for discharge and confirmation votes as soon as possible to enable HUD to advance its mission and those of its respective offices.

“Affordable, accessible, and decent housing is a universal right, and we cannot let political polarization prevent HUD from executing on its critical work in communities across the nation,” said Diane Yentel. “We stand ready to work with the department to quickly confirm these nominees.”

Read the letter at: <https://bit.ly/3rNt1Sx>

House Financial Services Committee Reschedules Hearing on Addressing Homelessness to Feb. 2

The U.S. House Financial Services Committee’s Subcommittee on Housing, Community Development, and Insurance has rescheduled the [hearing](#) “Housing America: Addressing Challenges in Serving People Experiencing Homelessness” for Wednesday, February 2, at 10 am ET.

The hearing will address the rising rates of homelessness throughout the country, the challenges of reaching unhoused individuals, and the ways the federal government can help ensure all people are safely and stably housed. Witnesses will include Adrienne Bush of the Homeless and Housing Coalition of Kentucky, an NLIHC state partner; Marc Dones of King County Regional Homelessness Authority; Ann Olivia of the Center on Budget and Policy Priorities; Nan Roman of the National Alliance to End Homelessness and the NLIHC board of directors; and Isabel McDevitt from the Doe Fund.

Watch a live broadcast of the hearing at: tinyurl.com/ywz9c2fk

Find the committee memorandum at: tinyurl.com/37ewy7es

Budget and Appropriations

NLIHC Sends Letter Urging Biden Administration to Include Robust Funding for HUD Programs in FY2023 Budget Request

NLIHC’s President and CEO Diane Yentel sent a [letter](#) to President Joe Biden and HUD Secretary Marcia Fudge on January 26 urging the administration to provide robust funding for HUD programs in the president’s fiscal year (FY) 2023 budget request.

Advocates and congressional champions secured nearly \$85 billion in vital emergency housing and homelessness assistance over the last two years, but these historic resources do not offer a long-term solution to the nation’s chronic affordable housing crisis. Robust and continued funding – enacted through the annual

appropriations process and/or the “Build Back Better Act” – is necessary to address the severe shortage of accessible, affordable homes available to households with the lowest incomes. With the Build Back Better Act facing an uncertain future, the administration should work to formulate a strong FY23 budget request for affordable housing programs.

“We were pleased to see the 15% increase to HUD’s budget proposed in the president’s FY22 budget request, including the expansion of rental assistance through HUD’s Tenant Based Rental Assistance Program to 200,000 additional households,” wrote Diane Yentel in the letter. “Now, we are calling on the administration to push for at least the same level of expansion in affordable housing for the nation’s lowest-income households in order to put the country on a path towards ending homelessness and housing poverty once and for all.”

Read the full letter at: <https://tinyurl.com/yspzkp2t>

Negotiations on FY2022 Spending Bill Continue

Congressional appropriators in the House and Senate are continuing to negotiate on a federal spending package for fiscal year (FY) 2022. Negotiations follow a monthslong stalemate between Democratic and Republican legislators, who have disagreed on overall funding numbers for U.S. Department of Defense and other programs and on whether to maintain 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 on February 18, at which point Congress will need to pass an FY22 spending bill or enact another CR. Otherwise, the government will face a shutdown.

The FY22 spending bill presents Congress with an opportunity to move the nation towards universal, stable, and affordable homes for all by making significant investments in affordable housing, including by expanding the Housing Choice Vouchers program to an additional 125,000 households with low incomes. The House spending bill would provide HUD programs with almost \$7 billion more than was provided in FY21 and guarantee significant funding increases for 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 would not include any major expansion of rental assistance.

Advocates should continue to urge members of Congress to enact a final spending bill that provides the most 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 FY22 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.

Emergency Rental Assistance

NLIHC Launches ERASE Tenant Protections Webpage

NLIHC has launched a new [ERASE Tenant Protections webpage](#), accessible via the [End Rental Arrears to Stop Evictions \(ERASE\) website](#). The ERASE project is a national effort to ensure the \$46.5 billion in emergency rental assistance (ERA) enacted by Congress reaches the lowest-income and most marginalized renters. The new ERASE Tenant Protections page makes available to the public data from NLIHC's State and Local ERA-Related Tenant Protections Database and its new [report](#), *Tenant Protections and Emergency Rental Assistance during and beyond the COVID-19 Pandemic*.

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. In 2021, states and localities passed or implemented over 130 new laws or policies to protect tenants from eviction and keep them stably housed. The ERASE Tenant Protections webpage offers resources and tools to help researchers, policymakers, housing advocates, and tenants better understand the types of protections currently in place and inform advocacy efforts to increase local, state, and federal protections moving forward.

Among other resources, the page includes two interactive maps identifying the states and localities that have implemented tenant protections since January 2021; a Tenant Protections Dashboard that summarizes the protections passed by jurisdiction, the type of authority used to implement them (e.g., executive order, court order, ERA program policy, or legislation), and the nature of the protection (e.g., eviction moratorium, right to counsel, or source-of-income discrimination law); and a searchable database of all tenant protections enacted or implemented over the last year. The page also includes a link to the new report, *Tenant Protections and Emergency Rental Assistance during and beyond the COVID-19 Pandemic*.

NLIHC will regularly update the State and Local ERA-Related Tenant Protections Database with new information about tenant protections. If you know of new protections passed in your city, county, or state, please share this information with the ERASE team by contacting ERASE Project Coordinator Jade Vasquez at jvasquez@nlihc.org or e-mailing the team at eraseproject@nlihc.org.

NLIHC Releases New Report on Emergency Rental Assistance among Indigenous Tribes

NLIHC has released a new [report](#), *Emergency Rental Assistance among Indigenous Tribes: Findings from Tribal Grantees*. The report describes key characteristics and challenges of – as well as lessons learned from – emergency rental assistance (ERA) programs administered by Indigenous Tribes or Tribally Designated Housing Entities (TDHEs).

Tribes and TDHEs differ from other state and local grantees in important ways. Not only do these grantees serve households across jurisdictional boundaries, but they also have different housing needs and rental markets, administrative infrastructures, and ERA grant allocations. These key differences have resulted in unique challenges and barriers to ERA program implementation.

By the end of September 2021, tribal grantees had obligated \$278.7 million in assistance, approximately 35% of their total allocation. While some Tribes and TDHEs have now exhausted their initial ERA1 grants and have received additional funds, several grantees have not successfully utilized ERA despite increased housing instability.

The report presents several key findings, including the following:

- ERA allocations for Tribes and TDHEs ranged from \$64,000 to \$93 million, with 57% of grantees receiving less than \$1.5 million. The wide range of allocations across tribal governments led to significant disparities in administrative capacity. Grantees with larger allocations could build the infrastructure and capacity needed to administer their ERA program and extend assistance to native households not living on reservations, while grantees with smaller allocations were unable to adequately increase capacity.
- Initial differences in income-eligibility limits between the ERA program and other rental assistance programs administered by tribal grantees placed unnecessary administrative burden on the grantees and restricted the availability of ERA funds to fewer tribal households.
- Use of self-attestation of COVID-19-related financial hardship and household income, as well as use of categorical eligibility and fact-specific proxies to determine income eligibility, lowered administrative burden and helped Tribes and TDHEs serve low-income renters who had limited access to technology and broadband services.
- Lack of clarity in federal guidance at the onset of the programs delayed application processing and disbursement of ERA funds for several months after their launch.

Read the full report at: <https://bit.ly/ERA-Tribes-and-TDHE>

Coronavirus, Disasters, Housing, and Homelessness

New Resource on CoC Partnerships with Medical Respite Care Programs Released by Framework for an Equitable COVID-19 Homelessness Response

The Framework for an Equitable COVID-19 Homelessness Response (Framework) released a new issue brief, [“Expanding Options for Health Care Within Homelessness Services: CoC Partnerships with Medical Respite Care Programs.”](#)

The brief illustrates how medical respite care (MRC) programs and Continuums of Care (CoC) can effectively partner to improve systems of care and better meet the healthcare needs of individuals experiencing homelessness. The brief describes existing service gaps, provides perspectives from MRC and CoC program staff, and identifies steps that can be taken to improve collaborations. The brief also spotlights a notably successful CoC-MRC partnership in Yakima, Washington.

Though every community has unique needs, the Framework expects that CoC staff, homelessness services providers, MRC program staff, hospital systems, and Medicaid payers will be able to use the document as a guide for improving health and housing outcomes.

Read the brief at: <https://tinyurl.com/3tn5tyad>

View other Framework materials at: housingequityframework.org

NLIHC, National Association of Counties, Enterprise Community Partners, & Other Advocates Send Letter Urging Congressional Leaders to Pass “Reforming Disaster Recovery Act”

NLIHC, the National Association of Counties, Enterprise Community Partners, and other advocates sent a [letter](#) to congressional leaders on January 25 urging them to include the “[Reforming Disaster Recovery Act](#)” in any emergency disaster supplemental appropriation bill or other piece of must-pass legislation. The letter was co-signed by more than 40 other national organizations.

The [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), Ron Wyden (D-OR), and Representative Al Green (D-TX), would permanently authorize the HUD’s Community Development Block Grant-Disaster Recovery (CDBG-DR) program – the only source of long-term federal disaster recovery funding. The program currently requires HUD to issue new regulations whenever funds are provided under the program, but this requirement slows the distribution of funds and prevents states and municipalities from anticipating and preparing for the receipt of funding before disasters occur. The bill would create a framework of permanent program regulations ensuring that funds reach those most in need of assistance following disasters. For these reasons, passing the bill is a central priority of the NLIHC-led Disaster Housing Recovery Coalition, a group of over 850 local, state, and national organizations working to ensure that all disaster survivors receive the assistance they need to recover.

A previous version of the bill was passed unanimously by the U.S. House Committee on Financial Services and was approved by the U.S. House of Representatives through a bipartisan vote. HUD, its Office of Inspector General, and the Government Accountability Office have agreed that permanently authorizing the CDBG-DR program would vastly improve the operation of the country’s most important long-term disaster recovery program.

“Insurance and short-term federal assistance are unable to cover the cost of a disaster for many low-income homeowners, renters, and people experiencing homelessness,” states the letter. “State and local governments often struggle to repair infrastructure and facilitate economic development in low-income disaster-impacted communities. Many of the lowest-income households – who are disproportionately affected by disasters but receive the least amount of assistance afterward – face homelessness or displacement as shorter-term assistance programs end... The Reforming Disaster Recovery Act will help ensure that long-term disaster recovery funds are made quickly available after disasters and that all disaster survivors and their communities can fully and equitably recover.”

Co-signers of the letter included Catholic Charities USA, Habitat for Humanity, the Hispanic Federation, the International Code Council, the National Disability Rights Network, Natural Resource Defense Council, Pew Charitable Trusts, the Union of Concerned Scientists, UnidosUS, the Unitarian Universalist Service Committee, and more than 40 other organizations.

Read the letter at: <https://bit.ly/3ricEOZ>

Read NLIHC’s fact sheet on the Reforming Disaster Recovery Act at: <https://bit.ly/3o7aVtF>

Read the text of the bill at: <https://bit.ly/3g1RQVr>

Learn more about the CDBG-DR program at: <https://bit.ly/3g79wis>

NLIHC Updates Database of Multifamily and Affordable Housing Properties Covered by CARES Act 30-Day Eviction Notice Requirement

NLIHC has updated its [database](#) of multifamily and affordable housing properties covered by the “CARES Act.” The Act included a permanent requirement that landlords of federally supported rental properties give tenants a 30-day notice to vacate prior to eviction. This notification time is longer than most state and local

requirements and gives tenants more time to prevent their evictions. Renters and their advocates can use the database to identify whether a landlord must adhere to this requirement.

The CARES Act's 30-day notice requirement covers millions of apartments in multifamily properties insured by the Federal Housing Administration or with mortgages securitized by Fannie Mae or Freddie Mac. It also covers affordable housing subsidized by Low Income Housing Tax Credit, U.S. Department of Housing and Urban Development, and U.S. Department of Agriculture programs. The act also covers small-scale rental properties with fewer than five units, but these properties are not included in the database due limited availability of small-property data.

Explore the database at: <https://nlihc.org/cares-act>

Coronavirus Updates – January 31, 2022

Updates on NLIHC Resources

NLIHC has updated two resources on the Coronavirus State and Local Fiscal Recovery Fund (SLFRF) program:

- [Overview of the Coronavirus SLFRF Program](#)
- [State and Local Housing Investments Using “American Rescue Plan Act” SLFRF Funds](#)

National Updates

Congress

The Democratic senators from California, Illinois, New Jersey, and New York sent a [letter](#) to U.S. Department of the Treasury (Treasury) Secretary Janet Yellen on January 24 calling on Treasury to reallocate federal emergency rental assistance (ERA) to communities most in need. The letter was signed by Senators Dick Durbin (D-IL), Tammy Duckworth (D-IL), Alex Padilla (D-CA), Dianne Feinstein (D-CA), Chuck Schumer (D-NY), Kirsten Gillibrand (D-NY), Bob Menendez (D-NJ), and Cory Booker (D-NJ). In their letter, the senators echoed the requests outlined in a letter sent to Treasury by Governors Gavin Newsom, JB Pritzker, Phil Murphy, and Kathy Hochul earlier this month.

Advocacy & Research

The National Women's Law Center released a [fact sheet](#) analyzing the December 1-13, 2021, Census Household Pulse Survey for gender and race impacts of the COVID-19 economic crisis.

Reporting

The [Washington Post](#) reports the consulting firm running New York's emergency rental assistance program told employees the firm made 38% profit margins on its contract with the state, alarming state officials and advocates. In defense, the firm referred to [NLIHC's ERA research report](#) showing that New York had the highest per-household spending in the country, but NLIHC's report in fact found that state funds had reached only 3% of the 1.6 million households that pay more than 30% of their earnings on housing – a population at particular risk of eviction. “Having potentially significant amounts of these funds go to for-profit firms with no grounding in local communities is deeply problematic,” said NLIHC President and CEO Diane Yentel. She added that some for-profit firms “can be reluctant or unwilling to implement proven best practices for serving the lowest-income or most marginalized people because doing so cuts into their profit margins.”

[Pew Charitable Trusts](#) published a report on how Dallas is using federal COVID-19 aid to fight homelessness. Last summer, more than a dozen Dallas-area nonprofits and government agencies launched a new program using federal COVID-19 relief funds to place people and families experiencing homelessness in permanent housing. The new [Dallas R.E.A.L Time Rapid Rehousing Initiative](#) is funded through the Emergency Solutions Grants-CARES Act (ESG-CV) and Emergency Housing Vouchers (EHV) programs administered by the U.S. Department of Housing and Urban Development. As of January 6, less than a third of the \$4 billion in ESG-CV funds had been spent nationwide, and only 11.6% of EHV's had been accepted by landlords nationwide as of January 18.

State and Local News

Arkansas

Panelists on an episode of [KUAR's "Issues That Matter"](#) said the COVID-19 pandemic and a lack of affordable housing have worsened the homelessness crisis in Arkansas.

California

Los Angeles County's Board of Supervisors voted on January 25 to [extend countywide eviction protections](#) through the end of the year. Under the new rules, landlords are prohibited from evicting tenants impacted by COVID-19 for nonpayment of rent until at least 2023. Even so, the approved plan will begin to gradually phase out other renter protections later this year. Starting on June 1, only tenants making 80% or less of area median income will be protected for nonpayment. The county's current tenant protections were set to expire after January 31.

[San Francisco supervisors](#) unanimously approved an ordinance on January 25 that will require landlords to give tenants facing eviction a 10-day notice before filling out a three-day eviction notice. During the pandemic, a new COVID-19-related 15-day requirement for landlords to notify tenants of eviction was added to California state law. Supervisor Dean Preston says San Francisco's new legislation will provide additional protections for tenants after the pandemic-related protections expire.

[Projections](#) by the [San Francisco Public Press](#) suggest as much as two-thirds of the rental assistance requested in San Francisco will fail to reach tenants in time to keep them housed this spring if current payment trends persist. San Franciscans are submitting rent relief applications faster than the government is issuing payments, with \$187 million in applications still awaiting approval. The *Public Press* estimates that the backlog is likely to grow to \$254 million by April 1, when landlords will be allowed to evict tenants for nonpayment of rent.

Georgia

[Georgia Today](#) interviewed the *Washington Post* reporters whose [investigation](#) revealed that the landlord of one apartment complex in Clayton County has filed more evictions against its tenants during the pandemic than any other landlord across metro Atlanta.

Indiana

An [op-ed in the South Bend Tribune](#) written by Tracey Hutchings-Goetz, the communications and policy director of [Hoosier Action](#), outlines the urgent need for Indiana's General Assembly to reform the emergency rental assistance application process and address the imbalance of power driving the eviction crisis in Indiana. Hutchings-Goetz urges Hoosiers to call their legislators and demand they take action to protect Indiana's 2.5 million renters.

Maryland

While [eviction filings](#) for nonpayment of rent across Maryland remain below pre-pandemic levels, the number of evictions is climbing. According to the National Equity Atlas, an estimated 111,000 households are behind on rent in Maryland, with 79% of those households being people of color.

Nebraska

[Nebraska State Senator Justin Wayne](#) says the state has chosen not to apply for the second round of federal emergency rental assistance (ERA) funds despite the ongoing need for assistance. Tanya Gifford, the executive director of Lift Up Sarpy County, says the low number of applicants to the county's ERA program is not due to a lack of need but a lack of education about the program. Gifford wants Nebraska to give local housing nonprofit organizations more control over ERA distribution.

Nevada

The [Nevada Current](#) reports that because of a lack of affordable and available housing units, Clark County has begun using COVID-19 relief funds initially allocated for rehousing families experiencing or at risk of homelessness to temporarily place them in extended-stay motels instead. About 300 families in the county have completed housing assessments and are eligible for funds meant for rapid rehousing, but these families are struggling to find affordable rentals. Clark County is directing \$150 million in American Rescue Plan Act Fiscal Recovery Funds toward affordable housing projects, though completing those projects will take time.

New York

One week after New York's eviction moratorium ended, [thousands of New Yorkers](#) applied to the state's emergency rental assistance (ERA) program. The state agency tasked with administering the ERA program received roughly 2,000 applications in the first four days after the statewide moratorium ended on January 15th. Tenants who have applied for ERA in New York are protected from eviction while their application is pending.

New York Attorney General Letitia James [issued guidance](#) on January 21 reminding New Yorkers of the [rights of and protections for tenants](#). The guidance was issued following the expiration of the state's eviction moratorium on January 15.

North Dakota

North Dakota opted to [return about \\$150 million](#) in federal emergency rental assistance (ERA) funds – nearly half the money it received. Housing advocates say more work should be done to spend the money before it is returned and note that ERA payouts slowed after the state began to use a private vendor to run its application portal. A letter signed by [28 North Dakota faith leaders](#) urges state officials to do everything in their power to ensure residents can access ERA.

Ohio

According to the [Dayton Daily News](#), local nonprofit leaders are concerned that a feared spike in evictions has only been delayed until pandemic-related safety nets expire. Advocates and service providers are bracing for a spike in evictions and an increase in homelessness in the Dayton area.

Oregon

Oregon Housing and Community Services (OHCS) began [accepting new applications](#) for the Oregon Emergency Rental Assistance Program (OERAP) on January 26. The limited reopening will last at least three weeks and be based on the availability of funds. The agency estimates there are enough funds to support

between 6,700 and 9,300 additional renters, whose applications will be [prioritized on the basis of need](#) rather than on a first-come, first-served basis.

Texas

Texas Housers launched its [Texas Eviction Case dashboard](#) as part of the organization's [Texas Eviction Diversion Tracker](#). The new tool can be used with Texas Housers' [Emergency Rental Assistance \(ERA\) Dashboard](#) to identify where ERA funding is still available. Learn more about the Texas Eviction Case dashboard and Texas Housers' latest insights [here](#).

[Eviction filings in several Texas cities](#) are among the highest in the nation, even as millions of dollars in federal emergency rental assistance (ERA) funds are being recaptured by the federal government because the funds remain unspent. Among the 31 cities tracked by Princeton University's Eviction Lab, Houston saw the most eviction filings for the week of January 17, closely followed by Dallas and Fort Worth.

Washington

The [Spokesman-Review](#) discusses housing advocates' fears of a spike in evictions when rental assistance funding dries up. The Washington legislature enacted new tenant protections last year, but Spokane County advocates worry that if rental assistance runs out and rents continue to increase, tenant protections will not be enough to keep people housed.

Guidance

U.S. Department of Housing and Urban Development

- [COVID-19 Homeless System Response: Carrying Out Coordinated Entry Activities Under the ESG Program](#) – January 2022

Disaster Housing Recovery Updates – January 31, 2022

Federal Emergency Management Agency (FEMA)

The [National Advisory Council's December 2021 "Report to the FEMA Administrator"](#) offers recommendations to support FEMA's efforts to enhance and strengthen the agency's capacity to help states, territories, tribes, and local governments respond to and recover from disasters. The report commends FEMA on recent reforms to its Individual Assistance (IA) program, including its decision to expand the documentation requirements for home occupancy and ownership. The report also highlights the need to cement these reforms in statute since the changes are administrative and can be rolled back easily.

The "[Housing Survivors of Major Disasters Act](#)" – supported by NLIHC's Disaster Housing Recovery Coalition (DHRC) – addresses significant title-documentation challenges that have resulted in thousands of eligible disaster survivors being wrongfully denied FEMA assistance. The bill would build on [FEMA's recent reforms](#) and make them permanent and retroactive. Read [NLIHC's fact sheet](#) to learn more about the bill.

FEMA [canceled the repayment of over \\$870 million](#) in outstanding community disaster loan balances. The Community Disaster Loan Program is available to local governments that have been adversely affected by major disasters. The cancellation is a result of congressional legislation included in the [continuing budget resolution](#) that began on October 1, 2021. The legislation canceled outstanding loan balances and will provide

significant flexibilities to communities recovering from disasters, as they can use the funds to cover expenses. FEMA recently sent notifications to the 158 loan holders notifying them of the cancellations.

Approximately [275 public housing complexes](#) representing over 4,600 facilities and structures that suffered damage as a result of Hurricane Maria will be rebuilt with an obligation approved by FEMA on January 24. The more than \$554 million in federal funding allocated to the Puerto Rico Public Housing Administration (PRPHA) is in addition to another \$109 million in disaster funding for the PRPHA. The funding obligation will provide the PRPHA with a recovery budget for planning long-term recovery efforts in Puerto Rico.

Reporting

[Grist](#) highlights a new [report](#) from Harvard University's Joint Center for Housing Studies finding that renters face the greatest risks from climate-related disasters. Rental units are more at risk of being destroyed or severely damaged by climate disasters. Further, renters are less likely to be included in efforts to protect existing housing from the next major disasters. The report calls for a permanent, fully funded housing safety net that can ensure the lowest-income and most marginalized people remain housed following severe climate disasters.

Hurricanes

At the request of Louisiana officials, FEMA is [extending the temporary housing program](#) for survivors of Hurricanes Laura and Delta to October 31, 2022. The program was initially set to end on February 28. As part of the extension, occupants will be charged an income-related monthly rent beginning on March 1. FEMA officials urge occupants to complete or follow through on any requests for rent reduction by February 28, the deadline for ensuring the reduction of fair market rent estimates for housing units. At the peak of the program, 2,400 eligible households were licensed for FEMA-provided mobile homes, placed across 12 parishes. Approximately 75% of households remain in their FEMA housing units.

A family of nine whose home was destroyed by Hurricane Ida is [facing homelessness](#) after FEMA announced it will no longer pay for the rooms in the FEMA-approved hotel in Spanish Fort, Alabama, where the family has been staying. The family applied for FEMA rental assistance but was denied aid until it can obtain a rental lease.

A FEMA Disaster Recovery Center is now open in Houma, Louisiana, to help survivors affected by Hurricane Ida. Learn more [here](#). To locate a center, check the FEMA app, visit www.FEMA.gov/DRC, or call the FEMA Helpline at 800-621-3362.

The [Acadiana Advocate](#) reports that more than one out of every five homes in Louisiana's Calcasieu Parish is classified as being underwater. A report released by a [real estate research firm](#) found that 5,201 of the nearly 23,000 properties with loans in the parish were classified as underwater.

[Congresswoman Sheila Jackson Lee](#) (D-TX) spoke on January 22 about the need to restore the homes of seniors and people with disabilities who lost their homes when Hurricane Harvey devastated the Houston area in 2017.

Tornadoes

[Tornado survivors in several Tennessee counties](#) are eligible to apply for FEMA assistance. Renters in Cheatham, Davidson, Dickson, Gibson, Henderson, Henry, Lake, Obion, Stewart, Sumner, Weakley, and Wilson counties are now eligible to apply for support through FEMA's Individual Assistance program. Services include crisis counseling, disaster unemployment assistance, disaster legal services, and access to FEMA's Individuals and Households Program. The deadline to apply is March 15, 2022.

The [two tornadoes that struck southwest Florida](#) on January 16 destroyed at least 28 homes and damaged others in Lee County. At least 62 homes were deemed “unlivable.” A tornado touched down in Charlotte County’s [Gasparilla Mobile Estates](#), leaving 21 homes uninhabitable and damaging another 18 homes. Governor Ron DeSantis issued an [executive order](#) declaring a state of emergency for Charlotte and Lee counties but did not request a major disaster declaration. The executive order will allow those impacted by the storms to receive [limited assistance](#) to repair their homes.

Wildfires

The U.S. Department of Agriculture (USDA) announced on January 20 that low-income Colorado residents in Boulder County affected by wildfires could be eligible for USDA’s Disaster Supplemental Nutrition Assistance Program (D-SNAP). Learn more [here](#).

The Natural Hazards Center and the CONVERGE Initiative at the University of Colorado Boulder created a [collaborative research spreadsheet](#) to communicate information regarding studies that have already been launched or are planned in response to the 2021 Boulder County Fires, including the Marshall Fire and Middle Fork Fire. The document offers researchers and partners a space to share ideas regarding research that is needed as well as information about available data, equipment, resources, and funding opportunities. Additionally, the University of Colorado Boulder Natural Hazards Center held a [CONVERGE Virtual Forum](#) focused on the research needs of the community and proposed research in response to the Boulder County Fires.

Advocacy

The Natural Resources Defense Council is organizing a [sign-on letter](#) in response to FEMA’s [Request for Information](#) on the agency’s proposed changes to the National Flood Insurance Program. Read the [full text of the letter](#) and sign your organization on to the letter [here](#).

Opportunity Starts at Home

Research

New Study Explores Impacts of Building Design on Safety as Perceived by LIHTC Residents

A study published in *Housing Policy Debate* by Cody Price and Katherine Fallon surveyed Ohio Low Income Housing Tax Credit (LIHTC) tenants to understand how building design affects LIHTC tenants’ perceptions of neighborhood safety. The study, “[Perceived Safety of LIHTC Residents in Ohio](#),” found that the typical LIHTC resident perceived their neighborhood to be somewhat safe and that design features appeared to have a minimal impact on this perception.

Price and Fallon distributed surveys to 4,891 Ohio LIHTC residents, representing 11% of all Ohio LIHTC households. They received 652 responses. The survey asked tenants about their current housing and neighborhood satisfaction, perception of safety, and demographics and included questions about tenants’ age, gender, mobility, disability status, length of stay in their neighborhood, strength of social networks, and strength of community networks near them. The authors also rated LIHTC properties based on their design and appearance, noting features such as the visibility of the building, fences or gates creating boundaries, and the presence of well-maintained physical structures and landscapes around the building. The authors also retrieved crime data from the Ohio Incident-Based Reporting System about neighborhood violent crime and property crime.

Although the LIHTC properties were typically in neighborhoods with greater incidences of property crime, residents generally felt somewhat safe, with an average perception of safety of 3.86 on a scale of 1 to 5 (with 5 indicating the feeling of being very safe). Neighborhood crime was only weakly associated with LIHTC tenants' perceptions of safety.

Perceptions of neighborhood safety were associated with the property design features of visible outdoor entry lights and the maintenance of outdoor space. Boundary-setting features like fences or shared entryways were not associated with tenants' perceptions of safety. Tenants' age and access to a strong social network were also associated with perceptions of safety and likely play a larger role in those perceptions than building design.

LIHTC properties appear to be well-maintained and of high quality. Since LIHTC residents generally feel safe in LIHTC properties, state housing finance agencies (HFAs) should continue to incentivize high-quality design and maintenance features for LIHTC properties. HFAs should also support the incorporation of design principles that foster community, since social networks influence tenants' perceptions of safety.

Read the study at: <https://bit.ly/3AGiw7I>

Research Shows Evictions Increase Healthcare Spending While Disrupting Healthcare Access

The *American Journal of Preventive Medicine* published a new article, "[Eviction, Healthcare Utilization, and Disenrollment Among New York City Medicaid Patients](#)," finding that evicted healthcare patients in New York City (NYC) were more likely than non-evicted patients to lose Medicaid coverage and that they filled fewer pharmaceutical prescriptions. Evicted patients were less likely to generate any healthcare spending, but average spending was 20% higher among evicted patients who generated spending. As a result, evicted patients generated more spending on average.

The authors obtained eviction data from NYC OpenData on 2017 court-ordered residential evictions voluntarily reported by eviction marshals. They linked the eviction records to New York State Medicaid data and assessed five outcomes during a six-month period after an eviction: Medicaid disenrollment, total medical spending, number of ambulatory care visits, number of acute care visits, and number of pharmaceutical prescription fills. A total of 6,922 NYC Medicaid patients were classified as evicted, 1,312 of whom were compared to non-evicted Medicaid patients with similar demographic and other characteristics, like pre-study healthcare utilization.

Patients who experienced eviction were more likely to be male, Black or Hispanic, Bronx residents, and U.S. citizens. Compared to non-evicted patients, evicted patients had 63% higher odds of losing Medicaid coverage for any length of time during the six-month period after eviction and 43% higher odds of losing coverage for more than 90 days. Evicted patients also filled 68% fewer prescriptions. Evicted patients were less likely than non-evicted patients to generate healthcare spending, but their costs were 20% higher when they did.

The authors acknowledge some limitations in their research, including their inability to capture all evictions in the city or the specific reasons for Medicaid disenrollment. Nonetheless, their findings suggest evictions reduce access to healthcare while at the same time increasing healthcare costs.

The article can be found at: <https://bit.ly/3nXSt6y>

Fact of the Week

From the Field

Oregon Governor Kate Brown Proposes \$400 Million Investment in Affordable Housing Programs

Oregon Governor Kate Brown released a [proposal](#) that would invest \$400 million from the state's General Fund in affordable housing and homelessness programs. More than 80% of these resources would be dedicated to the preservation and construction of affordable homes. Rather than establishing new programs, the governor's package proposes increased investments in existing programs that need additional funding, which will ensure that agencies and partners have the capacity to employ new resources efficiently. The legislature will consider the proposal in a 35-day session that begins on Tuesday, February 1.

The governor's proposal came as welcome progress to advocates in Oregon. "A safe and stable home is a basic human need," said Alison McIntosh of the Oregon Housing Alliance, an NLIHC state partner. "Oregon must continue to invest in housing solutions for communities across our state. We appreciate Governor Brown's leadership to bring forward a critical package of investments and now look to the Legislature to pass these investments." The Oregon Housing Alliance includes more than 90 organizations from across the state, including housing and service providers, faith-based organizations, cities, counties, and residents of affordable housing.

More than \$339 million of the proposed \$400 million would be invested in increasing and preserving Oregon's affordable housing supply. The package includes \$170 million to preserve affordable housing, address operating cost increases, improve living conditions with new resources for cooling systems, and extend affordability periods. In recent years, summer temperatures in Oregon have soared, and many tenants with low incomes continue to live without air-conditioning. An additional \$29.5 million would be used to acquire manufactured home parks – an important source of affordable housing – that are at risk of being sold and converted to other uses.

The package proposes \$35 million in competitive funding to build small affordable rental home developments, which would provide up to 175 new one-bedroom units for low-income renters. These resources have been critical for building smaller affordable housing projects in rural communities. The proposal also includes a \$25 million increase in funding for the Land Acquisition Program – which helps local governments, housing authorities, nonprofits, tribes, and other entities purchase land for affordable housing development – and would allow funding recipients to secure their land when it is available. The overall package will help address the complications resulting from Oregon reaching its cap on Private Activity Bonds.

An additional \$50 million would fill pricing and construction gaps for affordable housing developers that were awarded funds within the past three years but have since faced increased project costs that threaten their ability to complete construction.

Robust housing investments are urgently needed in Oregon. For every 100 extremely low-income Oregonians, there are only [25 affordable and available rental homes](#) – the third most severe shortage of any state, following Nevada and California. Oregon's Regional Housing Needs Analysis found that Oregon must build more than 140,000 affordable homes over the next 20 years while also preserving the entirety of the existing affordable housing stock to meet the state's anticipated housing needs.

The governor's proposal also includes \$500,000 to support homelessness response infrastructure. This modest investment would fund the implementation of some of the strategies recommended by the Task Force on Homelessness and Racial Disparities, established by the legislature in 2021. The funding would support the hiring of a homeless policy advisor to lead statewide homelessness response efforts, as well as the facilitation of the Task Force and the establishment of a Statewide Interagency Council on Homelessness. Some of these

resources would also be directed towards Oregon Housing and Community Services engagement with the Built for Zero Collaborative, a public-private partnership that supports communities with the goal of ending homelessness.

In addition to resources for affordable rental housing and homelessness response, the package includes \$25 million to support homeowners at risk of foreclosure and meet the needs of manufactured homeowners. The proposal would also invest \$35 million in the Individual Development Account program, which is a matched savings program that supports financial literacy and asset building for low-income Oregonians.

According to Governor Brown, the legislature has an estimated \$2 billion surplus from unexpected tax revenue and federal pandemic relief. Alongside the \$400 million housing and homelessness package, the legislature will consider proposals to invest some of the surplus in [job training, childcare, healthcare workforce development, and other priorities](#) when it convenes on February 1. Advocates in Oregon also plan to bring forward other policy proposals, including proposals to help preserve existing affordable housing.

NLIHC Virtual Housing Policy Forum 2022

Leadership Awards Celebration

Representative Ritchie Torres, Ann O'Hara, and the Congressional Progressive Caucus to Be Honored with 2022 Housing Leadership Awards

Join us in celebrating **Representative Ritchie Torres, Ann O'Hara, and the Congressional Progressive Caucus** – NLIHC's 2022 Housing Leadership Awards honorees – for their outstanding contributions to affordable housing for those most in need. These exceptional leaders will be recognized at our 40th 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](#).



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)

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

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

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>

NLIHC Careers

NLIHC Seeks Housing Policy Analyst/Senior Housing Policy Analyst

NLIHC seeks a housing policy analyst/senior housing policy analyst (depending on the experience/expertise of the 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 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 and ssaadian@nlihc.org

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. 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.)

NLIHC News

Don't Forget to Sign Up for Spring Issue of *Tenant Talk*!

NLIHC will soon release its spring issue of *Tenant Talk*, a semi-annual newsletter that aims to engage residents in housing advocacy. In each new issue, we highlight innovative approaches to housing policy, recent victories in the campaign for affordable housing in communities throughout the United States, and discussions about key housing issues currently playing out in Congress. This spring's edition will feature emergency rental assistance (ERA) programs and explore how they have impacted renters navigating the economic challenges of the pandemic. *Tenant Talk* will be available for reading or downloading via NLIHC's website. If you prefer to receive a print version, [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 explore these lessons in detail.

In addition to featuring spotlight articles from our partners across the country about their efforts to increase access to ERA, the issue will include resident perspectives on renter experiences, especially those 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 is available to all NLIHC members and partners – and members of the public – for reading or downloading via NLIHC's website. Those interested in receiving a free printed version of *Tenant Talk* through the mail should complete 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 updates!

NLIHC Welcomes Kennedy Sims as Communications and Graphic Design Intern

NLIHC is pleased to welcome Kennedy Sims as a communications and graphic design intern this spring. Kennedy is a fourth-year student at the University of Georgia, where she is majoring in advertising, minoring in Portuguese, and earning a public affairs certificate.

Prior to joining NLIHC, she interned at the Atlanta Women's Foundation (AWF), the only public foundation in Georgia dedicated to helping women and girls escape poverty and become economically self-sufficient. As an AWF intern, Kennedy had the opportunity to explore nonprofit and political communication through graphic design and creative messaging. She looks forward to learning more about the field of housing policy while contributing to the mission of NLIHC.

Join us in welcoming Kennedy to the NLIHC team!

NLIHC in the News

NLIHC in the News for the Week of January 23

The following are some of the news stories that NLIHC contributed to during the week of January 23:

- “How Partnerships Can Lead to Emergency Rental Assistance Program Success” *Urban Wire*, January 24 at: <https://urbn.is/34iYfbT>
 - “As New York rental aid program ran dry, contractor boasted of ‘38 percent margins’” *Washington Post*, January 25 at: <https://wapo.st/32GUxIX>
 - “As pandemic moratoriums end, an eviction crisis is looming. Can tech tools help?” *Marketplace*, January 25 at: <https://bit.ly/3s1mt2Q>
-

NLIHC Staff

Xavier Arriaga, Policy Analyst, x231
Andrew Auran, Vice President for Research, x245
Sidney Betancourt, Housing Advocacy Organizer, x200
Jordan Brown, Research Intern
Victoria Bourret, x244
Jen Butler, Senior Director, Media Relations and Communications, x239
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
Sydnee Graves, Field Intern
Kim Johnson, Senior Policy Analyst, x243
Paul Kealey, Chief Operating Officer, x232
Mike Koprowski, Director, Multisector Housing Campaign, x317
Joseph Lindstrom, Director, Field Organizing, x222
Mayerline Louis-Juste, Senior Communications Specialist, x201
Steve Moore Sanchez, Development Coordinator
Khara Norris, Senior Director of Administration, x242
Neetu Nair, Research Analyst, x291
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