Memo To Members & Partners
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Emergency Rental Assistance

NLIHC Urges Treasury to Address Critical ERA Gaps through the Recapture and Reallocation Process

NLIHC President and CEO Diane Yentel sent a letter on February 2 to U.S. Department of the Treasury (Treasury) Secretary Janet Yellen to voice concern that an inequitable initial allocation formula, the slow redistribution of funds, and delays in the disbursement of obligated funds are creating critical gaps in Treasury's Emergency Rental Assistance (ERA) program. Writing on behalf of NLIHC, the NLIHC End Rental Arrears to Stop Evictions (ERASE) cohort, and the NLIHC-led Disaster Housing Recovery Coalition, Yentel urged Treasury to accelerate the ERA recapture and reallocation process to enable states and communities to address urgent rental arrears and keep low-income renters stably housed amid the ongoing COVID-19 pandemic.

In recent weeks, several large ERA programs have paused operations or closed due to a lack of funds, putting low-income renters at risk of eviction. NLIHC estimates that without reallocated funds, six state programs – those run by California, the District of Columbia, Minnesota, New Jersey, New York, and Texas – will have spent all their ERA1 and ERA2 funds by March 2022, despite only reaching a small portion of potentially eligible renter households. In contrast, due to an inequitable statutory formula, ERA funds were disproportionately provided to several states with fewer renters. NLIHC analysis finds that, absent any other changes, if states continue to spend at their current rate, nine states will still have remaining ERA2 funds by the statutory deadline for expending these resources.

To address the critical gaps in ERA, the letter calls on Treasury to use a data-driven approach to reallocate funds from programs where they may be left unused to programs requiring additional resources to serve all households in need. In support of this goal, NLIHC urges Treasury to take four steps: reallocate ERA1 and ERA2 to high-need grantees; recapture and reallocate ERA2 funds beginning on March 31, 2022; increase transparency of the reallocation determination process; and require programs to release obligated funds through direct-to-tenant assistance.

Read the full text of the letter at: https://bit.ly/3ujulPT

White House Announces More Resources to Help Households Afford Home Energy Costs

The White House announced on February 1 that it will partner with state and local governments, advocacy organizations, and utility providers to encourage families to apply for energy assistance through resources like the Low Income Home Energy Assistance Program (LIHEAP), which provides financial assistance to low-income families to afford the cost of utilities.

The Biden administration and Congress delivered historic investments of $8 billion in home energy assistance funding through the "American Rescue Plan Act" and the "Bipartisan Infrastructure Law." On January 25, the administration announced the distribution of the first $100 million installment of the five-year, $500 million LIHEAP investment. In addition to LIHEAP funds, the American Rescue Plan Act also provided $21.5 billion for emergency rental assistance (ERA), which can be used for utility relief by renters. The Bipartisan Infrastructure Law invested $3.5 billion in the U.S. Department of Energy's Weatherization Program, which reduces home energy costs by increasing the energy efficiency of low-income homes.

The White House also released resources to promote awareness of LIHEAP and other home energy assistance programs, including videos and radio advertisements, and the U.S. Department of Health and Human Services (DHHS) released a brief addressing the use of emergency assistance for winter utility needs. DHHS and the

U.S. Department of the Treasury held a joint webinar with over 700 utility assistance programs to discuss effective coordination of LIHEAP and ERA funding as well.

Households in need of energy help can find resources here.

Read the White House press release here: https://tinyurl.com/578ddya5

New Report Highlights Tactics Used by Renters to Meet Household Needs

A new report by Harvard University's Joint Center for Housing Studies (JCHS), "Making the Rent: Household Spending Strategies During the COVID-19 Pandemic," examines how households have managed their finances and rental payments in response to income-loss during the pandemic. Among households that lost income, households with extremely low incomes, households of color, and households with children were more likely to fall behind on rent compared to high-income households, white households, and households without children. Among low-income households and households of color that lost income during the pandemic, those that fell behind on rent were more likely than those that did not fall behind to borrow from friends and family to make ends meet.

Researchers pulled data from U.S. Census Bureau Household Pulse Surveys conducted between mid-August 2020 and late March 2021 to identify patterns in rental payments across a variety of household characteristics, including race and ethnicity, income level, and presence of children.

Researchers found that renters that lost income during the pandemic used a variety of tactics to pay for household expenses. High-income households tended to rely on regular income, credit, and savings, while low-income households relied on Supplemental Nutrition Assistance Program (SNAP) resources and funds borrowed from friends and family. Only a minority of households that lost income during the pandemic fell behind on their rental payments. Households with incomes of less than $25,000, households of color, and households with children that faced income loss during the pandemic were more likely to fall behind on rent.

Among low-income households and renters of color who faced income loss, those who were behind on rent were more likely to use SNAP than those who were not behind on rent, in part reflecting the low income and financial precarity necessary for households to qualify for SNAP. Access to SNAP enabled households to scrape rent together if they had exhausted other funds or to buy food if they were behind on rent. Among low-income households and households of color that had lost income, those that were behind on rent were more likely to borrow from friends and family than those who were not behind on rent, suggesting that rental debt and income loss in affected households can impact surrounding communities. Of households with incomes of less than $25,000 that had lost income, 36% of households that were not behind on rent borrowed from friends and family compared to 57% of households that were behind on rent.

The findings suggest that while emergency rental assistance is of crucial importance for households that have lost income and fallen behind on rent, policies focusing on rental arrears may not address the full impact of lost income among renters. Even if they did not fall behind on rent, renters who lost income during the pandemic likely still experienced financial hardships that had economic consequences for their wider communities. The authors argue that broad-based cash-assistance programs may better mitigate the negative impacts of lost income among renters and their communities.

The findings presented in the JCHS report update and expand on previous research by NLIHC (see *Memo, 7/26/2021*) and by JCHS (see *Memo*, 4/19/2021).

The report is available at: https://bit.ly/3gigfWS

Census Household Pulse Survey Suggests Disparities in Households Applying for Emergency Rental Assistance

Recent data from the U.S. Census Bureau's Household Pulse Survey covering the December 29, 2021-January 10, 2022, period indicate that Black and Latino renter households were more likely than white households to be behind on rent but Latino renter-households were disproportionately less likely to apply for emergency rental assistance (ERA). The share of renter-households behind on rent has remained relatively steady: approximately 15.1% of renter-households were behind on rent by early January, while 15.5% were behind on rent in early October 2021. The data show that renter-households of color, particularly Black and Latino renter-households, were more likely to have fallen behind on rent: a quarter of Black renter-households were behind on rent compared to 21% of Latino renter-households, 14% of Asian renter-households, and 9% of white renter-households. One in five households with yearly incomes of less than $35,000 was behind on rent; these households make up the majority (75%) of all households behind on rent.

Pulse surveys from December 2021 and January 2022 suggest that more than 13% of all renter-households have applied for ERA through state and local programs, which distribute funds from the U.S. Department of the Treasury (Treasury) Emergency Rental Assistance Program. Relative to their need, Latino and Asian renter-households have been less likely to apply for ERA: 15% of Latino and 7% of Asian renter-households have applied for ERA compared to 27% of Black and 9% of white renter-households. These results likely underscore differences in how ERA programs conduct outreach to different households, as well as the inadequate provision of program materials in multiple languages. Households with yearly incomes of less than $35,000 have accounted for three-quarters (76%) of those households applying for ERA and 80% of households that have received ERA.

Treasury data indicate that two-thirds (66%) of households served by the Treasury ERA Program have extremely low incomes. Further demographic data would illuminate additional disparities in the distribution of ERA funds, especially those disparities involving race and ethnicity. Treasury collects such demographic data about applicants to its ERA programs but has not released this information. NLIHC urges Treasury to release these data so that advocates can hold programs accountable, identify shortfalls, and help improve the distribution of emergency rental assistance.

HUD

HUD Will Enforce Carbon Monoxide Alarm/Detector Installation in HUD-Assisted Housing

HUD issued joint Notice PIH 2022-01/H 2022-01/OLHCHH 2022-01 clarifying that it will enforce the requirement that HUD-assisted properties install carbon monoxide (CO) alarms or detectors by December 27, 2022, as required by the "Appropriations Act of 2021." The requirement applies to all Public Housing, Housing Choice Voucher (HCV), Project Based Voucher (PBV), Project-Based Rental Assistance (PBRA), Section 202 Supportive Housing for the Elderly (Section 202), and Section 811 Supportive Housing for Persons with Disabilities (Section 811) properties.

The source of the requirement is Section 101, "Carbon Monoxide Alarms or Detectors in Federally Insured Housing," of Title I of Division Q of the "Consolidated Appropriations Act of 2021." The act requires CO alarms or detectors to be installed in each dwelling unit receiving HCV or PBV assistance or that is owned or operated by a public housing agency (PHA) or by an owner of a dwelling unit receiving project-based rental assistance. The CO alarms or detectors must meet or exceed the standards described in Chapters 9 and 11 of the 2018 International Fire Code (IFC).

Previously, HUD issued joint notice PIH Notice 2019-06/H 2019-05/Office of Lead Hazard Control and Healthy Homes (OLHCHH) Notice 2019-01 reminding owners and operators of public housing, HCV, PBV, PBRA, Section 202, and Section 811 properties to have working CO detectors where required by state or local law, code, or other regulation (see *Memo*, 4/22/19).

CO is an odorless, colorless, non-visible, toxic gas produced by incomplete combustion of fuel burned in stoves, lanterns, grills, fireplaces, gas ranges, or furnaces, as well as in vehicles and small engines. CO can build up indoors, poisoning people and animals. The effects of CO exposure vary from person to person depending on age, overall health, and the concentration and length of exposure. Exposure can cause permanent brain damage, life-threatening cardiac complications, fetal death or miscarriage, and death in a matter of minutes. People who are asleep or intoxicated can die from CO poisoning before experiencing any symptoms.

PHAs operating public housing units may use either their Operating Funds or Capital Funds to purchase, install, and maintain CO alarms or detectors. In addition, the act provided a set-aside in the Capital Fund Program that PHAs can compete for to secure additional funds for CO alarms or detectors. In the HCV and PBV programs, property owners or landlords are responsible for the cost of CO alarms or detectors. In addition, PHAs may use their HCV administration funds for landlord outreach and education about these requirements. Owners of properties receiving assistance through PBRA, Section 202, and/or Section 811 may use a property's reserve or replacement account, residual receipts, general operating reserves, owner contributions, or secondary financing to fund the purchase, installation, and maintenance of CO alarms and detectors.

The joint notice explains the difference between CO alarms and detectors and provides examples of sources of CO that can be found in homes, as well as examples of ways to prevent CO intrusion.

The act directs HUD to provide guidance to PHAs regarding methods for educating tenants about health hazards in the home, including CO poisoning, lead poisoning, asthma induced by housing-related allergens, and other housing-related preventable outcomes. HUD's Office of Public and Indian Housing (PIH) will develop additional materials for residents, and HUD will develop CO materials for property managers to support their educational activities.

Read notice PIH 2022-01/H 2022-01/OLHCHH 2022-01 at https://bit.ly/3L1kMuH

Find more information about HCVs on page 4-1 of NLIHC's *2021 Advocates' Guide*.

Find more information about public housing on page 4-30 of NLIHC's *2021 Advocates' Guide*.

Find more information about PBRA on page 4-64 of NLIHC's *2021 Advocates' Guide*.

Find more information about Section 202 on page 4-70 of NLIHC's *2021 Advocates' Guide*.

Find more information about Section 811 on page 4-74 of NLIHC's *2021 Advocates' Guide*.

Human Rights Watch Report Describes Challenges Faced by New York City Housing Authority's PACT Program Due to RAD

Human Rights Watch (HRW) issued a report on January 27, *The Tenant Never Wins: Private Takeover of Public Housing Puts Rights at Risk in New York City*. The report describes the adverse impacts of the New York

City Housing Authority (NYCHA) Permanent Affordability Commitment Together (PACT) program, which relies on the federal Rental Assistance Demonstration (RAD). NLIHC and the National Housing Law Project (NHLP) issued a media statement applauding HRW's report and supporting its calls to Congress to provide significantly more funding for public housing and to HUD to dramatically improve its oversight of RAD.

Overview of HRW Report

Under PACT, NYCHA leases its public housing developments to private companies for 99 years and relies on private companies for ongoing building management. HRW found that PACT conversions result in the loss of key protections for residents, and in two developments, may have contributed to increased evictions.

HRW carried out an in-depth analysis of dozens of legal and other documents. The organization also interviewed 17 people across five public housing developments converted to private management under PACT, 10 residents of NYCHA-managed housing, lawyers, housing policy experts, and members of civil society and community organizations. In interviews, some PACT residents described continuing struggles to arrange for the repair of their apartments and observed that they felt as though they had no choice but to accept PACT management.

HRW's review of eviction data provided by NYCHA found that out of six PACT developments converted before 2020, evictions increased in two large PACT conversions that together house 6,500 people. One of the developments had an eviction rate more than three times higher than NYCHA's average rate between 2017 and 2019. In the report, HRW urges New York City and New York State to update eviction laws to conform with international human rights standards, which prohibit evictions that place tenants at risk of homelessness.

HRW suggests that NYCHA should improve the oversight and accountability of PACT, including by creating an independent entity to oversee PACT developments. HRW also argues that Congress should fully fund public housing to ensure its maintenance and that HUD should improve RAD oversight and release data on evictions and housing conditions in RAD developments.

NLIHC and NHLP Media Statement

While NLIHC and NHLP support the repair and preservation of public housing – the stated goal of RAD – both organizations remain troubled that RAD has grown almost exponentially (from 60,000 to 455,000 units) since it was first authorized by Congress and without any meaningful evaluation of its impacts on public housing residents.

NLIHC and NHLP issued a media statement commending HRW's report for highlighting the challenges faced by tenants before, during, and after a RAD conversion. While every RAD conversion is unique, the challenges highlighted in the report are not limited to NYCHA. Instead, they reflect problems facing RAD tenants across the country and are in part a result of limited HUD oversight.

For example, HRW's report reveals the lack of data available to tenants and advocates regarding key tenants' rights issues such as eviction rates, access to choice mobility vouchers, and tenant relocation information. In addition, NYCHA tenants discuss their frustration, common among tenants, over the lack of transparency related to RAD deals and documents such as civil rights reviews and relocation plans. The report also echoes the concerns of NLIHC and NHLP about diminished tenants' rights post-conversion and issues related to ongoing physical conditions.

In the media statement, NLIHC and NHLP called upon HUD to provide more meaningful oversight of RAD by:

- collecting and publishing additional data related to RAD's impact on tenants;

- requiring public housing agencies and private developers to make available all documents related to RAD transactions;
- requiring more robust, genuine tenant engagement in all RAD plans and ongoing actions; and
- creating model forms, such as RAD leases, that carry over tenants' rights in public housing programs to RAD tenants following a conversion.

RAD is not a substitute for adequately funding public housing to compensate for decades of underfunding. At the same time, RAD must be adequately monitored and evaluated before any further expansion occurs. HUD should take a more proactive role in enforcing tenants' rights and preventing the loss of affordable housing.

Read the HRW report at: https://bit.ly/3oiavkf

Read the NLIHC/NHLP media statement at: https://bit.ly/3KXqqy2

Find more information about RAD on NLIHC's public housing webpage and on page 4-40 of NLIHC's *2021 Advocates' Guide*.

Find more information about RAD from NHLP at: https://bit.ly/3ujEvAb

Explore HUD's RAD website at: https://www.hud.gov/RAD

HUD Reposts RAD Factsheets for Residents

HUD's Office of Recapitalization (Recap) posted eight fact sheets designed for public housing residents about the Rental Assistance Demonstration (RAD). An additional seven fact sheets are still in the process of being created. Recap also made public a five-minute video intended to explain RAD to residents whose public housing agency (PHA) might be considering converting their public housing development under RAD.

The newly restored fact sheets are far superior to the dense four-page document with which Recap replaced in August 2020 ten earlier fact sheets that had been available on the Recap website since 2013 (with two revisions over that period). NLIHC and the National Housing Law Project (NHLP) immediately complained to Recap when the earlier fact sheets were removed and replaced with the four-page document. Recap staff met with NLIHC and NHLP in August 2020, and in an email sent in September 2020, Recap indicated that in response to NLIHC and NHLP advocacy, it had begun updating ten fact sheets and incorporating suggestions from our organizations. Though the process took 15 months, Recap posted the eight new, revised factsheets in January 2022 and removed the flawed four-page document.

The eight fact sheets are: "RAD Overview," "Overview of Resident Rights after RAD Conversion," "The RAD Conversion Process," "The Difference Between Project-Based Vouchers (PBV) and Project-Based Rental Assistance (PBRA)," "Resident Engagement and Consultation," "Rent," "Your Lease," and "Resident Organizing and Funding." The additional fact sheets, which will be made public as they are finalized, include: "RAD and Relocation," "Resident Grievance and Termination Rights," "Family Self-Sufficiency and Resident Opportunities and Self-Sufficiency," "Choice Mobility," and "RAD and the Low Income Housing Tax Credit." (Of the two additional fact sheets envisioned, it is hoped that one will address RAD/Section 18 Disposition Blends.)

As part of the "FY12 HUD Appropriations Act," Congress authorized the Rental Assistance Demonstration (RAD) to help preserve and improve low-income housing. RAD allows PHAs and owners of private, HUD-assisted housing to leverage Section 8 rental assistance contracts to raise private debt and equity for capital improvements. Of RAD's two components, the first pertains to public housing, which is the subject of the new Recap fact sheets.

In general, the new fact sheets provide accessible, well-formatted, and easy-to-read overviews of most of those RAD features with which residents should be aware.

However, there are some shortcomings:

- Fact Sheet #1: RAD Overview addresses the question, "Who will own and manage the property?" (page 4). The sheet fails to prepare residents for the possibility that instead of being managed by their PHA after RAD conversion, their development might be managed by a for-profit management company (which might or not be a problem). Unless a future fact sheet addresses the question "who owns the property?" Recap should provide basic information from the statute creating RAD that requires "ownership or control" of converted properties to be held by a public or nonprofit entity. For conversion projects using the Low Income Housing Tax Credit (LIHTC) tax expenditure, anticipated Fact Sheet #13 will likely explain that a for-profit entity may own the property, but only if a PHA preserves its interest in the property (in a manner approved by Recap).

- Fact Sheet #8: Resident Organizing and Funding discusses the right to organize after a RAD conversion. The fact sheet correctly states on page 1 that the legitimate resident councils and funding to support them that residents had under 24 CFR Part 964 are maintained after RAD conversion. However, residents may be shocked and angered that after RAD conversion, Part 964 no longer applies (because Part 964 applies only to public housing, not PBVs or PBRAs). The fact sheet should inform residents of this fact, as NLIHC has often urged. The rest of the fact sheet does a good job of listing, in more specific detail than Part 964, resident organizing rights. Hence, in NLIHC's assessment, it is better than Part 964. The language of the RAD operations Notice H-2019/PIH-2019-23 (REV 4), which provides regulations, echoes the Section 245 resident organizing regulations for which the National Alliance of HUD Tenants (NAHT) advocated and that have long applied to HUD's PBRA program.

- Fact Sheet #3: The RAD Conversion Process discusses on page 2 what a PHA focuses on once it receives a preliminary approval (called a "CHAP") for RAD conversion. One of the items listed is "amend its PHA Plan." While amending the PHA Plan at this stage would be a good idea (and is essentially required by the PHA Plan regulations, which are separate from RAD), the RAD Notice does not require this. A simple amendment of the PHA Plan will not necessarily engage the Resident Advisory Board (RAB), but it should. Nonetheless, a simple PHA amendment does not trigger a broad public notice and public hearing about the proposed RAD conversion. (For more, see the next item on Fact Sheet #5.)
- Fact Sheet# 5: Resident Engagement and Consultation discusses RAB involvement and a public hearing on page 3. The fact sheet states that "HUD will not approve a RAD conversion until the conversion has been incorporated into the PHA Plan. Any changes that happen at your property because of RAD will have to be approved and included in the PHA's Plan or an amendment." While this is true, the PHA Plan regulations make a distinction between an "amendment" and a "Significant Amendment." The RAD Notice clearly declares that converting public housing under RAD is a "Significant Amendment" to a PHA Plan.

A Significant Amendment to the PHA Plan requires RAD involvement, broad notice to the entire PHA community (not just the residents of the project being converted), and a public hearing. Fact Sheet #5 fails to state that RAD conversion is a "Significant Amendment" to the PHA Plan triggering full RAB involvement, public notice, and a public hearing.

Recap does not require a Significant Amendment process to begin until late in the conversion process, which could be as late as five months after Recap has issued a preliminary approval (CHAP) for RAD conversion of a specific development. The Significant Amendment process starts too late because when submitting the required

RAD Financing Plan, Recap requires a PHA to have a letter from HUD's Office of Public and Indian Housing (PIH) approving a Significant Amendment. A Financing Plan is a document submitted to HUD demonstrating that a PHA has secured all necessary private financing needed to sustain the project for the term of the PBV or PBRA contract. Financing Plans are due six months after HUD has issued a CHAP.

Consequently, RAB involvement and the PHA-wide notice, broad public outreach, and public hearing required by the PHA Plan Significant Amendment regulation will not take place until the conversion application process is too far along. Rather than engage all PHA residents and the broader community before an application for RAD conversion is submitted, the public engagement process is only required to take place close to the time when a PHA has its financing and construction plans approved and is ready to proceed. At this point, comments from the RAB, other residents, or nearby community members are unlikely to have any effect.

Read the fact sheets at: https://bit.ly/3IVcx1C

View HUD's five-minute video at: https://bit.ly/3rkHKFo

Explore HUD's RAD website at: https://www.hud.gov/RAD

Find more information about RAD on NLIHC's public housing webpage and on page 4-40 of NLIHC's *2021 Advocates' Guide*.

Find more information about RAD from NHLP at: https://bit.ly/3ujEvAb

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HUD Announces PHAs Selected for Landlord Incentives Cohort of Moving to Work Demonstration Expansion

HUD's Office of Public and Indian Housing (PIH) announced that 29 public housing agencies (PHAs) have been selected to participate in the Landlord Incentives Cohort (Cohort #4) of the Moving to Work (MTW) Demonstration expansion. Through this cohort, PIH will evaluate whether and to what extent landlord incentives improve residents' abilities to use Housing Choice Vouchers (HCVs). Participating PHAs must implement at least two MTW landlord incentive activities from a list of nine described in PIH Notice 2021-03. PIH has posted summaries of the landlord incentives plans provided by each of the 29 PHAs.

PIH identified seven MTW activities in the *MTW Operations Notice* (see *Memo*, 8/31/20) that have the potential to act as landlord incentives (see *Memo*, 1/25/21). In addition, two Cohort-Specific MTW Waivers are available for PHAs. Together, the *MTW Operations Notice* and Cohort-Specific MTW Waivers are referred to as the "Cohort #4 MTW Activities List." PHAs in Cohort #4 must implement at least two activities from the Cohort #4 MTW Activities List and vet those proposed waivers through a required resident engagement and public comment and review process. NLIHC has prepared a summary of key provisions of the Landlord Incentives Notice.

Brief Background on MTW Expansion

The "Consolidated Appropriations Act of 2016" authorized HUD to expand the MTW Demonstration to an additional 100 high-performing PHAs over a seven-year period to end in 2022. PHAs will be added to the MTW demonstration in groups (cohorts), each of them overseen by a research advisory committee to ensure the demonstrations are evaluated with rigorous research protocols, quantitative analysis, and comparisons to control groups. Each cohort of MTW sites will be directed by HUD to test one specific policy change.

The MTW statutory objectives are to reduce costs, give households incentives to achieve economic self-sufficiency, and increase housing choice. The statute requires MTW agencies to: (1) serve the same number of low-income families as they would without MTW funding flexibility; (2) serve a mix of families by size comparable to the mix they would have served if they were not in MTW; (3) ensure that 75% of the families they assist have income at or below 50% of area median income; (4) ensure that assisted units meet housing quality standards; and (5) establish a reasonable rent policy.

The MTW Expansion cohorts and cohort aims are as follows:

- Cohort 1 will evaluate the overall impact of MTW flexibilities on PHAs with fewer than 1,000 units.
- Cohort 2 (Rent Reform) will evaluate the impacts of different rent structures (see *Memo*, 5/17/21, as well as NLIHC's detailed summary and critique of Cohort 2).
- Cohort 3 would have evaluated the impacts of work requirements, but PIH withdrew work requirements (see *Memo*, 6/1/21).
- Cohort 4 will evaluate incentives to landlords to participate in the Housing Choice Voucher (HCV) program.
- On January 27, PIH announced that it anticipates publishing a selection notice for an Asset Building Cohort.

Read HUD's media release about the selection of PHAs for the Landlord Incentives Cohort at: https://bit.ly/3G6teoV

Read NLIHC's summary of key provisions of the Landlord Incentives Notice.

Read Notice PIH 2021-03 at: https://bit.ly/3gNKo13

Find the MTW website at: https://www.hud.gov/mtw

Find the MTW Expansion website at: https://bit.ly/39PEXdF

Find the Cohort #4, Landlord Incentives website at: https://bit.ly/2UxFEUP

Read the *Federal Register*-version of the Operations Notice at: https://bit.ly/2ECV569

Find an easy-to-read version of the Operations Notice at: https://bit.ly/3hCrqZf

Read more about MTW and the expansion on page 4-60 of NLIHC's *2021 Advocates' Guide*.

Read more about Housing Choice Vouchers on page 4-1 of NLIHC's *2021* Advocates' Guide.

Read more about public housing on page 4-30 of NLIHC's *2021 Advocates' Guide*.

HoUSed Campaign for Universal, Stable, Affordable Housing

Historic Housing Provisions in "Build Back Better Act" Remain at Risk – Take Action!

The historic $150 billion investment in affordable housing included in the "Build Back Better Act" continues to be at risk of elimination as Congress and the White House negotiate a slimmed-down version of the bill. The bill passed by the U.S. House of Representatives in the fall 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.

Despite the dire need for these investments, progress on the Build Back Better Act has largely stalled in the Senate. Congressional Democrats are using a process called "budget reconciliation," which allows legislation to move through the Senate with a simple majority of 51 votes instead of the 60 votes usually required in the chamber. West Virginia Senator Joe Manchin (D) thwarted chances of enacting the House-passed bill when he announced in December 2021 that he, the lone Democratic holdout, would not support the bill as it is currently written.

Congressional leaders and the White House have been discussing how the legislation could be changed to win Senator Manchin's support, but efforts to reduce the size and scope of the Build Back Better Act put affordable housing investments at risk of deep cuts or elimination. President Biden has suggested repackaging provisions that do not make it into a scaled-back version into stand-alone bills. However, such stand-alone bills would require support from all 50 Senate Democrats and at least 10 Senate Republicans as well as separate floor time in the House and Senate, leaving virtually no path to enactment this year.

Members of Congress are Responding to Your Advocacy – Keep It Up!

Thanks to the tireless work of advocates across the country, congressional champions such as House Majority Whip James Clyburn (D-SC), Congressional Progressive Caucus Chair Pramila Jayapal (D-WA), Representative Hakeem Jefferies (D-NY), Representative Ayanna Pressley (D-MA), Representative Juan Vargas (D-CA), Representative Bonnie Watson Coleman (D-NJ), and more are publicly voicing their support for the Build Back Better Act's housing provisions. "Housing is a human right," said Representative Coleman in a recent tweet, "and every unhoused American is a person whose country has failed them."

Congress must seize this moment to quickly enact a recovery package that includes the bold investments in housing vouchers, public housing, and the national Housing Trust Fund needed to put the country on a path towards ending homelessness and housing instability for all. 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!

Join Today's National HoUSed Campaign Call for Universal, Stable, Affordable Housing

Join today's (February 7) national HoUSed campaign call from 2:30-4 pm ET. We will discuss how advocates can urge their members of Congress to include historic affordable housing investments in the "Build Back Better Act," as well as the path ahead to enactment. Sarah Hassmer from the National Women's Law Center will share a recent analysis of U.S. Census Bureau Pulse Survey data on housing insecurity and discuss what it suggests about the relationship between housing instability and race, ethnicity, and gender. Katherine Levine Einstein of Boston University and Charley Willison of Cornell University will give an overview of their recent survey of mayors' perceptions of homelessness in their cities. We will also discuss NLIHC's newly updated database of multifamily and affordable housing properties covered by the 30-day eviction notice requirement mandated in the CARES Act; get the latest news regarding 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 31 National HoUSed Call Featuring Rep. Jayapal Now Available

On our most recent (January 31) national call for the "HoUSed: Universal, Stable, and Affordable Housing" campaign, we were joined by Representative Pramila Jayapal (D-WA), chair of the Congressional Progressive Caucus and champion of the housing investments in the "Build Back Better Act." In a conversation with NLIHC President and CEO Diane Yentel, Representative Jayapal discussed the impact of the housing crisis in her district and why investing in housing infrastructure is vital to efforts to address the nation's affordable housing crisis. The Congressional Progressive Caucus prioritized securing the historic $150 billion for affordable housing investments included in the House-passed bill. Now, the Caucus is continuing to put public pressure on the Senate to maintain these vital housing investments in any final version of the Build Back Better Act.

"Pump up the volume, your letters, your calls, your virtual townhalls, your storytelling. Those are the things that will move the needle right now," said Representative Jayapal during the call.

Diane Yentel began the call by providing updates on ongoing Build Back Better negotiations and reminding listeners of the importance of keeping up their advocacy to ensure the bill's vital housing investments – including $25 billion to expand housing vouchers, $65 billion to repair public housing, and $15 billion to construct accessible, affordable housing through the national Housing Trust Fund – remain in the bill. Find tools to communicate with your members of Congress at NLIHC's Legislative Action Center and in the Build Back Better toolkit.

Next, Barbra DiPietro of the National Healthcare for the Homeless Council discussed a new resource from the Framework for an Equitable COVID-19 Homelessness Response for creating community partnerships to provide medical respite care (MRC) to people experiencing homelessness. NLIHC's Neetu Nair then presented recently published research on the distribution of emergency rental assistance among Indigenous Tribes and Tribally Designated Housing Entities. End Rental Arrears to Stop Evictions (ERASE) Project Coordinator Jade Vasquez also shared NLIHC's new tenant protections resource page, which provides interactive maps and research relating to long- and short-term tenant protection laws and policies.

Kendra Knighten of Idaho Asset Building Network provided a field update on Idaho's legislative session, and Jonathan Jager from the Legal Aid Foundation of Los Angeles discussed Los Angeles's plan to phase-out eviction protections by the end of 2022. NLIHC's Kim Johnson concluded the call by giving the latest updates on Build Back Better Act negotiations and Congress's work on a federal budget deal for fiscal year 2022.

NLIHC hosts national calls every week. Our next call will be today, February 7, at 2:30 pm ET. Register for the call at: tinyurl.com/ru73qan

Watch a recording of the January 31 call at: tinyurl.com/2p9cvfeu

View presentation slides from the January 31 call at: tinyurl.com/2p8ftp6e

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Congress

Senate Homeland Security and Governmental Affairs Committee Approves NLIHC-Supported Bill Establishing Office of Civil Rights, Equity, and Inclusion at FEMA

The U.S. Senate Homeland Security and Governmental Affairs Committee (HSGAC) held a business meeting on February 2 and approved the "Achieving Equity in Disaster Response, Recovery, and Resilience Act of 2022" through unanimous vote. Two Republican senators recorded "No" votes after the passage of the bill. The legislation, endorsed by NLIHC and its 850-member Disaster Housing Recovery Coalition (DHRC), will now head to the Senate Floor.

Sponsored by Committee Chairman Gary Peters (D-MI) and Senator Alex Padilla (D-CA), the bill would create an Office of Civil Rights, Equity, and Inclusion at FEMA to improve the quality of services and expand accessibility for households with low incomes, non-white households, individuals with disabilities, and members of other historically marginalized communities. Based on an expansion of the existing Office of Equal Rights within FEMA, the new office would focus on eliminating disparities in the delivery of disaster assistance to underserved communities. The bill would also require the hiring of a disability coordinator, who would provide guidance, coordination, and oversight related to the needs of individuals with disabilities during disasters and work with stakeholders from the disability justice community to better understand community needs.

"Recent emergencies in Michigan and across the nation have shown clear disparities in our federal disaster responses," said Chairman Peters in a press release accompanying the bill's passage out of committee. "From severe weather events to the ongoing pandemic, we must ensure that marginalized and rural communities do not feel the impact of natural disasters more severely than others. This commonsense bill is critical to ensuring no community has difficulty obtaining assistance from the federal government following extreme weather events and other emergencies."

"From wildfires to floods, natural disasters disproportionately impact marginalized and underserved communities, and these communities often face additional challenges in receiving federal disaster assistance," Senator Padilla said. "I'm glad to see this legislation move forward to help close these gaps and improve equity in disaster relief efforts. This bill will empower FEMA to work closely with underserved communities in California and across the country and help reduce disparities in the delivery of disaster assistance."

NLIHC President and CEO Diane Yentel also lauded the progress of the bill. "When disasters strike, the lowest-income and most marginalized survivors are often hardest hit," she said in the HSGAC press release. "Despite the clear need, FEMA frequently leaves these survivors without the assistance they require for a complete and equitable recovery. The Achieving Equity in Disaster Response, Recovery, and Resilience Act is a first, important step to ensure that disaster recovery efforts are centered on survivors with the greatest needs and to ensure equity among survivors, especially for people of color, low-income people, people with disabilities, and other marginalized people and communities."

Read the text of the "Achieving Equity in Disaster Response, Recovery, and Resiliency Act" at: https://bit.ly/3onheJw

Read the press release addressing the bill's passage out of committee at: https://bit.ly/3rm2EnI

House Financial Services Subcommittee Holds Hearing on Housing and Homelessness in America

The U.S. House Committee on Financial Services' Subcommittee on Housing, Community Development, and Insurance on February 2 held a hearing, "Housing America: Addressing Challenges in Serving People Experiencing Homelessness." The hearing addressed systemic challenges to reaching unhoused individuals and explored how the federal government can help ensure all people are safely and stably housed. View a recording of the hearing at: https://tinyurl.com/2p8axahb

Witnesses included Adrienne Bush of the Homeless and Housing Coalition of Kentucky (an NLIHC state partner), Marc Dones of the King County Regional Homelessness Authority, Ann Oliva of the Center on Budget and Policy Priorities, Nan Roman of the National Alliance to End Homelessness (and an NLIHC board member), and Harriet McDonald of the Doe Fund.

Subcommittee Chair Emanuel Cleaver (D-MO) discussed the impact of the affordable housing crisis on growing rates of homelessness and noted the housing investments in the "Build Back Better Act" would provide crucial relief to people experiencing homelessness and housing instability. "While the causes of homelessness are many, the affordable housing crisis is an accelerant to open flames," he stated. "Forty percent of people experiencing homelessness are employed but are unable to obtain stable housing. The Build Back Better Act passed by the House in November includes very, very, very important provisions [to address the crisis]."

Much of the hearing focused on Housing First, a proven approach for addressing homelessness that prioritizes access to permanent, stable housing while offering supportive services when needed. Housing First recognizes that stable housing is a prerequisite for effective psychiatric and substance-abuse treatment and for improving quality of life. Once stably housed, individuals are better able to benefit from wrap-around services and more likely to find stable housing and employment and to recover.

"It simply doesn't matter how many social workers attend to a person's needs, how many outreach workers are available to connect with our unsheltered neighbors if we don't have anywhere for them to go," said Marc Dones. "And that is precisely where we stand today."

"I became a Housing First advocate because I saw [it] worked," said Adrienne Bush in response to a question from Representative Mike Barr (R-KY). "It prioritizes choice and opportunity." In her testimony, Ms. Bush also emphasized that Housing First-informed approaches to ending homelessness also provide supportive services, stating that "unlike the private housing market or many public housing authorities, [Housing First programs] do not screen out applicants based on past involvement in the criminal justice system. They offer housing with case management and connection to employment and other services, tailored to the needs of the household and community. It is the very opposite of a one-size-fits-all approach."

"Housing First is often misrepresented as meaning 'housing only'," said Nan Roman in her testimony. "Nothing could be further from the truth. . . . Housing First programs are based on the premise that people are better able to benefit from services, become employed, and achieve stability if they are receiving services from the safety and security of a home."

Watch a recording of the hearing at: https://tinyurl.com/2p8axahb

Find the committee memorandum at: https://tinyurl.com/mr3uskcd

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Budget and Appropriations

Appropriations Leaders Consider Third Continuing Resolution as Federal Budget Talks Inch Forward

Appropriations leaders in the House and Senate are considering a third continuing resolution (CR) to extend funding for the federal government and give appropriators more time to enact a federal funding bill for fiscal year (FY) 2022, which began on October 1, 2021. The current CR expires on February 18, leaving lawmakers with less than two weeks to reach an agreement on and enact all 12 appropriations bills.

Congressional appropriators have been locked in a stalemate over topline funding for FY2022, with Democrats pushing for significant increases in social spending programs and Republicans insisting such spending receive no more funding than defense spending. Senators Patrick Leahy (D-VT) and Richard Shelby (R-AL), the chair and ranking members of the Senate Committee on Appropriations, respectively, and Representatives Rosa DeLauro (D-CT) and Kay Granger (R-TX), the chair and ranking members of the House Committee on Appropriations, have reportedly made progress in reaching an agreement on topline funding in recent days, and a topline funding number could be released this week.

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 fiscal year 2021 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.

Take Action!

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.

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.

Coronavirus, Disasters, Housing, and Homelessness

HUD Releases Notice Detailing Process for Long-Term 2020 Disaster Recovery Funds

HUD published a notice, "Allocations and Implementation of Consolidated Waivers and Alternative Requirements," in the *Federal Register* on February 3. The notice details program requirements for states and territories receiving HUD Community Development Block Grant-Disaster Recovery (CDBG-DR) funding for 2020 disasters. The notice contains the regulations concerning the more than $2 billion in 2020 long-term disaster recovery funds that HUD announced in November 2021. The states and territories receiving funds are Alabama, California, Florida, Iowa, Louisiana, Michigan, Mississippi, Oregon, Puerto Rico, and Tennessee. The largest amounts of funding were provided to Louisiana (for recovery following Hurricanes Delta and Laura), Oregon (for recovery from the 2020 wildfires), and Alabama (for recovery following Hurricanes Sally and Zeta).

The notice covers a wide variety of subjects relevant to states and territories implementing long-term recovery programs and mitigation measures to protect communities against future disasters. The funds can be used for a broad range of activities, including the construction of new housing, the repair of damaged housing, the building and protection of infrastructure, and the funding of economic development programs. Eighty percent of program funds must be spent within areas that were designated by HUD as "Most Impacted and Distressed"

(MID) by a disaster, and 70% of program funds must be used to benefit low- and moderate-income households (though this provision is waivable). Non-mitigation activities must be directly related to the impacts of 2020 disasters and must meet a "national objective" of the CDBG program. A percentage of each allocation must be spent on mitigation efforts to strengthen communities' abilities to withstand future disasters. The states and territories receiving funds will use these rules to create action plans detailing proposed uses, to collect public comments on the plans, and ultimately to submit the plans to HUD for approval.

HUD officials touted new language in the notice, explaining that the language bolstered transparency, encouraged public input, and increased equity in the program. The new language includes a requirement that any state or territory collect public comments when seeking to waive the requirement that 70% of program funds assist low- and moderate-income families. The new language also requires that states and territories include information on how programs would affect racial and ethnic minorities within disaster areas and that public comments receive direct responses. However, while the new language describes equity goals more explicitly, the program still leaves those states and territories directly running programs with the tasks of identifying potential discriminatory distributions of program funds and instances in which information is potentially inaccessible.

The notice also contains new requirements that focus on aligning long-term recovery programs with pre-existing mitigation strategies. For instance, new buildings will be required to meet industry green standards – such as those established in the Leadership in Energy and Environmental Design (LEED) and Energy Star programs – and to be elevated to withstand future flooding.

HUD officials had initially planned to issue a "universal notice" making sweeping changes to the program and consolidating the numerous iterations of program regulations currently in effect for various allocations of funding. The agency had planned to issue this notice without input from stakeholders and disaster survivors. After pressure from advocates, including NLIHC and members of the DHRC, the agency announced it would be releasing a Request for Information in the *Federal Register* for the public to provide feedback and suggestions for future changes to program rules. NLIHC will be collecting input from DHRC members on the subject as programs begin to be implemented. The February 8 meeting of the DHRC's Disaster Recovery Working Group will be dedicated to collecting input from DHRC members.

Because the CDBG-DR program is unauthorized, new notices are required whenever Congress approves funding under the program. The "Reforming Disaster Recovery Act of 2021" – supported by the NLIHC-led Disaster Housing Recovery Coalition (DHRC) – would formally authorize the program and allow for a more permanent and equitable framework to be created, ensuring that funds reach disaster survivors more quickly. That bill, 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 implement important safeguards to ensure that disaster funds reach those most in need. (Over 40 organizations joined a sign-on letter created by NLIHC, Enterprise Community Partners, and the National Association of Counties in support of the Reforming Disaster Recovery Act. Please reach out to your Republican senators and urge them to cosponsor and quickly enact this critically important legislation!)

Read HUD's new notice at: https://bit.ly/34b8VtM

Register for the DHRC's Disaster Recovery Working Group at: https://bit.ly/34Efwsa

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Coronavirus Updates – February 7, 2022

White House

The White House and the U.S. Department of Justice announced on January 29 that 99 law schools responded to the attorney general's Call to Action to the Legal Profession issued on August 30, 2021. The call to action asked lawyers and law students to take immediate action to help their communities through emergency rental assistance application support, volunteering with legal aid providers, and helping courts implement eviction diversion programs, among other initiatives aimed at increasing housing stability and access to justice.

The White House released a fact sheet on February 1 – National Energy Assistance Day – outlining additional actions the administration is taking to help families struggling with their utility bills.

Department of Health and Human Services (HHS)

HHS released a brief on February 1 addressing the use of the Pandemic Emergency Assistance Fund for utility assistance. The "American Rescue Plan Act" created a $1 billion fund to enable states, territories, and tribes to provide cash or targeted assistance to families in need. The brief highlights the ways recipients can use these funds to respond to winter utility needs.

HHS released a radio announcement in English and Spanish and a video to encourage families to apply for the Low Income Home Energy Assistance Program (LIHEAP). The department also released a Dear Colleague letter to LIHEAP administrations encouraging their participation in National Energy Assistance Day on February 1. Amid the ongoing public health emergency, LIHEAP continues to serve as a critical resource for people struggling to pay their utility bills.

Department of Housing and Urban Development (HUD)

HUD hosted a 2021 CARES Act Conference to help prepare for and respond to the pandemic. Those interested can access the entire conference library on the 2021 CARES Act Conference page on the HUD Exchange.

U.S. Interagency Council on Homelessness (USICH)

A new tool developed by USICH, the U.S. Department of Veterans Affairs, and the U.S. Department of Health and Human Services helps people identify and access federal non-emergency health and social service programs that support those experiencing homelessness. Access the tool here.

Reporting

In a recent *Stateline* article, the Pew Charitable Trusts reports that eviction filings are increasing to pre-pandemic levels. According to Princeton University's Eviction Lab, eviction filings in 11 major cities significantly increased soon after the federal eviction moratorium ended in August 2021. In the article, NLIHC President and CEO Diane Yentel explains that the resources and protections enacted by the federal government worked to keep people stably housed. However, she notes, evictions are increasing in communities where these resources are being depleted and protections are expiring.

In an op-ed in the *Philadelphia Inquirer*, Vincent Reina of the Housing Initiative at Penn discusses the need to draw on the lessons learned from Philadelphia's successful emergency rental assistance (ERA) program to develop a new, permanent rental assistance program. State and local ERA programs need more federal support to successfully pivot from being emergency programs to offering long-term solutions for assisting renters and reducing evictions. Proposals like the bipartisan "Eviction Crisis Act" present opportunities for adopting a long-lasting federal commitment to addressing the nation's eviction crisis.

State and Local News

Alaska

Anchorage officials are clearing homeless encampments in midwinter and amid the ongoing public health emergency, raising concerns from advocates who say the city is failing to provide viable alternatives to the encampments.

Arizona

Maricopa County's quarantine hotel for people experiencing homelessness has sheltered more than 2,100 people over the course of the pandemic. The hotel is leased by the county with help from federal pandemic relief funds and is operated by Circle the City, a nonprofit that provides health care for people experiencing homelessness. The current lease on the hotel, which is in Phoenix, lasts through June 2022.

Arkansas

The Arkansas Department of Human Services announced on January 28 that the Arkansas Rent Relief Program has paused the process of accepting applications to implement changes to the manner in which funds are paid so that checks can be sent to both landlords and tenants. The department will continue to process those applications that have already been submitted and may allow new applications if funding remains after the existing applications are supported using the new payment process. In the future, checks issued in response to tenant-only applications will include the name of both the tenant and the landlord, meaning that tenants will need to work with landlords – including landlords who have been unresponsive or who have not completed paperwork – once a check is received.

California

Housing advocates fear that California's Emergency Rental Assistance Program (ERAP) is likely to be underutilized by East Palo Alto residents due to a lack of knowledge about the program and a lack of accessibility to the legal process. Community Legal Services in East Palo Alto is teaming up with community partners to raise awareness about the program and clear up misconceptions about its operations.

Idaho

Ali Rabe, executive director of Jesse Tree, joined a segment of "Morning Edition" on the *Boise State Public Radio News* on January 26 to discuss the urgent need to support residents facing eviction and those experiencing or at risk of homelessness. She noted that while the Idaho Legislature debates ways to spend a $1.9 billion surplus, the Idaho State Housing Trust Fund remains unfunded.

Maryland

Baltimore City officials are investigating complaints that tenants are being illegally evicted without notice. "The situation has become significantly more dire, as we see an unprecedented number of evictions being filed [and] a spike in illegal evictions," said Councilman Kristerfer Burnett. "And the majority of the time, tenants are given no notice."

Nebraska

Housing advocates and some state senators are criticizing the decision of Governor Pete Ricketts to reject $120 million in federal emergency rental assistance (ERA). The state budget director defended Governor Ricketts's decision by noting that Nebraska has not spent its first installment of ERA funds and by citing concerns about potential fraud. Advocates, on the other hand, say there is a dire need for ERA in the state and urge the governor to reconsider his decision.

New York

Governor Kathy Hochul is requesting $1.6 billion in federal emergency rental assistance. The state has yet to release about $661 million in funds for nearly 53,000 applicants due to ongoing bureaucratic problems and the refusal of some landlords to accept aid.

Chautauqua County sheriff's deputies who handle evictions expect an increase in eviction warrants over the coming months, as more cases work their way through local courts. Senator Kirsten Gillibrand (D-NY) joined other senators in calling on the U.S. Department of the Treasury to reallocate federal rent relief funds as quickly as possible to communities in need.

North Carolina

The RAMP CLT program suddenly stopped accepting new applications for emergency rental assistance, leaving many Mecklenburg County residents at risk of eviction and homelessness.

Durham Housing Authority officials are urging hundreds of tenants who live in public housing to apply for emergency rental assistance. About 500 families are currently behind on rent and could be evicted if they do not apply for aid by mid-February.

Ohio

NBC4 spotlighted Rentful614, a rental assistance hub that helps renters and landlords in Central Ohio access assistance. The website provides reliable, easy-to-access information on emergency rental assistance programs and provides eviction information customized for residents in Franklin County.

Oregon

Oregon Housing and Community Services (OHCS) is once again accepting applications for its emergency rental assistance (ERA) program. For the last six weeks, OHCS had paused its ERA program while it processed a backlog of applications. OHCS will now begin processing applications received just before the pause began on December 1, 2021. Tenants who have applied since January 26, 2022, may receive safe harbor protections that prohibit landlords from evicting tenants until their ERA application is processed.

Texas

A COVID-19 eviction ordinance in Dallas will remain in place after Governor Greg Abbott renewed the state's COVID-19 Disaster Declaration on January 22 for another 30 days. The ordinance gives tenants 21 days to respond to a Notice of Possible Eviction and to apply for rental assistance.

Virginia

Chesterfield County received an additional $3.8 million in federal emergency rental assistance (ERA) funds on January 26. The nonprofit organization administering the ERA program stopped accepting applications in December 2021 because demand outweighed available resources. County residents who did not submit new ERA applications by the mid-December cutoff are now prevented from doing so.

The Regent University School of Law launched an Eviction Diversion Initiative to provide free legal aid to renters facing eviction. The initiative is taking referrals from the Legal Aid Society of Eastern Virginia, which has provided help to around 600 renters facing eviction. In August 2021, U.S. Attorney General Merrick Garland issued an appeal to the legal community to help address the looming eviction crisis.

Washington, DC

The District of Columbia will receive more than $17 million in reallocated emergency rental assistance funds. Even so, economists are warning of a wave of evictions in the coming months, with more than 40 evictions executed in January alone. So far, the district has distributed $155 million in aid to 23,000 renters, with an additional $105 million still moving through the distribution process.

Disaster Housing Recovery Updates – February 7, 2022

Federal Emergency Management Agency (FEMA)

FEMA is seeking qualified individuals to serve on the agency's National Advisory Council. The Council comprises a geographically diverse and substantive group of 35 members who advise the FEMA administrator on all aspects of emergency management, ensuring input from and coordination with state, local, tribal, and territorial governments, as well as the private and nonprofit sectors. Learn more here.

Hurricanes

According to the *Advocate*, nearly a year and a half after Hurricane Laura devastated southwest Louisiana, the state is taking a critical step to prepare for the federal long-term disaster relief that will finally be coming its way in the coming months. HUD had allocated $600 million in CDBG-DR funds to Louisiana to support recovery efforts following Hurricanes Laura and Delta. On February 1, Governor John Bel Edwards launched surveys for the Restore Louisiana Homeowner Assistance Program for survivors of Hurricanes Laura and Delta. While the HUD funds are not yet in place, launching the new program now will allow residents and state officials to begin surveying needs and determining who may qualify for grants to rebuild.

Nearly 600 residents of a public housing complex in Elizabeth, New Jersey, were displaced by Hurricane Ida and left with no long-term housing options. Many of these former residents are still living in hotels paid for by FEMA, but they may be forced out of their hotels soon. Some displaced residents say they have received housing vouchers from HUD but need more time in their hotels to find permanent places to live.

NorthJersey.com reports that nearly five months after thousands of New Jersey families lost their homes and belongings due to Tropical Storm Ida, many are still displaced. These individuals and families are facing difficulties finding new affordable homes in their communities, as local and county governments issue conflicting deadlines for when they must leave the hotels in which they have been temporarily residing.

Tornadoes

At the request of Kentucky officials, FEMA approved an increase in the rental assistance rate for eligible residents who were affected by the severe storms and tornadoes in Caldwell, Graves, Hopkins, Marshall, Muhlenberg, and Warren counties. With the increase in rental assistance, survivors approved for FEMA temporary housing assistance will be able to secure units at 25% above the fair-market rents established by HUD. FEMA approved the increase because hundreds of survivors are struggling to find temporary housing due to the extremely limited number of available rental homes in the six counties.

Kentucky homeowners and renters whose properties were damaged during the December 10-11 storms and tornadoes have until Friday, February 11, to apply for assistance.

Advocacy

NLIHC is circulating a sign-on letter to congressional leadership in support of the "Housing Survivors of Major Disasters Act" (H.R.3037). If enacted, this legislation would protect and expand on recent policy changes by

FEMA addressing the significant title-documentation challenges that have resulted in thousands of eligible disaster survivors being wrongfully denied FEMA assistance. Sign your organization on to the letter here!

USICH

Biden Administration Appoints Jeff Olivet Executive Director of US Interagency Council on Homelessness

The Biden Administration announced on January 31 the appointment of Jeff Olivet as executive director of the United States Interagency Council on Homelessness (USICH). Mr. Olivet has worked in the areas of homelessness, behavioral health, and public health for over 25 years, co-founding the organization Racial Equity Partners and leading Supporting Partnerships for Anti-Racist Communities (SPARC), a multi-city initiative to address racial inequity in homelessness.

"I believe down to my core that we can end homelessness in America if we come together to scale what is working, eliminate racial disparities, lift the voices of those who have experienced homelessness, and work across sectors to create meaningful upstream solutions," said Mr. Olivet in a USICH press release. As executive director, Olivet will lead collaboration across 19 federal agencies to develop a strategic plan to prevent and end homelessness in the United States.

In addition to his work advancing racial equity and decriminalizing homelessness, Mr. Olivet has demonstrated a commitment throughout his career to Housing First, a proven model for reducing homelessness that prioritizes finding safe, stable, accessible housing for people experiencing homelessness before addressing other problems, like substance abuse or untreated mental health issues.

NLIHC looks forward to working with Executive Director Olivet in his new role and collaborating with USICH to put the country on a path towards ending homelessness once and for all.

Read USICH's press release at: https://tinyurl.com/3accfrba

Opportunity Starts at Home

OSAH Campaign Releases New Article about Importance of Retaining Housing Provisions in Build Back Better

The Opportunity Starts at Home (OSAH) campaign has published an article, "Still Want to Build Back Better? Don't Remove Housing," that addresses the actions of Senator Joe Manchin (D-WV) to prevent the enactment of the "Build Back Better Act" with its historic investments in affordable housing for those most in need. The authors argue that the housing investments in the act would not only address objections raised in the press by Senator Manchin but also strengthen efforts to address poverty reduction, child development and education, racial justice, healthcare, and the climate crisis. The article highlights the need to ensure that housing investments are included in any final reconciliation bill.

Read the campaign's article here.

Research

PRRAC Report Explores Seven State Initiatives to Affirmatively Further Fair Housing

The Policy & Race Research Action Council (PRRAC) published a new report, *How States Can Affirmatively Further Fair Housing: Key Leverage Points and Best Practices*, presenting seven state-based initiatives that work toward affirmatively furthering fair housing (AFFH) and could guide other states' efforts. By publishing the report, PRRAC hopes to encourage more states to adopt legislation and initiate programs that advance the integration mandate of the "Fair Housing Act of 1968."

The report summarizes seven types of initiative for states to consider as they establish meaningful goals in their AFFH plans: (1) prescribing limits on exclusionary zoning; (2) encouraging a fair allocation of affordable housing across jurisdictions; (3) helping recipients of Housing Choice Vouchers through statewide anti-discrimination laws, housing mobility programs, and the elimination of public housing agency (PHA) jurisdictional limitations; (4) enacting enforceable state-level affirmatively furthering fair housing laws; (5) following best practices in fair housing finance; (6) implementing state-level rental assistance programs and tenant protections; and (7) assisting low-income and first-generation buyers with homeownership.

Read the PRRAC report at: https://bit.ly/3KLHMhg

Explore additional PRRAC resources about affirmatively furthering fair housing at: https://bit.ly/35m6B35

Learn more about AFFH by reading pages 7-14 and 7-17 of NLIHC's *2021 Advocates' Guide* and by visiting https://bit.ly/35rwD53

Large Corporate Buyers are Focusing on Single Family Rentals in Southeastern Cities

A report published by researchers at the Georgia Institute of Technology, "Large Corporate Buyers of Residential Rental Housing During the COVID19 Pandemic in Three Southeastern Metropolitan Areas," finds evidence of speculative investment in single-family rentals (SFRs) during the COVID-19 pandemic in the Atlanta, Miami, and Tampa areas. Large corporate buyers targeted SFR purchases in BIPOC, low-poverty neighborhoods heavily impacted by the pandemic, increasing their market share in these communities. The authors conclude that the continuing expansion of large corporate buyers into the SFR market could threaten market competitiveness, a concerning possibility given the poor track record of such buyers when it comes to evictions, maintenance, and rent increases.

The researchers utilized Zillow's ZTRAX parcel-level data on residential sales from 2019 through 2021 to conduct their primary analysis. Large corporate buyers were identified as those making purchases worth at least $5 million or that were found in 15 or more transactions. The authors drew on American Community Survey data, as well as the Urban Institute's Housing Instability Risk, COVID-19 Impact, and Equity Indices to determine whether large corporate buyers targeted investments in neighborhoods with certain socioeconomic profiles or pandemic impacts indicating distress.

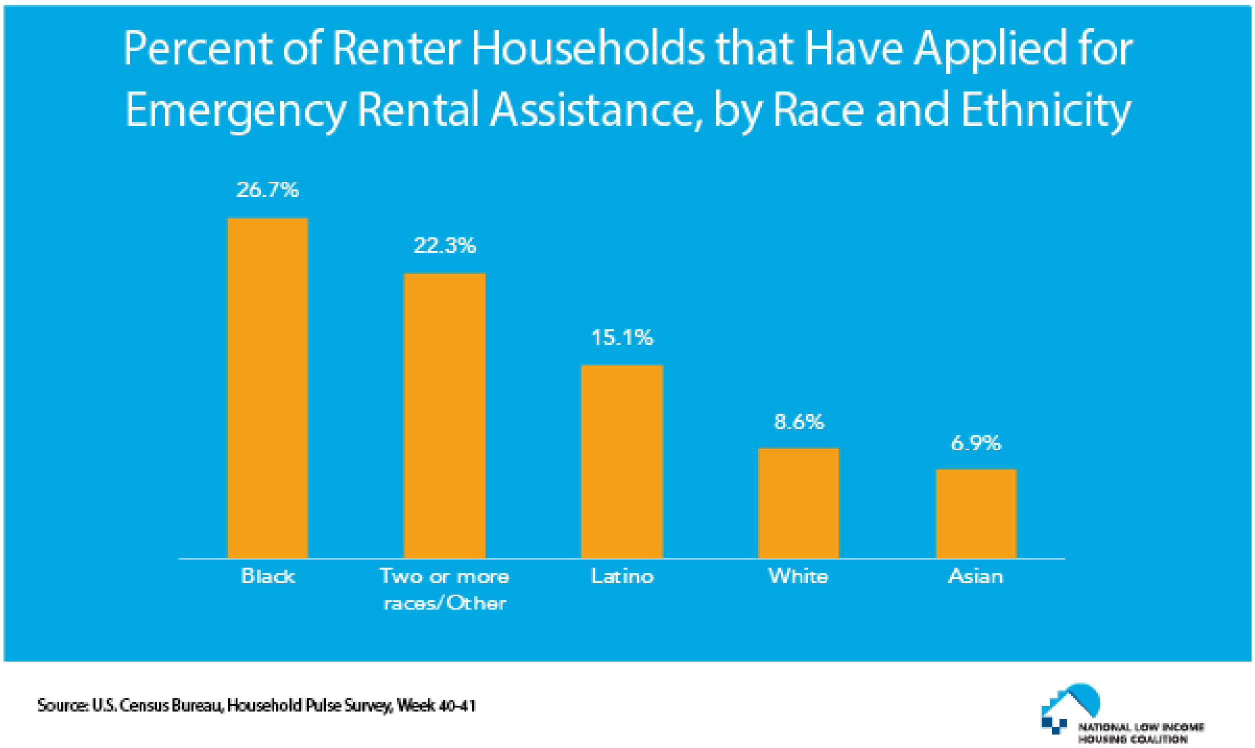
They found that large corporate buyers had a strong and growing presence in the SFR market and focused investments in pandemic-impacted, low-poverty, BIPOC neighborhoods. Large corporate buyers accounted for 17% of all SFR purchases in the counties studied and nearly doubled their quarterly purchases between 2019 and the second quarter of 2021. Large corporate buyers increased SFR purchases in areas where the COVID-19 Impact Index predicted distress would occur, while other corporate buyers reduced investment in these areas. Large corporate buyers also targeted purchases in areas that were, on average, 84% non-white and had low poverty rates and low percentages of first-generation immigrants while avoiding areas with large shares of rental housing.

Corporate landlords of SFRs have an established track record of hiking rents substantially, charging hidden fees, failing to maintain properties appropriately, and evicting renters at high rates. The authors conclude that these firms' growing market shares in southeastern cities could lead to declines in the competitiveness of rental markets and poor outcomes for renters in these cities. Policymakers will likely need to respond to the problem with policies and regulations addressing rents, maintenance, and evictions.

Read the report at: https://bit.ly/3GLoK8s

Fact of the Week

Emergency Rental Assistance Application Rates Vary Widely Across Race and Ethnicity



Source: U.S. Census Bureau, Household Pulse Survey, Week 40-41

Resources

NHLP Issues Reminder about Utility Allowances in HUD-Assisted Housing

The National Housing Law Project (NHLP) has provided a reminder about utility allowances in federally subsidized housing, "Protect Subsidized Tenants from Rising Utility Costs." The reminder addresses the requirement that utility allowances be factored into the rent paid by HUD-assisted households when those households pay for utilities out of their own pockets.

The reminder includes a link to NHLP's *Advocating for Higher Utility Allowances in Federally Subsidized Housing: A Practical Guide* (published in 2007). Utility allowance provisions apply to public housing, Housing Choice Vouchers (HCVs), Project-Based Vouchers (PBVs), and privately owned properties assisted with Project-Based Rental Assistance or through Rural Development Section 515, as well as those assisted with Low Income Housing Tax Credit (LIHTC) tax expenditures.

Advocates and tenant leaders can play a key role in preserving stable and affordable housing by helping federally assisted tenants secure prompt adjustments to their utility allowances when utility rates rise significantly. Utility rate increases like those projected in the coming months may be sufficient to trigger the obligation of a public housing agency (PHA) or private owner to adjust their tenants' utility allowances. The prescribed method for adjusting utility allowances varies by program, as reflected in the chart on the second page of NHLP's reminder.

Background

To keep subsidized housing affordable for lower-income households, federal law for most federally assisted housing programs limits rent to no more than 30% of a household's adjusted monthly income. The tenant rent contribution in these programs includes both shelter and the costs for reasonable amounts of utilities. When utilities are tenant-paid, a tenant must be provided with a utility allowance to cover reasonable utility costs, which is generally credited against the otherwise payable tenant's share of the rent.

Federal regulations require the entity setting the utility allowance to review the utility allowance schedule at least annually. In addition, for most housing subsidies, the regulations require that if the applicable utility rates have increased by 10% or more from the rates used for the previous utility allowance adjustment, the utility allowance must immediately be adjusted accordingly. Importantly, the requirement to adjust the utility allowance is contingent on a change in rates – not bills. (For example, extreme weather that temporarily requires greater energy consumption does not trigger a change in a utility allowance, even if bills are higher than normal in consequence.)

The 10%-increase requirement provides a simple enforcement mechanism to ensure utility allowances are updated. Demonstrating a rate increase simply requires (1) identifying when the utility rates were last updated and (2) showing that rates have increased more than 10% since that time.

Read NHLP's "Protect Subsidized Tenants from Rising Utility Costs" guide at: https://bit.ly/3ri4IwX

Read NHLP's *Advocating for Higher Utility Allowances in Federally Subsidized Housing: A Practical Guide* at: https://bit.ly/3ou8wJV

From the Field

California Governor Proposes $4 Billion for Affordable Housing and Homelessness Programs

California Governor Gavin Newsom (D) released an initial state budget proposal for fiscal year (FY) 2022-2023 on January 10. The proposal outlines $4 billion in one-time investments allocated to affordable housing and homelessness programs. Advocates in California, including NLIHC state partners, are pressing for deeper investments to address the state's housing crisis.

"While we are grateful for Governor Newsom's unprecedented focus on housing affordability and homelessness, the scale of investments included in the governor's proposed budget fails to meet the scale of need in California," said Chris Martin, policy director of Housing California. "To end homelessness and provide affordable housing for all those in need, the state must implement a long-term, evidence-based, strategic plan with ongoing investments, as outlined in the Roadmap Home 2030 [policy plan]."

To afford a two-bedroom home at fair-market rent in California, full-time workers need to earn $39.03 per hour, which makes California the least affordable state for renters. For every 100 extremely low-income renter households, there are only 24 affordable and available rental homes – the second-highest deficit of any state in the nation. Because of the affordable housing shortage, California faces a crisis of homelessness: according to estimates, more than 160,000 people sleep in shelters, cars, or on the street each night across the state. In 2021, Governor Newsom signed a $12 billion package to address housing needs, which included funding for hotel and motel conversions through the Homekey initiative. This year, Governor Newsom has proposed a set of one-time housing investments totaling $4 billion.

The budget blueprint includes $1.5 billion for the Department of Health Care Services' (DHCS) Behavioral Health Continuum Infrastructure Program (BHCIP) to provide interim housing for individuals with behavioral health needs. The funding will support the purchase and installation of tiny homes to be utilized as Behavioral Health Bridge Housing, or interim housing for people experiencing homelessness who have behavioral health conditions, and to provide temporary operational supports in other bridge housing settings. The budget also proposes $500 million in Encampment Resolution Funding Program grants, which support local jurisdictions' efforts to implement short- and long-term housing solutions for people experiencing homelessness in encampments.

The remaining resources address housing affordability, development, and preservation. The budget proposes $500 million for the Infill Infrastructure Grant (IIG) Program, which would accelerate development for qualifying infill projects in brownfields and downtown-oriented areas. The budget also proposes a $500 million expansion to the state Low Income Housing Tax Credit program and an additional $200 million for the California Housing Finance Agency's Mixed-Income Program (MIP), which provides loans to support the construction of affordable multifamily developments for Californians earning between 30% and 120% of area median income (AMI).

The proposal includes $200 million for the Portfolio Reinvestment Program, which allows the Department of Housing and Community Development (HCD) to restructure loans in an effort to preserve and increase affordable housing supply. The proposal specifies that this funding will target preservation in downtown areas while increasing the state's affordable housing stock. The budget allocates $100 million to the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP), which funds the preservation of existing affordable mobile home parks.

In addition, the proposal includes $300 million for the Affordable Housing and Sustainable Communities Program to achieve affordable housing and climate goals, mitigate greenhouse gas emissions, and reduce the exposure of residents to the lasting impacts of climate change.

While housing organizations acknowledge the governor's proposal as a promising starting point, advocates are calling for deeper investments that meet the scale of the state's immense need for sustainable and affordable housing, specifically for Black and Indigenous people and people of color (BIPOC) who have been disproportionately impacted by historical injustices and systemic racism in housing policy.

Advocates point to the Roadmap Home 2030 as a blueprint for the long-term investments they want to see included in the budget. Published in 2021, the proposal offers a comprehensive framework of equity-centered, evidence-based policy solutions to create structural change in California's approach to housing and homelessness over the next decade (see *Memo*, 4/19/21).

Housing California, an NLIHC state partner, outlined its budget priorities in a letter sent to the chairs of the state Senate and Assembly Budget Subcommittees on January 20. The letter's recommendations focus on the importance of meeting the high demand for homelessness services, investing in affordable housing and preservation, expanding rental assistance, and providing housing solutions for residents facing systemic barriers to stable housing.

Drawing from the Roadmap Home 2030, the letter emphasizes the need for California to invest $17.9 billion every year over the next decade to create affordable homes, protect low-income renters, and end homelessness. In particular, the letter requests that investments in the FY 2022-2023 budget include:

- $5 billion over the next 5 years to move 50,000 people experiencing homelessness into housing utilizing direct rental assistance;
- $5 billion to increase production of affordable housing through the Multifamily Housing Program (MHP), which exists to preserve and construct permanent and transitional rental housing for low-income renters;
- $960 million allocated for solving homelessness among older adults;
- $500 million towards acquiring and preserving unsubsidized affordable housing;
- $500 million to permanently expand the California Low-Income Housing Tax Credit Program;
- $500 million to establish a disaster relief revolving loan fund;
- $300 million to preserve aging and expiring deed-restricted affordable housing;
- $200 million to establish the Reentry Housing and Workforce Development Program;
- $200 million to supplement the Homeless Housing Assistance and Prevention Program, specifically designated to address the workforce crisis within the homeless services workforce;
- $200 million for new construction of single-family homes through CalHOME, a grant assistance program focused on enabling low- and very low-income households to become or remain homeowners; and
- $100 million to create a Tribal Housing Grants Program.

The Southern California Association of Nonprofit Housing (SCANPH), an NLIHC state partner, welcomed the proposed $2 billion in new investments, $1.3 billion in continued funding for Homekey, and $400 million for the No Place Like Home program, which is used to develop and preserve permanent supportive housing for people experiencing homelessness or at risk of chronic homelessness. SCANPH outlined the need for further long-term investments that align with the Roadmap Home 2030 and plans to prioritize increased resources for:

- the Multifamily Housing Program (MHP) and the Housing Accelerator Fund, which can use funds to address the backlog of shovel-ready funding requests at the California Department of Housing and Community Development and fulfill new affordable housing development funding requests;
- the Capitalized Operating Subsidy Reserves, which offset the cost of operating deeply affordable housing with supportive services; and
- the preservation of deed-restricted affordable homes that are at risk of conversion to market-rate housing when affordability covenants expire.

Over the next few months, California advocates will continue mobilizing to urge the legislature to expand on Governor Newsom's proposal and incorporate sustained, large-scale housing investments in its budget. Governor Newsom will submit a revised proposal in May, with a target deadline of June 15 for the legislature to pass and the governor to sign the final FY22-23 budget.

NLIHC Virtual Housing Policy Forum 2022

Explore Ways of Achieving Renter Protections at NLIHC Virtual Housing Policy Forum 2022, March 22-23!

NLIHC's Virtual Housing Policy Forum 2022: Achieving Housing Justice – taking place from 12:30 to 5:30 pm ET on March 22 and from 1:00 to 5:30 pm ET on March 23 – will feature an in-depth session on the federal, state, and local renter protections needed to ensure long-term housing stability and to address the power imbalances between renters and landlords that put renters at risk of housing instability, harassment, and homelessness. The session will provide an overview of current tenant protections, the impact of inadequate protections on low-income tenants, and the advocacy needed to address these problems. A panel of experts will discuss federal policies protecting against discrimination, wrongful eviction, harassment, and other violations of tenants' rights; how to advance tenant protections at the local level; and how to achieve right-to-counsel laws locally and federally. Register at: https://bit.ly/3g2KQHM

The forum will also feature a special address by U.S. Secretary of Housing and Urban Development Marcia L. Fudge, as well as keynote speakers and panels on Racial Equity and Housing Justice (featuring MacArthur "Genius" award-winning photographer LaToya Ruby Frazier); the HoUSed Campaign for Universal, Stable, Affordable Housing – Progress To-Date and the Road Ahead; Capitol Hill Insiders Panel; Ending Rental Arrears to Stop Evictions; Expanding the Multi-Sector Affordable Housing Movement; Best Practices in Organizing; and Discussions with Members of Congress.

Forum attendees will have an 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!**

Leadership Awards Celebration

Celebrate 2022 Housing Leadership Awards Honorees Ann O'Hara, Representative Ritchie Torres, and the Congressional Progressive Caucus

Join us in celebrating **Ann O'Hara**, **Representative Ritchie Torres**, and **the Congressional Progressive Caucus** – NLIHC's 2022 Housing Leadership Awards honorees – for their outstanding contributions to ensuring 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.

The Dolbeare Lifetime Service Award, named for NLIHC's founder Cushing Niles Dolbeare, a pioneer of the affordable housing movement, will be presented 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)

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

Events

Join Today's *Tenant Talk Live* Webinar for Renters and Resident Leaders

Join us this evening (February 7) for *Tenant Talk Live*, a webinar featuring – and for – renters and resident leaders. Kicking off at 6 pm ET, the listening session will focus on two pieces of proposed legislation impacting public housing residents: the "Pets Belong with Families Act" and the "Electric Vehicles (EV) Car Sharing Act." Register for the webinar at: https://bit.ly/361rmy2

NLIHC hopes to learn from renters about their perspectives on these two pieces of legislation that would impact public housing residents. The Pets Belong with Families Act, sponsored by Representatives Adam Schiff (D-CA), Brian Fitzpatrick (R-PA), Lauren Underwood (D-IL), and Cori Bush (D-MO), would increase access to public housing by restricting the use of overly broad, breed-specific bans on pets. Learn more about this legislation at: bit.ly/3J4GoVi

The Electric Vehicles (EV) Car Sharing Act would require HUD and the U.S. Department of Energy to establish a program providing up to $1 million in grants to public housing agencies, local governments, and non-profits for supporting electric vehicle (EV) car sharing services in public housing complexes. The legislation is being led by Representative Nanette Diaz Barragan (D-CA). The bill has not yet been introduced, but NLIHC policy analyst Kim Johnson will provide insights about the proposal.

Tenant Talk Live would not be possible without tenants like you! We at NLIHC continue to strive to improve our connections and engagement with tenants and tenant leaders. If you are a low-income tenant with a topic you would like to propose for discussion, or if you are interested in becoming a speaker on an upcoming call or webinar, please send an email to Sidney Betancourt at sbetancourt@nlihc.org

Register for today's *Tenant Talk Live* webinar at: https://bit.ly/361rmy2

Stay up to date on Tenant Talk Live events by joining our Facebook group!

NLIHC Careers

NLIHC News

NLIHC Welcomes Lindsay Duvall as Senior Organizer for Housing Advocacy

NLIHC is pleased to welcome Lindsay Duvall as a senior organizer for housing advocacy. Lindsay will help the field team engage advocates on federal policy priorities to advance the Coalition's mission and expand NLIHC membership. She has an extensive background in emergency and affordable housing programs, having worked for eight years with NLIHC member Hudson River Housing in Poughkeepsie, New York. As manager of advocacy and community engagement, she crafted outreach strategies, developed partnerships, managed resident leadership initiatives, supported communications projects, and expanded the agency's advocacy work.

Prior to this role, Lindsay worked on outreach and volunteer mobilization with the Oregon Food Bank. She has a bachelor's degree in architecture from the University of Cincinnati and a master's degree in educational leadership and policy from Portland State University.

Please join us in welcoming Lindsay to the NLIHC team!

NLIHC in the News

NLIHC in the News for the Week of January 30

The following are some of the news stories that NLIHC contributed to during the week of January 30:

- "The Cure for Child Homelessness: Affordable Housing" *The Nation*, January 31 at: https://bit.ly/3osfZZE
- "Apartment vacancies down, demand up and rents rising" *Marketplace*, February 1 at: https://bit.ly/3gmu9Y3
- "Marcia Fudge Is Trying to Decide Which Fire to Put Out First" *Time Magazine*, February 2 at: https://bit.ly/3GuVMbX

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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
Lindsay Duvall, Senior Housing Advocacy Organizer
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

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Joseph Lindstrom, Director, Field Organizing, x222
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Steve Moore Sanchez, Development Coordinator
Khara Norris, Senior Director of Administration, x242
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Brenna Olson, Policy Intern
Noah Patton, Housing Policy Analyst, x227
Ikra Rafi, Creative Services Manager, x246
Betty Ramirez, Research Analyst, x202
Gabrielle Ross, Housing Advocacy Organizer
Sarah Saadian, Senior Vice President, Public Policy, x228
Brooke Schipporeit, Housing Advocacy Organizer, x233
Sophie Siebach-Glover, Research Specialist, x205
Kennedy Sims, Communications and Graphic Design Intern
Lauren Steimle, Web/Graphic Design Specialist, x246
Jade Vasquez, ERASE Project Coordinator, x264
Maya Ward-Caldwell, Fund Development Intern
Chantelle Wilkinson, Housing Campaign Manager, x230
Renee Willis, SVP for Racial Equity, Diversity, and Inclusion, x247
Rebecca Yae, Senior Research Analyst–COVID-19 Response, x256
Diane Yentel, President and CEO, x225