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## Administration

### White House Announces New Action Plan to Boost Housing Supply

**Tag: HoUSed** *Keywords: White House, Biden, Housing Supply Action Plan, zoning, manufactured housing, accessory, ADUs, supply*

The White House released today a [comprehensive plan](#) for combatting one of the major causes of inflation: the rising cost of rent and the severe shortage of homes affordable and available to America’s lowest-income and most marginalized households. The “Housing Supply Action Plan” includes a series of measures designed to increase the supply of housing over the next five years, including (1) using federal transportation funds to incentivize jurisdictions to reduce restrictive local zoning laws; (2) supporting manufactured housing, accessory dwelling units, and small-scale developments; and (3) streamlining federal financing and funding sources to help lower costs and speed development. Read the White House press release announcing the new plan [here](#) and a statement released by NLIHC in response to the plan [here](#).

The U.S. has a national shortage of [7 million homes](#) affordable and available to renters with extremely low incomes – those with incomes below the federal poverty limit, or 30% or less of area median income. Fewer than four affordable and available rental homes exist for every 10 extremely low-income renter households, and not a single state has enough affordable homes to meet demand. For nearly 8 million households with extremely low incomes, housing consumes at least half of their limited monthly budget. Affordable homes were out of reach for these households before the pandemic and are even more inaccessible now, as rents have climbed by 11.3% nationally and as much as 39% in some cities. As a result, many of the lowest-income people are just one financial shock away from falling behind on their rent, being evicted, and, in the worst cases, facing homelessness.

In a [press statement](#) released this morning, NLIHC praised the new plan while urging further congressional action. “As rents rise, homelessness increases, public housing deteriorates, and millions of families struggle to keep roofs over their heads, robust federal investments and actions are badly needed and long overdue,” said NLIHC President and CEO Diane Yentel. “I commend President Biden for taking significant and decisive action, but the administration cannot solve the crisis on its own. Congress must also act with similar urgency and quickly enact Build Back Better’s transformative and badly needed housing investments. Only through a combination of administrative action and robust federal funding can the country truly resolve its affordable housing crisis.”

NLIHC calls on Congress to enact a budget reconciliation bill with the targeted housing investments included in the “Build Back Better Act” passed last year by the U.S. House of Representatives: \$25 billion to expand rental assistance to an estimated 300,000 households, protecting these households from the harmful impacts of inflation and preventing housing instability and homelessness; \$65 billion to preserve public housing for its 2.5 million residents and future generations; and \$15 billion for the national Housing Trust Fund to build or preserve more than 150,000 units of affordable, available, and accessible homes for people with the lowest incomes.

Read the press release announcing the “Housing Supply Action Plan” [here](#).

Read NLIHC’s statement on the new plan [here](#).

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## Budget and Appropriations

### HUD Secretary Fudge Testifies Before House and Senate THUD Appropriations Subcommittees on President Biden's FY23 Budget Request

**TAG: Budget and Appropriations** *Keywords: budget, appropriations, FY23, hearing, HUD, Marcia Fudge, Joe Biden, homelessness, David Price, Mario Diaz-Balart, House Appropriations THUD Subcommittee, Senate Appropriations THUD Subcommittee, Reforming Disaster Recovery Act, CDBG-DR, Al Green, Housing First, John Rutherford, Pete Aguilar, Chris Coons, Chris Van Hollen, Patty Murray, Brian Schatz, Susan Collins, CARES Act, American Rescue Plan Act,*

HUD Secretary Marcia L. Fudge testified on May 11 before the U.S. House Committee on Appropriations' Subcommittee on Transportation, Housing, and Urban Development (THUD) and on May 12 before the U.S. Senate Committee on Appropriations' THUD Subcommittee in support of the Biden administration's fiscal year (FY) 2023 budget request for HUD. View a recording of the House hearing [here](#) and the Senate hearing [here](#).

In her opening statements for both hearings, Secretary Fudge emphasized HUD's central role in advancing President Biden's vision of "building a better America," noting that the department's affordable housing and community development programs "grow the economy from the bottom up, and from the middle out." The secretary lauded HUD's work keeping families stably housed throughout the pandemic and connecting more than 20,000 people experiencing homelessness with housing, but she also emphasized the persistence of the nation's affordable housing crisis.

House THUD Subcommittee Chair David Price (D-NC) delivered opening remarks, noting the Subcommittee's "longstanding, bipartisan commitment to addressing the affordable housing challenges being faced in communities across America." Chair Price also emphasized the importance of stable housing in advancing broader goals, including in the areas of health, education, and employment: "Housing plays a central role in stabilizing communities, creating pathways to homeownership and wealth. It's hard to hold on to good health, and to achieve positive educational outcomes, or to reach your economic potential, without a safe, decent, and affordable place to live."

Ranking Member Mario Diaz-Balart (R-FL) indicated his commitment to ensuring HUD's budget includes sufficient funding to renew all existing housing vouchers "to protect our most vulnerable citizens with safe, quality housing." While the ranking member expressed concern for the rising federal deficit, he emphasized his commitment to working with Secretary Fudge and Chair Price to reach an agreement on the FY23 budget and avoid a long-term continuing resolution, which he noted would "waste time and waste valuable money."

Committee members expressed excitement about the possibility of permanently authorizing the Community Development Block Grant-Disaster Recovery (CDBG-DR) program, one of NLIHC's top policy priorities. The "[Reforming Disaster Recovery Act](#)," which would authorize the CDBG-DR program, was introduced in the House by Representative Al Green (D-TX) in July 2021. As Secretary Fudge explained, "we need permanent authorization for CDBG-DR because then [communities] know upfront what they can expect, and [HUD] knows upfront what we can provide without having to delay the process, because [without authorization] we have to come up with a new set of rules every time there's a disaster."

Committee members also expressed bipartisan support for Housing First, a [proven model](#) for addressing homelessness that prioritizes access to permanent, stable housing and draws on voluntary services as needed. Representative John Rutherford (R-FL) noted that he believes "Housing First is a great idea, but it's not housing only" and advocated for increased funding to CDBG in the coming fiscal year to provide supportive services for

hard-to-house populations. Representative Pete Aguilar (D-CA) emphasized that Housing First “has been used by both Republican and Democratic administrations...to address homelessness.” Secretary Fudge underscored the point that Housing First “is not housing only. What we are trying to do is put people in a stable position so that we can bring in the services that they need, because it’s difficult to provide counseling, or rehabilitation services, to somebody that...doesn’t have a home.”

Democrats on the Senate THUD committee expressed similar support for Housing First. Senator Chris Coons (D-DE) stated during his remarks that “at the end of the day, the best answer to homelessness is housing, along with wrap-around services.” Senator Chris Van Hollen (D-MD) shared the successes of Housing First in addressing veteran homelessness, and Senator Patty Murray (D-WA) noted that addressing the crisis of homelessness will require “resources and coordination that state and local authorities need to help people on-the-ground, and [embracing] the Housing First model, which we know is a really successful intervention.”

In his opening remarks, Subcommittee Chair Brian Schatz (D-HI) emphasized the importance of striking a balance between supply and demand in any HUD budget, including the necessity of increasing the supply of affordable housing stock so that households that receive housing vouchers can find safe, decent, affordable homes on which to use their vouchers. Ranking Member Susan Collins (R-ME) expressed in her opening statement similar concerns about the national shortage of affordable housing, which she called “a crisis in many parts of the country, with no state having a truly adequate supply [of affordable housing].”

Ranking Member Collins also questioned Secretary Fudge about the continued availability of funding for HUD programs provided through the “CARES Act” and the “American Rescue Plan Act.” “I’m concerned that HUD and many of its grantees appeared to lack the capacity to manage and oversee the influx of funding provided over the last two years,” said Ranking Member Collins. Secretary Fudge noted that the major challenge in disbursing funding quickly was the limited capacity of communities and on-the-ground partners charged with setting up new programs in the midst of a pandemic. However, the secretary emphasized that because of limited capacity, communities used funds strategically to address the most urgent needs of community members first while creating longer-term plans for using the rest of the funding. Secretary Fudge noted that now that community partners have expanded their capacities and put spending plans in place, “you’re going to see the resources moving out much faster.”

Watch the House THUD Subcommittee hearing at: <https://bit.ly/3wKHwJt>

Watch the Senate THUD Subcommittee hearing at: <https://bit.ly/3wxAMhY>

Read Secretary Fudge’s opening statement at: <https://bit.ly/3McnttN>

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## **Join More Than 1,600 Organizations Calling for the Highest Possible Funding for Affordable Housing in FY23!**

**TAG: Budget and Appropriations** *Keywords: budget, appropriations, FY23, CHCDF, 302(b) letter, USDA*

Join more than 1,600 organizations calling for the highest possible funding for affordable housing, homelessness, and community development resources by signing your organization on to the Campaign for Housing and Community Development’s (CHCDF) [annual 302\(b\)](#) letter!

[CHCDF](#) is an education, strategy, and action coalition comprising more than 70 national organizations working to ensure the highest allocation of federal resources possible to support affordable housing, homelessness, and community development. The Campaign circulates an annual 302(b) letter urging Congress to enact a spending

bill providing the most possible funding for those vital HUD and U.S. Department of Agriculture (USDA) programs that provide housing assistance and community development resources to aid low-income households.

Because the costs of housing and development programs are tied to market rates, which generally rise every year, increased funding to HUD and USDA programs is necessary to maintain the current level of services, while flat funding acts as a cut and reduces the number of people served. Displaying broad support for these vital resources is crucial for securing increased funding in the upcoming fiscal year (FY) 2023 budget.

Sign your organization on to CHCDF's annual 302(b) letter at: <https://sforce.co/3Pn9CTe>

View the letter and the current list of signatories at: <https://bit.ly/3PhQA0F>

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## Emergency Rental Assistance

### NLIHC Releases Brief on Leveraging Federal Resources to Extend Emergency Rental Assistance

**Tag: Emergency Rental Assistance** *Keywords: Emergency rental assistance, ERA, Coronavirus State and Local Fiscal Recovery Funds, SLFRF, HOME Investment Partnerships Program American Rescue Plan, HOME-ARP, Community Development Block Grant-Coronavirus, CDBG-CV*

NLIHC released a new brief, "[Extending the Reach of Emergency Rental Assistance: Leveraging Federal Resources](#)." The brief explores how three federal programs – the Coronavirus State and Local Fiscal Recovery Funds (SLFRF), HOME Investment Partnerships-American Rescue Plan (HOME-ARP), and Community Development Block Grants-Coronavirus (CDBG-CV) programs – can be used to bridge the gap between the U.S. Department of the Treasury's (Treasury) Emergency Rental Assistance (ERA) program and the provision of longer-term rental assistance.

The U.S. Congress appropriated \$46.5 billion over the course of 2020 and 2021 to establish emergency rental assistance (ERA) and eviction prevention programs throughout the country, often in locations where support had not previously existed. Some communities have now depleted their ERA, even while many low-income renters are still in need of assistance. Fortunately, opportunities exist for leveraging federal dollars to maintain and expand emergency rental assistance to serve tenants in need.

The new NLIHC brief highlights three federal programs that can be used by communities to provide further long-term assistance to low-income renters:

- [Coronavirus State and Local Fiscal Recovery Funds \(SLFRF\)](#).
- [HOME Investment Partnerships Program-American Rescue Plan \(HOME-ARP\)](#).
- [Community Development Block Grant-Coronavirus \(CDBG-CV\)](#).

Many communities are already using or planning to use SLFRF, HOME-ARP, and CDBG-CV funds to maintain or expand emergency rental assistance programs, as the brief makes clear. In April, California announced that ERA grantees can use the state's share of CDBG/CDBG-CV funds to provide rental subsidies to households to cover rent incurred on or after April 1, 2022. [New Jersey](#) and [Washington](#) are likewise using hundreds of millions of SLFRF dollars for rental and utility assistance, while Houston, Texas, plans to use [\\$2.5 million in HOME-ARP for tenant-based rental assistance \(TBRA\)](#).

Read the brief [here](#).

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## Congress

### Senators Leahy, Collins, and Wyden Introduce Senate Companion Bill to Remove Barriers to Using SLFRF for Housing Tax Credit Developments

**TAG: Housing Assistance**, *Keywords: Legislation, Congress, Alma Adams, David Rouzer, Susan Collins, Patrick Leahy, Ron Wyden, American Rescue Plan, ARPA, State and Local Fiscal Recovery Funds, affordable housing, LIHTC, LIFELINE Act, SLFRF*

Senators Patrick Leahy (D-VT), Susan Collins (R-ME), and Ron Wyden (D-OR), as well as eight of their Senate colleagues, introduced the “**LIHTC Financing Enabling Long-term Investment in Neighborhood Excellence (LIFELINE) Act**” ([S. 4181](#)) on May 12. The act would allow state, local, territorial, and tribal governments to use [Coronavirus State and Local Fiscal Recovery Funds \(SLFRF\)](#) to make long-term loans to affordable housing developments receiving Low-Income Housing Tax Credits (LIHTC). The bill is companion legislation to a bill ([H.R. 7078](#)) introduced in the U.S. House by Representatives Alma Adams (D-NC) and David Rouzer (R-NC) in March (see *Memo*, [3/21](#)).

The NLIHC-supported LIFELINE Act would remove the statutory barriers that make it difficult for state and local governments to dedicate SLFRF dollars to LIHTC developments. Both the House and Senate versions of the LIFELINE Act would allow SLFRF to be used by LIHTC developments as a soft financing source to fill debts with loan maturities of 30 years or more and allow repayments on those loans to be used to finance affordable housing.

The Senate bill includes several provisions that are not in the House version:

- The bill clarifies that SLFRF loans are available only to LIHTC properties that will be put in service after the bill’s enactment.
- The bill requires project sponsors to waive the right to request a qualified contract as a condition of receiving a SLFRF loan and to agree to repay the loan if the project becomes non-compliant and no longer qualifies as affordable housing during its extended-use commitment period.
- The bill requires the U.S. Department of the Treasury to provide annual reports to several congressional committees on SLFRF obligations to LIHTC developments and the status of any repayments on SLFRF loans.

In February, [more than 80 organizations](#) joined an [effort](#) led by the National Council of State Housing Agencies (NCSHA) to urge Congress to allow SLFRF funds to be used for long-term loans to LIHTC developments. [Ninety-seven](#) local, state, and national organizations – including NLIHC – have endorsed the LIFELINE Act.

Read the Senate bill at: [LINK](#)

Read the House bill at: <https://bit.ly/3u5odcr>

Read a press release announcing the legislation at: <https://bit.ly/3FGk1Fk>

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## HUD

### HUD Expands Eviction Protection Grant Program with an Additional \$20 Million for Legal Assistance

**TAG: Housing Assistance,** *Keywords: HUD, eviction, eviction protection grant program, American Rescue Plan, ARPA, Marcia L. Fudge*

HUD announced on May 9 that it would award [\\$20 million](#) in new grants for its [Eviction Protection Grant Program](#), doubling the amount initially allocated for the program in November 2021. The Eviction Protection Grant Program helps experienced legal service providers across the country offer free legal assistance to low-income tenants facing eviction. The program is part of HUD’s continuing effort to support low-income renters recovering from the public health and economic impacts of the COVID-19 pandemic.

HUD will provide grants to 11 new organizations – in addition to the [10 organizations](#) selected in November 2021 – to support their efforts to expand eviction protection and diversion services for tenants at risk of eviction. HUD notes that legal services are essential for helping individuals and families – particularly people of color (who are disproportionately impacted by eviction), people with limited English proficiency, and people with disabilities – remain stably housed and for minimizing the damage caused by the eviction process.

The grants were awarded by HUD’s Office of Policy Development and Research to legal service providers serving areas with high rates of evictions or prospective evictions, including rural areas. The first cohort of grantees funded by the program are implementing seven statewide programs (in Connecticut, Florida, Idaho, Massachusetts, Missouri, Montana, and Utah), two regional programs (in Northwestern Ohio and Western New York), and three local programs (in Albany, NY; Atlanta, GA; and Las Vegas, NV). The \$20 million expansion of the Eviction Protection Grant Program will support additional statewide, regional, and local programs across the Northeastern, Southern, and Western United States.

Read a press release announcing the grant recipients at: <https://bit.ly/37JURJu>

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## **HUD’s PIH Hosts Webinars on New Asset-Building MTW Cohort**

**TAG: Public Housing, Housing Choice Voucher** *Keywords: MTW, Moving to Work, public housing, PHA, PIH, HUD, webinar, asset building, cohort, CFPB*

HUD’s Office of Public and Indian Housing (PIH) is hosting three webinars in preparation for the newest Moving To Work (MTW) Demonstration expansion cohort evaluating asset-building initiatives for public housing residents (see *Memo*, [5/2](#)). PIH is partnering with the [Consumer Finance Protection Board \(CFPB\)](#) for the webinars and design of the asset-building cohort demonstration. “Asset-building” activities are activities that encourage the growth of assisted residents’ savings accounts and/or that aim to build their credit. Public housing agencies (PHAs) interested in participating in the cohort must submit applications by July 28.

The first webinar was held on May 10. (Stakeholders were informed of the webinar via an email sent at 5 pm ET on May 9.) According to the email, the webinar was meant to cover key elements of finance for public housing residents trying to grow financial assets and increase their financial well-being. A recording of and Power Point materials from the webinar will be available on the [MTW asset-building cohort webpage](#) (as will materials from the next two webinars).

The next webinar will be held on Tuesday, May 24, at 2 pm ET. PIH staff will explain a forthcoming notice that describes how PHAs can submit applications to the asset-building cohort and how PIH will select PHAs for participation in the cohort. Stakeholders can join using this [link](#) or by telephone by calling 888-251-2949 and using access code 3334803#.

The third webinar will be held on Tuesday, June 7, at 2 pm ET. Staff from PIH and CFPB will describe strategies for helping public housing residents build positive credit histories. Stakeholders can join via this [link](#),



using webinar number 2763 015 8560 and webinar password 2SThfN6Zmj\$2. Stakeholders can also join by telephone by calling 404-397-1590 and using access code 2763 015 8560 and webinar password 27843669.

PIH's MTW [Asset Building Cohort webpage](#) has also added a [Frequently Asked Questions \(FAQ\)](#) resource and a [sample application timeline](#) for applicant PHAs.

NLIHC and consumer advocates have conveyed to PIH their concern that the credit building option for the demonstration (see *Memo*, [5/2](#)) will require PHAs to report public housing residents' rent payments using "full file reporting," meaning that alongside on-time rent payments, late and missed payments will be reported as well. NLIHC and other organizations had urged PIH to require that PHAs only report on-time rent payments, which the three major credit reporting entities can accommodate. Full file reporting can harm residents if they encounter as few as one or two slightly late or small missed payments that are episodic due to unforeseen circumstances and otherwise not indicative of serious rent payment problems. NLIHC has also urged PIH to define "small" unpaid balances so that participating PHAs do not report minor unpaid rent balances, which could result in damage to a household's credit. As one potential definition of "small," NLIHC has informed PIH that starting in 2023, the major credit reporting agencies will not include medical collection debt under \$500. While NLIHC welcomes CFPB's involvement, NLIHC has also urged PIH to more directly engage other consumer-oriented organizations such as the [Credit Builders Alliance](#) and the [National Consumer Law Center](#) in designing and evaluating this cohort.

## **Brief MTW Background**

Under MTW, HUD can waive nearly all provisions of the "United States Housing Act of 1937" and its accompanying regulations, including most of the main rules and standards governing Housing Choice Vouchers (HCVs) and public housing. MTW agencies are also allowed to shift public housing Capital and Operating Funds and HCV assistance (including Administrative Fees and Housing Assistance Payment [HAP]) to purposes other than those for which they were originally appropriated (referred to as "fungibility"). More information about the MTW Demonstration expansion can be found on NLIHC's [public housing website](#).

View PIH's MTW Asset-Building Cohort webpage at: <https://bit.ly/3wjH18S>

Read Notice PIH 2022-11 announcing the asset-building cohort at: <https://bit.ly/3vGL4vC>

Read NLIHC's "Summary of the Key Features of the MTW Asset-Building Cohort" at: <https://bit.ly/3vnSS6A>

Read more about MTW on NLIHC's [public housing website](#) and on [page 4-63](#) of NLIHC's *2022 Advocates' Guide*.

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## **HUD's Office of Multifamily Housing Promotes Affordable Connectivity Program**

**TAG: Project-Based Housing, Public Housing** *Keywords: broadband, internet, connectivity, Affordable Connectivity Program, Multifamily, HUD, FCC*

HUD's Office of Multifamily Housing Programs (Multifamily) sent an [email](#) to stakeholders on May 10 announcing a new federal subsidy program – the Affordable Connectivity Program (ACP) – to help HUD-assisted households pay for internet service. HUD's media office meanwhile issued a [media release](#) on May 9 addressing ACP and indicating that HUD offices would be reaching out to public housing and Tribal housing programs, as well as Multifamily's Project-Based Rental Assistance (PBRA) programs. The email and the release each state clearly that ACP benefits will not count as income for determining a household's rent, nor

will benefits impact a household’s eligibility for HUD assistance. Households are eligible for ACP assistance simply by living in private properties assisted with Section 8 PBRA and public housing.

Part of the “Infrastructure Investment and Jobs Act,” the ACP invests \$14 billion to provide eligible households up to \$30 per month (\$75 per month for qualifying households on qualifying Tribal lands) to help cover the cost of internet service. In addition, ACP will provide a one-time \$100 subsidy for the purchase of a computer, laptop, or tablet if a household contributes more than \$10 and fewer than \$50 toward the purchase through a participating broadband provider. ACP is similar to last year’s Emergency Broadband Benefit (see *Memo*, [5/24/21](#)).

Households can enroll through a [participating broadband provider](#), or by submitting an online application at [ACPBenefit.org](#), or by submitting a mail-in application that can be downloaded from the same site. Households can also contact their preferred participating broadband provider to select a plan.

Multifamily’s email links to a [two-page factsheet](#) issued by the Federal Communications Commission (FCC), which is administering ACP. The factsheet describes eligibility criteria for households that are not HUD-assisted. Likewise, the email links to a four-page “[Mini-Guide to the ACP](#)” designed to help public housing agencies (PHAs) and private owners of HUD-assisted properties assist their residents in enrolling in ACP.

Read Multifamily’s email at: <https://bit.ly/3wdXf3i>

Read HUD’s media release at: <https://bit.ly/39I6pgM>

Read the FCC fact sheet at: <https://bit.ly/3M8IOEI>

Read HUD’s “Mini-Guide to the ACP” at: <https://bit.ly/3PaHKlk>

Additional information about the Affordable Connectivity Program is available at [www.fcc.gov/ACP](http://www.fcc.gov/ACP) and can be found by calling 877-384-2575 between 9 am and 9 pm ET.

The Biden/Harris administration has also posted information about the program at [Get Internet](#).

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## From the Field

### New Orleans and Detroit Extend Right to Counsel to Residents

**TAG: From the Field** *Keywords: New Orleans, Detroit, Right to Counsel, RTC, legal representation, eviction, Emergency Rental Assistance, Southeast Louisiana Legal Services, Louisiana Fair Housing Action Center*

The New Orleans City Council unanimously passed a right-to-counsel (RTC) ordinance on May 5, mandating that any person at risk of losing their home in eviction court has the right to an attorney. With the overall eviction rate in New Orleans [nearly double the national rate](#), housing advocates are celebrating this triumph in the fight for sustainable renter protections. Meanwhile, [the Detroit City Council also voted unanimously](#) to extend right to counsel to low-income tenants facing eviction. Renters in Detroit with incomes below 200% of federal poverty levels who are facing evictions or involved in other proceedings (e.g., mortgage or property tax foreclosures) will be able to receive free legal representation.

In 2020, [Jane Place Neighborhood Sustainability Initiative’s \(JPNSI’s\) Eviction Court Monitoring Program](#) released a [report](#) highlighting the impact of evictions on Black residents in New Orleans. While 59% of the city’s population is Black, court monitors found that 82.2% of eviction proceedings involved Black

tenants. At the same time, 56.8% of eviction proceedings were against Black women, who in Louisiana face the highest wage gap in the nation, making only 47 cents for every dollar earned by a non-Hispanic white male.

The ongoing COVID-19 pandemic has exacerbated structural inequities permeating the housing market and has led to a need for more stable housing access to ensure the health of the public and of individual renters. Housing advocates in the state of Louisiana, including NLIHC partners, worked vigorously to build relationships with stakeholders in the city amid the crisis. [Southeast Louisiana Legal Services](#) (SLLS), an organization providing free legal services for low-income people, initiated a conversation with the local eviction court and asked that an eviction desk be established in the courthouse. With the approval of the judge, this push succeeded in February 2021. At the same time, SLLS strengthened its relationship with the city and the court while providing support to tenants and education to landlords about the Emergency Rental Assistance Program (ERAP). As a result of advocate mobilization across the region, the mayor and City Council agreed to fully fund an RTC program for the 2022 budget year, paving the way for secured funding for renter protections in the future.

“Studies show again and again that tenants with lawyers have dramatically better outcomes in eviction court than tenants without lawyers”, said Elizabeth Harvey, a staff attorney with SLLS. “We’re thrilled that our city is investing in leveling the playing field by ensuring that New Orleans tenants don’t have to defend evictions on their own.”

The ordinance creating the program outlines the rules and eligibility for participation, explaining who is covered and how renters should receive notice of the program. The ordinance also creates reporting requirements to help track effectiveness and provides assurance that the program will exist in the future, making it easier to hire new staff.

“Most importantly, the ordinance lets families know that the city won’t pull the rug out from under them after only one year,” said Cashauna Hill, executive director of the Louisiana Fair Housing Action Center. “Everyone deserves access to an attorney before potentially being forced from their home, so we’re proud to see the city doing the right thing for our majority-renter residents,” she explained. (Tenants can access legal assistance from SLLS through the organization’s [website](#).)

Like New Orleans, Detroit sees thousands of eviction cases every year. Before the COVID-19 pandemic, for example, the district court handled on average 30,000 eviction cases annually. In most of these proceedings, tenants do not have legal representation, while their landlords usually do. Detroit’s new RTC program will receive [initial funding](#) through federal COVID-19 relief funds and philanthropic gifts. The infusion of short-term funding is meant to establish the program and help it get off the ground. Questions remain about long-term funding. (General fund dollars cannot be used to support the effort.)

The creation of the RTC program in Detroit came after a three-year campaign by a coalition of nonprofit and grassroots organizations. Advocates will continue pushing for RTC during the implementation phase to ensure that the city contracts with agencies and attorneys who are experienced and capable of providing high-quality counsel. Advocates will also work with the city to identify long-term funding sources.

Tenants interested in remaining up to date on the details of Detroit’s RTC program should view this [website](#) run by the city’s Housing and Revitalization Department.

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## **Our Homes, Our Votes**

**Join Today’s (May 16) *Our Homes, Our Votes: 2022 Webinar: With a Little Help from Our Friends!***

**TAG: webinars** Keywords: *Our Homes Our Votes, nonpartisan campaign, webinar, “With a Little Help from Our Friends”*

*Our Homes, Our Votes* is NLIHC’s nonpartisan campaign to increase voter participation among low-income renters and to educate candidates about housing solutions. The *Our Homes, Our Votes: 2022* biweekly webinar series features experts with frontline election experience who will walk through every step of voter and candidate engagement and support housing organizations’ nonpartisan election efforts. The next *Our Homes, Our Votes* webinar, “With a Little Help from Our Friends,” will discuss how housing organizations can form partnerships on the local and national levels to jumpstart their voter and candidate engagement work. The webinar will take place today (May 16) from 2:30 to 3:30 pm ET. Register for the webinar [here](#).

Maggie Bush, programs and outreach director at the League of Women Voters, will familiarize housing advocates with the range of resources available to housing organizations for coordinating successful nonpartisan election initiatives. Dominique Espinoza, outreach and engagement specialist at the Coalition on Human Needs, will discuss the Vote for Human Needs campaign and the importance of partnerships among social service providers in conducting voter engagement work.

To preview the full webinar schedule and watch recordings of past webinars, visit the [Our Homes, Our Votes website](#).

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## **Become an *Our Homes, Our Votes* Affiliate!**

**TAG: Our Homes, Our Votes** Keywords: *affiliates, Our Homes, Our Votes*

*Our Homes, Our Votes* affiliates are nonpartisan organizations that are formally identified with the campaign and committed to carrying out its goals. Tenant associations, homeless service providers, tribal organizations, student groups, neighborhood organizations, and any other group working to deliver more housing voters to the polls is invited to become an *Our Homes, Our Votes* affiliate. There is no cost for being an affiliate, and affiliates can request free merchandise for community events. Affiliates also receive permission to use our campaign logos and images on co-branded materials, additional guidance and support from NLIHC staff, opportunities to have their work featured in the *Our Homes, Our Votes* biweekly newsletter, and more! To sign your organization up as an affiliate, please fill out [this form](#).

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## **Opportunity Starts at Home**

### **AARP Submits Letter in Support of “Eviction Crisis Act”**

**Tag: Opportunity Starts at Home** Keywords: *Opportunity Starts at Home, multi-sector, Roundtable, Eviction Crisis Act, American Association of Retired Persons, AARP*

The American Association of Retired Persons (AARP) submitted a letter supporting the “Eviction Crisis Act” – a bill that would create new tools to help end evictions – to Senators Michael Bennet (D-CO) and Rob Portman (R-OH). The letter details how the bipartisan bill would address a range of housing concerns and challenges impacting older adults. The AARP participates in the [Opportunity Starts at Home](#) campaign’s [Roundtable](#), an initiative bringing together approximately 90 organizations to raise awareness about the intersections of affordable housing policy and efforts in other sectors, including education, healthcare, civil rights, anti-poverty, faith-based, and LGBTQ rights sectors.

“The Eviction Crisis Act is a highly valuable response to a critical need,” said Bill Sweeney, senior vice president of government affairs at AARP. “The Eviction Crisis Act would reduce preventable evictions and mitigate eviction-related consequences by establishing an Emergency Assistance Fund (EAF) to help stabilize those families and individuals facing an economic shock before it spirals into harsher, more complex consequences that ultimately require more intense housing or medical assistance.”

Read the letter [here](#).

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## HoUsed Campaign for Universal, Stable, Affordable Housing

### Reconciliation and Appropriations Negotiations Continue – Take Action Today!

**TAG: HoUsed campaign, Budget and Appropriations** *Keywords: Appropriations, FY23, budget, Budget Control Act, continuing resolution, HUD, USDA, inflation, CHCDF, 302(b), TBRA, rental assistance, public housing, Homeless Assistance Grants, legal assistance, eviction, tribal housing, reconciliation, Build Back Better Act, Joe Manchin, climate change, housing voucher, national Housing Trust Fund*

The U.S. House of Representatives and Senate were back in session this week to tackle a broad legislative agenda, including negotiations over a fiscal year (FY) 2023 budget and the development of an outline for a potential revival of the stalled reconciliation package.

Despite making early progress, appropriations leaders in the House and Senate signaled they still have a long way to go before reaching an agreement on topline funding numbers for the FY23 federal spending package. The FY22 budget was significantly delayed because of partisan disagreements over how much to increase funding for defense and non-defense discretionary (NDD) programs, with Democrats maintaining a significant increase in NDD was necessary to make up for years of austerity under the “Budget Control Act” and Republicans insisting on parity between NDD and defense programs.

Appropriations leaders are aiming to avoid another significant delay in enacting an FY23 budget, but it remains unlikely that Congress will be able to draft, review, and enact a spending package before the new fiscal year begins on October 1, making at least one continuing resolution very probable. [Continuing resolutions](#) extend the level of funding for federal programs approved by Congress in the previous fiscal year, but because the cost of housing is tied to market rates, which generally rise every year, increased funding is necessary to maintain the current number of households served by HUD’s and USDA’s vital affordable housing programs. The severe increase in inflation – [driven largely by the increased cost of housing](#) – means that HUD and USDA must receive significant funding increases in FY23 to maintain their current levels of service. Even without an agreement on topline funding numbers, appropriators in the House will likely move forward with drafting FY23 spending bills, using [President Biden’s FY23 budget request](#) as a benchmark.

NLIHC and our partners in the Campaign for Housing and Community Development Funding ([CHCDF](#)) are leading our [annual 302\(b\) letter](#) to demand that Congress provide the highest possible level of funding for affordable housing, homelessness, and community development resources in FY23. Advocates should contact their members of Congress and urge them to support significant funding for NLIHC’s top priorities:

- \$32.13 billion for the Tenant-Based Rental Assistance (TBRA) program to renew all existing contracts and expand housing vouchers to an additional 200,000 households.
- \$5.125 billion for the Public Housing Capital Fund to preserve public housing, and \$5.06 billion for the Public Housing Operating Fund.
- \$3.6 billion for HUD’s Homeless Assistance Grants program to address the needs of people experiencing homelessness.

- \$100 million for legal assistance to prevent evictions.
- \$300 million for the competitive tribal housing program, targeted to tribes with the greatest needs.

The appropriations process is vital to ensuring continued and expanded funding for HUD’s affordable housing programs. However, budget reconciliation – which allows the Senate to pass legislation with a simple majority of 51 votes, rather than the 60 votes typically required in the chamber – represents the best opportunity to secure the bold, large-scale investments in affordable housing needed to address the [severe lack of deeply affordable rental homes](#).

West Virginia Senator Joe Manchin – the lone Democratic holdout opposing last year’s “Build Back Better Act” – is signaling his reluctance to return to the negotiating table to revive a scaled-down reconciliation package. Instead, the senator and some of his colleagues are pursuing a bipartisan climate change bill that would move through the Senate under regular order, meaning it would need at least 60 votes to pass. Despite assembling a group of eight Republicans and eight Democrats to work with him on crafting the legislation, the prospects that Senator Manchin will be able to gather 60 votes in the chamber are slim. Some members of Congress fear that attempting to negotiate a bipartisan climate deal – which is unlikely to advance this year – will further delay reconciliation discussions.

Senator Manchin maintains that any future reconciliation package should focus on increasing federal revenues by changing the tax code and using those revenues to fight inflation and draw down the federal deficit. The cost of housing is the single largest component of the Consumer Price Index (CPI), a popular measure of inflation, and [addressing the rising cost of housing is central to decreasing inflationary pressure on households](#), especially in the long term. It is vital that Congress include in any reconciliation package the significant funding for targeted affordable housing investments included in the “Build Back Better Act,” including for the [HoUSed campaign’s top priorities](#):

- \$25 billion to expand housing vouchers to more than [300,000 households](#).
- \$65 billion to preserve public housing for its 2 million residents.
- \$15 billion for the national Housing Trust Fund to build, preserve, and operate more than [150,000 units](#) of affordable, accessible homes for households with the lowest incomes.

## Take Action

[Advocates should contact their senators and representatives](#) to urge them to support the highest funding possible for affordable housing, homelessness, and community development programs in the FY23 spending bill and any budget reconciliation package. Use our [call-in script](#) to help create your own message to Congress!

Organizations can also take action to push for increased federal affordable housing investments:

- [Sign your organization on to our annual 302\(b\) letter](#) supporting the highest level of funding possible for affordable housing, homelessness, and community development resources in FY23.
- [Join over 1,800 organizations](#) around the country in support of historic investments in rental assistance, public housing, and the Housing Trust Fund in any reconciliation bill that moves forward.

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## Recording of May 9 National HoUSed Campaign Call Now Available

**TAG: HoUSed campaign** *Keywords: HoUSed campaign, national call, Kim Johnson, FY23, appropriations, budget, reconciliation, Lily Milwit, Housing Not Handcuffs, criminalization of homelessness, model legislation, report, Get It Back campaign, Child Tax Credit, Earned Income Tax Credit, Sophie Siebach-Glover, Rebecca*

*Yae, ERASE project, emergency rental assistance, Alexa Johnson, housing vouchers, Jacquelyn Simone, State of the Homeless, Maria Duvuvuei, eviction, eviction prevention*

On our most recent ([May 9](#)) national call for the “HoUSED: Universal, Stable, Affordable Housing” campaign, we received news from Capitol Hill, learned about trends in the criminalization of homelessness across the country, discussed efforts to connect low-income families to the Child Tax Credit (CTC), heard updates from the field and NLIHC’s ERASE team, and more.

NLIHC’s Kim Johnson shared the latest news about the reconciliation negotiations and the fiscal year (FY) 2023 appropriations process. Democratic leaders in Congress continue to be interested in reviving a reconciliation package but will need to reach a compromise on an outline for the package soon if they hope to enact a bill before the end of the year. Appropriations negotiations are also underway, although committee leaders in both chambers are reportedly still far away from reaching an agreement on topline funding numbers.

Lily Milwit from the National Homelessness Law Center (NHLC) presented findings from NHLC’s report [Housing Not Handcuffs](#), which tracks the efforts of states and localities to enact laws that unjustly criminalize people experiencing homelessness for engaging in life-sustaining activities in public, including sleeping, resting, and camping. Findings from NHLC’s 2019 report indicate that the number of laws criminalizing homelessness has increased in every measured category since 2006, and the organization’s [2021 state supplemental](#) report showed 48 states and DC have at least one law criminalizing homelessness. The Housing Not Handcuffs campaign has developed [model legislation](#) through which communities can push back on laws criminalizing people experiencing homelessness.

The Center on Budget and Policy Priorities’ Janne Huang shared new resources from the [Get It Back campaign](#), which provides outreach materials and training to organizations helping families with low incomes claim the Earned Income Tax Credit (EITC) and Child Tax Credit (CTC) on their taxes. The campaign is [hosting a webinar](#) on May 19 at 1 pm ET to provide additional information to advocates interested in helping low-income families claim the CTC and other tax credits.

Sophie Siebach-Glover and Rebecca Yae from NLIHC provided updates on the latest available emergency rental assistance (ERA) [spending numbers](#), including [demographic data](#) for ERA recipients disaggregated by state. According to the U.S. Department of the Treasury, ERA programs have distributed a total of \$26 billion to households. Participants in the call also received field updates from Housing Resource Center of Monterey County’s Alexa Johnson, who discussed her organization’s landlord incentive initiative, which is designed to persuade landlords to participate in the housing voucher program. Jacquelyn Simone from the Coalition for the Homeless in New York shared findings from the coalition’s recent [State of the Homeless](#) report, and Maria Duvuvuei from Community Legal Aid in Akron, Ohio, discussed recommendations developed during her group’s eviction prevention summit.

National HoUSED campaign calls now occur every other week. Our next call will be held on May 23 from 2:30 to 4:00 pm ET. Register for the call at: [tinyurl.com/ru73qan](https://tinyurl.com/ru73qan)

Watch a recording of the May 9 call at: [tinyurl.com/2bx5rn2s](https://tinyurl.com/2bx5rn2s)

View presentation slides from the May 9 call: [tinyurl.com/2p9bm9sa](https://tinyurl.com/2p9bm9sa)

# Coronavirus, Disasters, Housing, and Homelessness

## Coronavirus Updates – May 16, 2022

**TAG: Disaster Recovery, Coronavirus** *Keywords: Covid-19, coronavirus, updates, state, local, news*

### National Updates

#### *Department of the Treasury*

The U.S. Department of the Treasury (Treasury) released on May 2 the [March ERA report](#) and a report on [2021 ERA1 Demographic Percentages by State](#). Read NLIHC's *Memo* articles for more information on Treasury's [March ERA spending data](#) and the [new state-level demographic data](#).

[Deputy Secretary of the Treasury Wally Adeyemo](#) visited an affordable housing services center in Los Angeles County on May 2. During the visit, he highlighted how California is using American Rescue Plan funds to keep families housed and build more affordable housing. California has budgeted over \$7.4 billion of its State and Local Fiscal Recovery Funds (SLFRF) for housing, including more than \$5 billion to expand affordable housing and meet the needs of people experiencing homelessness. Treasury has also released a [factsheet](#) about the use of SLFRF for housing investments around the country.

#### *Reporting*

[NPR](#) reports that eviction filings continue to increase sharply as federal emergency rental assistance funds start to run out. NLIHC President and CEO Diane Yentel raised the concern that evictions may eventually stabilize at a rate higher than pre-pandemic levels, partly due to rising rent costs. In some cities, eviction filings rates have reached 150% and even 200% of pre-pandemic averages.

The [Associated Press](#) reported on HUD's May 9 [announcement](#) that it will double the size of its eviction protection program with a \$20 million grant providing legal services and representation for families facing eviction.

### State and Local News

#### *California*

The California COVID-19 Rent Relief Program has distributed [\\$3.1 billion](#) in rent and utility assistance to more than 275,000 households. California is using American Rescue Plan Act funds to keep Californians housed through several other programs, including Project Homekey, the Mortgage Assistance Program, and the Housing Accelerator Program.

According to the [Long Beach Post](#), legal aid providers and housing advocates are concerned about a potential rise in evictions after city and state emergency rental assistance programs closed on March 30.

#### *Florida*

The Florida Department of Children and Families announced on May 10 that it would [stop accepting applications](#) for the OUR Florida program on May 12. The program has distributed over \$1.3 billion in rent and utility assistance to more than 228,000 families.



The Legal Aid Society of Palm Beach County is partnering with [St. Lucie County](#) to offer eviction prevention and diversion programs, including legal aid and other services to historically underserved communities in Southeast Florida.

### *Idaho*

The [Boise City Council](#) approved about \$6.5 million in federal emergency rental assistance (ERA) on May 10. In partnership with Boise City Ada County Housing Authority, the city has provided \$15 million in federal ERA to more than 3,200 households.

### *Kentucky*

According to a new [report](#) from the Louisville Office of Resilience and Community Services, a surge in federal aid allowed the city to provide unprecedented levels of assistance in the last two years. [More than 42,000 households](#) have avoided eviction in Louisville since 2020 due to the Louisville Metro's efforts in partnership with local nonprofits. The report finds that these impacts were most significant for communities of color.

[Jefferson County](#) tenants and landlords can now apply for rent relief through Team Kentucky's Healthy at Home Eviction Relief Fund. As of April 29, Louisville had spent all its rental assistance funding, leaving many residents at risk of eviction. Lexington residents should continue to apply for aid through the Fayette County program.

### *Louisiana*

[Acadiana Legal Service Corporation](#) in Lafayette will receive \$1 million as part of the second round of funding for [HUD's Eviction Protection Grant Program](#).

### *Maryland*

The [Calvert County](#) Emergency Rental Assistance Program (ERAP) stopped accepting new applications due to limited funding. All remaining funds will be used for high-priority ERAP applicants.

### *Michigan*

The [Detroit City Council](#) on May 10 passed a right-to-counsel ordinance that provides free legal representation for low-income Detroiters facing eviction. The program will be initially funded with \$6 million in Coronavirus State and Local Fiscal Recovery Funds provided through the American Rescue Plan Act, from a total of [\\$18 million over three years](#).

### *Minnesota*

According to the [Minnesota Star-Tribune](#), the number of evictions filed in Minnesota in April 2022 was nearly 60% higher than the pre-pandemic average for that month. Evictions filed in Anoka County in April were twice as high as the pre-pandemic average, and Hennepin and other counties also saw evictions double or almost double. Housing advocates say the rise in filings reflects a need for systemic changes and significant investments in affordable housing.

### *Nebraska*

[Omaha received an additional \\$61 million](#) in federal emergency rental assistance funds, including \$50 million from Nebraska and \$11 million in reallocated funds from across the country.

### *New York*

The [New York Times](#) reports that since New York’s eviction moratorium expired in mid-January, tenants have been forced from their homes in more than 500 cases. Legal Services NYC and the Legal Aid Society have called on the court to slow the speed of eviction cases moving through the system, but housing courts have rejected the request.

### *Oregon*

Oregon Housing and Community Services (OHCS) has [received \\$16 million](#) in federal emergency rental assistance (ERA) funds and is processing payment applications submitted through the Oregon Emergency Rental Assistance Program (OERAP), which stopped accepting applications on March 21, 2022. As of May 6, the agency [has paid out \\$340.3 million in ERA to 51,780 households](#).

### *Pennsylvania*

As a follow-up to the Housing Alliance of Pennsylvania’s February 2022 report, “[Revealing Opportunities and Challenges: An Analysis of Eviction Filings in Pennsylvania](#),” the Alliance released case studies on the eviction prevention programs in [Chester County](#) and [Berks County](#).

### *Rhode Island*

RIHousing announced on May 3 that [RentReliefRI will stop accepting applications](#) on June 1 because all remaining funds will soon be spent. More than 27,000 Rhode Island households have been approved for assistance since the program launched in March 2021.

### *Texas*

[KHOU 11](#) reports that eviction filings in Texas are climbing at an alarming rate, and the troubling trend does not seem to be slowing down. Eviction filings in Harris County spiked after the federal eviction moratorium was lifted in August 2021 and have surpassed the number of cases filed before the pandemic.

The [City of San Antonio](#) is one of the recipients of a second wave of funding from HUD’s Eviction Protection Grant Program. The grant will fund legal services and representation for families facing eviction and help landlords access emergency rental assistance. According to the [San Antonio Express-News](#), San Antonio tied with Legal Aid Services of Oklahoma, Legal Services of New Jersey, Northern Manhattan Improvement Corporation, and West Tennessee Legal Services for the largest award: \$2.4 million.

### *Virginia*

With rental assistance funds dwindling, [housing advocates in Virginia](#) predict a spike in evictions in the coming weeks. Evictions have been on the rise over the past several months. Since the end of February, 77 eviction hearings have taken place in Charlottesville and 260 in Albemarle County.

### *Washington*

The City of Spokane will [receive nearly \\$5.6 million](#) from the Washington State Department of Commerce to support its emergency rental assistance (ERA) program. Since June 2021, Spokane has distributed nearly \$27 million in ERA funds to more than 2,740 households.

## **Guidance**

### *Department of Housing and Urban Development*

- [Emergency Solutions Grant – CARES Act \(ESG-CV\): Duplication of Benefits Quick Guide](#) – May 2022

- [ESG-CV Duplication of Benefits Checklist](#) – May 2022
- [Sample ESG-CV Duplication of Benefits Policies and Procedures](#) – May 2022

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## Disaster Housing Recovery Updates – May 16, 2022

**TAG: Disaster** *Keywords: disaster, disaster recovery, tornados, hurricanes, wildfires, FEMA*

### Congress

[Support](#) for permanently authorizing the Community Development Block Grant-Disaster Recovery (CDBG-DR) program is building in the Biden administration and in Congress. If enacted, the DHRC-endorsed “[Reforming Disaster Recovery Act](#)” would permanently authorize the CDBG-DR program and provide important safeguards and tools to help ensure that federal disaster recovery efforts reach all impacted households.

The U.S. Senate Committee on Banking, Housing, and Urban Affairs held a [hearing](#) on May 12, “Addressing Climate Change with Energy-Efficient and Resilient Housing.”

Representative Brian Mast (R-FL) is [urging FEMA](#) to include toxic algal blooms in its list of hazards that could be the subject of presidential disaster declarations.

### FEMA

[National Hurricane Preparedness week](#), sponsored by the [National Oceanic and Atmospheric Administration](#) (NOAA), took place May 1-7. The week is meant to remind those living in areas at risk of hurricanes to assess their personal risks, develop emergency plans, and start replenishing emergency kits. FEMA’s Ready Campaign [Hurricane Season Preparedness Digital Toolkit](#) includes resources that can be used by advocates to share critical information about what to do before, during, and after a hurricane.

Current and former FEMA employees with AFGE Local 4060 [succeeded](#) in their efforts to receive payments for unpaid overtime work at the agency. Their claim was settled for \$16.5 million.

### State and Local

#### *California*

A bill introduced in California, “[Affordable Disaster Housing Revolving Development and Acquisition Program \(AB 1945\)](#),” seeks to shorten the amount of time it takes for survivors of wildfire disasters to access long-term recovery assistance. The bill aims to address the slow pace of distribution of federal long-term recovery funds through the creation of a bridge loan program.

#### *Florida*

Residents of Panama City are still recovering from Hurricane Michael. Member organizations of Volunteer Organizations Active in Disasters (VOADs), [including DHRC member SBP](#), continue to assist residents during their recovery.

#### *Michigan*

Representative Debbie Dingell (D-MI) [joined](#) FEMA Region 5 Administrator Thomas Sivak for a tour of flood damage in Dearborn and Dearborn Heights.

## *New Mexico*

President Biden [approved](#) New Mexico's request for a disaster declaration as a result of ongoing wildfires outside of Las Vegas, New Mexico. The president approved requests for both Public Assistance and Individual Assistance in [five counties](#), making fire survivors eligible for temporary housing and home-repair grants. The designated counties for FEMA Individual Assistance are Colfax, Lincoln, Mora, San Miguel, and Valencia counties.

HUD [announced](#) on May 6 the implementation of federal disaster assistance for New Mexico disaster survivors.

[Disaster Survivor Assistance \(DSA\) teams](#) and damage assessment inspectors from FEMA are expected to visit New Mexico communities to answer questions about available assistance and help residents apply for state and federal aid.

## *New Jersey*

New Jersey [plans](#) to use at least \$50 million of the \$288 million provided by HUD through the CDBG-DR program to purchase flood-damaged or flood-prone homes.

## *Oregon*

Oregon has [released](#) its draft plan for \$422 million in HUD CDBG-DR funding as a result of the 2020 wildfire season. The plan focuses on the creation of permanent housing. Public meetings will be held throughout the month of May to discuss the plan.

## **Resources**

A study published in December 2021 in the *Journal of Economic Studies*, "[Tornadoes, Poverty, and Race in the USA: A Five-Decade Analysis](#)," examines how tornados have exacerbated racial segregation in the U.S. through abandonment and displacement.

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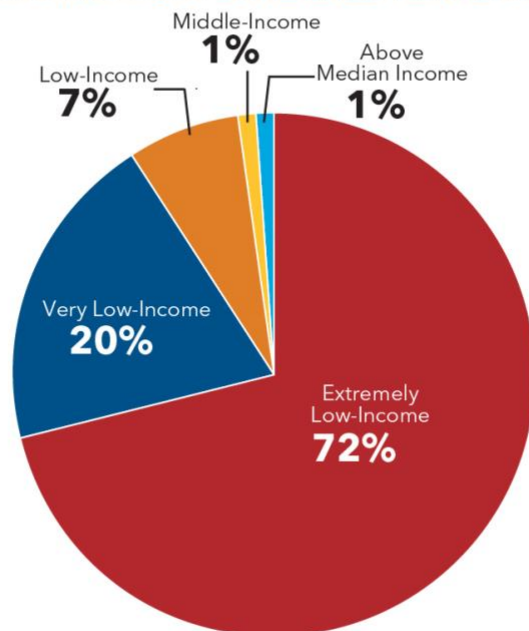
## **Fact of the Week**

### **Over Seventy Percent of Severely Housing Cost-Burdened Renters Have Extremely Low-Incomes**

**TAG: Research, Fact of the Week** *Keywords: fact of the week, cost burden, severe cost burden, ELI*

# THE GAP

## SEVERELY HOUSING COST-BURDENED RENTERS BY INCOME



AMI = Area Median Income.  
Source: NLIHC tabulations of 2020 5-Year ACS PUMS data. ©2022 National Low Income Housing Coalition

<https://nlihc.org/gap>



Source: NLIHC tabulations of 2020 5-Year ACS PUMS.

## Research

### Report Suggests Supportive Housing Programs Should Better Address Needs of Clientele with Intersectional Identities

**TAG: Housing-Related Data** *Keywords: Sexual and Gender Minority, SGM, LGBTQ+, Supportive Housing Programs, Incarceration*

A paper published in *Housing Policy Debate*, "[Supportive Housing for Sexual and Gender Minority Individuals with Criminal Justice Histories: Challenges and Opportunities Identified by Providers and Clients](#)," examines the needs of sexual and gender minority (SGM) clients with criminal justice system histories as they attempt to access supportive housing interventions. The researchers conducted interviews with providers and clients to document perspectives on the accessibility of supportive housing services for SGM people with criminal justice histories and explore opportunities for improvement. Their findings highlight the need for investment in systems of care that would give SGM populations access to comprehensive services in an affirming environment.

The researchers conducted their study in Los Angeles County, California, which is home to the largest unsheltered population (66,000 people) and the largest jail system (averaging 17,000 daily detentions) in the U.S. They interviewed 11 providers and 10 clients from Los Angeles County supportive housing programs. The clients interviewed represented a diverse range of gender identities and sexual orientations but did not include any lesbian women, trans men, or nonbinary, asexual, or intersex individuals.

One major theme emphasized by both staff and clientele was the importance of supportive housing interventions that are comprehensive in addressing all aspects of a client's identity. Such an approach looks at a client's medical needs, behavioral health, income, and employment needs with housing as the focus. Interviewees noted the importance of having access to medical and behavioral health services that can address issues specific to SGM clients, such as HIV, Trans-affirming hormones and surgery, and identity development. However, clients also noted that while access to these options is important, clients themselves might prioritize goals differently, focusing on aims like finding stable housing and employment.

The interviewees also emphasized the importance of having access to diverse and culturally competent program staff able to relate to clients' backgrounds. Such staff would include those with lived experience, such as SGM individuals who have experienced homelessness or been involved in the criminal justice system. Several clients reported experiencing discrimination within their supportive housing programs because of their sexual orientation or gender identity and suggested that hiring culturally competent staff could help mitigate this discrimination. A supportive housing program's interpersonal climate more generally was seen as critically important by SGM clients. Creating a supportive interpersonal climate involves ensuring that organizational leadership plays an active role in building affirmative spaces, instituting program policies that are not punitive or discriminatory in nature, and having a strong team communication system to better support clients.

Finally, interviewees highlighted the structural barriers that clients face due to having multiple vulnerable identities. Many SGM people, formerly incarcerated people, and people experiencing homelessness experience social stigma and discrimination, which can make the supportive housing process more difficult. Trans people may have trouble accessing specific services because their names and genders do not match those listed in their documentation. People with criminal justice histories may experience difficulties finding housing or jobs. While these structural problems require structural solutions, interviewers found that supportive housing organizations can help clients overcome these barriers by forming relationships with specific landlords, employers, and service agencies that are SGM-affirming.

Read the report at: <https://bit.ly/38nHUFt>

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## **Only 8% of ZIP Codes in the Most Populous Metro Areas Are Affordable to Low-Income Renter Households**

**TAG: Housing Affordability & Cost Burden** *Keywords: affordability, equity, neighborhood, opportunity, National Equity Atlas, NEA*

The National Equity Atlas released a report, "[The Shrinking Geography of Opportunity in Metro America](#)," demonstrating the extent to which affordable housing in high-opportunity neighborhoods has declined in recent years, particularly for low-income, Black, and Latino households. The report finds that in the 100 most populous metropolitan areas, the share of ZIP codes where median rents were affordable to low-income households dropped from 17% to 8% between 2013 and 2019. Seventy-six percent of ZIP codes with median rents affordable to low-income households and 81% of ZIP codes with median rents affordable to Black households are rated as low- or very low-opportunity.

Researchers used Zillow data on median market rents in ZIP codes from the 100 most populous metropolitan areas between 2013 and 2019. For this reason, the research reflects prices for available apartments, which tend to be higher than prices for rented apartments. The researchers defined "affordable neighborhoods" as neighborhoods in which median rents were affordable to specific groups of renters, like low-income or Black renters. The authors used the Child Opportunity Index to identify the intersection between affordable ZIP codes and high-opportunity ZIP codes. The index uses local indicators related to education, health, and economy to rank child opportunity in census tracts.

The report finds that the number of ZIP codes affordable to low-income renters – those making less than 80% of area median income (AMI) – is shrinking. Between 2013 and 2019, the number of ZIP codes affordable to low-income households dropped by more than 50%, from 1,479 to 736. As a result, fewer than 10% of ZIP codes in the 100 most populous metros were affordable to low-income renters by 2019.

Compared to white and Latino households, Black renter households experienced a greater decline in the share of ZIP codes affordable to them. Median annual income among Black households remained relatively stagnant, increasing less than \$800 between 2013 and 2019. Median annual income increased nearly \$3,000 for white households and \$3,700 for Latino households during the same period of time. In 2019, only 7% of ZIP codes were affordable to Black renter households earning the median income, and 48 out of 100 metros have no ZIP codes affordable to Black renters earning median income.

Among ZIP codes that remain affordable to low-income households, only 24% are rated as moderate- or high-opportunity neighborhoods. Black and Latino households also face extremely limited access to affordable, high opportunity neighborhoods. Only 17% of ZIP codes affordable to Black households earning median income are ranked as moderate- or high-opportunity. No ZIP codes affordable to Black households are rated as very high-opportunity. Only 34% of ZIP codes affordable to Latino households making median income are rated as moderate-, high-, or very high-opportunity. Conversely, 62% of ZIP codes affordable to white households earning median income are rated as moderate-, high-, or very high-opportunity.

To mitigate systemic inequities that have resulted in the decline of affordable housing in high-opportunity neighborhoods, the authors recommend that policymakers invest in new strategies that promote housing justice. These strategies include enacting policies such as permanent eviction protections and rental assistance, increasing the preservation of affordable housing, and investing in spatial reparations, which may involve removing sections of highway that displaced Black communities or providing grants for homeownership to Black residents.

The report is the first in a series. Future reports will focus on how Asian and Pacific Islanders and Native Americans have been impacted by the changing landscape of affordability and opportunity.

Read the report at: <https://bit.ly/3spuz6s>

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## **NLIHC Careers**

### **NLIHC Seeks Housing Advocacy Organizer**

NLIHC seeks a housing advocacy organizer who will be responsible for maintaining and expanding NLIHC membership and mobilizing advocates on federal policy priorities to advance the Coalition's mission. This position plays a key role in designing and implementing field strategies for various campaign efforts, such as the NLIHC HoUsed campaign for long-term solutions to homelessness and housing poverty; the *Our Homes, Our Votes* non-partisan civic engagement project; coronavirus emergency rental assistance; federal budget priorities; and other campaigns. The housing advocacy organizer supports outreach activities, develops materials for use by state and local advocates, and supports low-income renters with organizing guidance and tools. The housing advocacy organizer reports to the manager of field organizing.

#### **Responsibilities/Duties**

##### **Field and Campaign Organizing, Education, and Activation**

- **Field and Campaign Organizing:** Mobilize state partners, members, endorsers, and supporters on federal affordable housing policy issues. Generate letters and calls to legislative offices; assist organizations and

constituents with meetings and media opportunities; generate resolutions, endorsements, and sign-ons; work with broad, issue-based campaigns to raise the issue of housing.

- **Field Activity:** Track field activity, including member participation in call-in days and e-mail actions; prepare reports on activities, as requested. Maintain and enhance member and contact database for organizational/field needs; expand its use to distribute congressional profile data and timely, targeted calls to action that advance NLIHC goals.
- **Education and Activation:** Participate in meetings of national housing and other advocates to engage in strategy discussions, including HoUSed campaign policy group, Disaster Housing Recovery Coalition (DHRC), and others as necessary. Create, update, and distribute materials, as needed, including calls-to-action, postcards, fact sheets, endorsement forms, brochures, and stickers. Identify conference and other speaking opportunities for Coalition staff; exhibit and present, as needed.
- **Communications:** Write (on a rotating basis among housing advocacy organizers) a weekly article for NLIHC's e-newsletter, *Memo to Members and Partners*, highlighting the field work of state partners or other NLIHC members. Help maximize use of the NLIHC website and social media tools, including webinars, videos, and blogs, to engage members. Draft articles for the *Tenant Talk* publication produced for low-income renters. Assist communications staff in generating media ideas and opportunities for work happening in the field.

## State Partners

- **NLIHC State Partner Meetings:** Assist in the planning and convening of biannual NLIHC state partners' meeting. Participate in state partner conference calls.
- **State Activities:** Track all field activity in the assigned states, including member participation in call-in days, email actions, and prepare reports on activities as requested. Promote activities of state partners through social media and NLIHC communication platforms.
- **Growing the State Partner Coalition:** Identify and cultivate potential new state partners in places where NLIHC is lacking a strong advocacy lead.

## Membership

- **Membership Recruitment:** Identify sources for prospective members and coordinate ongoing membership drives, including among workgroup call participants, budget letter signers, HoUSed campaign endorsers, and Disaster Housing Recovery Coalition members. Engage potential new members through video and e-mail; track effectiveness of contact. Undertake activities to achieve annual increases in membership. Reply to all inquiries from current members and potential new members. Use all other interactions as opportunities to secure new memberships.
- **Membership Engagement and Retention:** Welcome new Coalition members and build relationships with members in assigned states through personal calls, e-mails, and other outreach. Provide prompt and accurate responses to all inquiries about membership concerns. Track status of all members, send renewal notices in timely manner, and follow up as needed. Undertake activities to achieve a 90% or higher member retention rate.
- **Resident Outreach:** Support resident participation in NLIHC and partner organizations activities. Assist in developing content for *Tenant Talk*, NLIHC's resident newsletter. Convene tenant groups, as determined by NLIHC management.
- **Administration:** Coordinate or assist in mailings to members and other partners. Maintain hard copy files of member records. Produce membership reports and lists, as needed. Maintain and update databases and contact lists, ensure accuracy of all data. Perform data entry and data cleaning; run reports and queries as needed to support work of NLIHC. Assist in implementation of member survey.

## Organizational Support

- **Meetings:** Attend and participate in meetings with NLIHC Board of Directors; participate in staff meetings, state coalition meetings, trainings, and all Coalition events.



- **Interns:** Assist with the recruitment and supervision of Field interns.
- **Other:** Other duties as assigned to maximize organizational effectiveness toward achievement of NLIHC mission

## Qualifications

Applicants must possess a bachelor's degree and preferably at least two years of work experience in policy campaigns, U.S. elections, and/or direct assistance to low-income communities (additional years of experience preferred; exceptional candidates with fewer may be considered). Applicants should have a strong commitment to social justice. Candidates should have strong analytical, writing, and organizational skills, as well as a keen attention to detail. Applicants should also be proficient in the Microsoft Office suite. Familiarity with Salesforce CRM database would be plus.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and a generous benefits package. This is a full-time position located in Washington, DC (with flexible telework).

Interested candidates should submit a resume, cover letter with salary requirement, two writing samples, and three references (references will not be contacted before consulting with candidate), to Brooke Schipporeit, manager of field organizing, and Bairy Diakite, director of operations, at: [bschipporeit@nlihc.org](mailto:bschipporeit@nlihc.org) and [bdiakite@nlihc.org](mailto:bdiakite@nlihc.org)

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## NLIHC in the News

### NLIHC in the News for the Week of May 8

The following are some of the news stories that NLIHC contributed to during the week of May 8:

- “This Is How the Government Decides What Housing Is Affordable” *Patch*, May 10 at: <https://bit.ly/3I7kV42>
- “Financing Affordable Apartments Is More Critical Than Ever” *Multi-Housing News*, May 11 at: <https://bit.ly/3yBOvXI>
- “Biden Budget Increases Homeless Assistance Funding by 10%” *Invisible People*, May 12 at: <https://bit.ly/3yFm0Iq>

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## NLIHC News

### Where to Find Us – May 16

NLIHC President and CEO Diane Yentel and other NLIHC staff will be speaking at the following events in the coming months:

- [Housing Alliance Delaware, “Housing Day 2022”](#) – Virtual, May 16
- [St. Ambrose University School of Social Work 24<sup>th</sup> Annual Social Justice Conference](#) – Keynote speaker, Davenport, IA, May 19
- [Kellogg Foundation Strategy Event](#) – Virtual, May 24
- [2022 Just Economy Conference \(NCRC\)](#) – Washington, DC, June 13
- [Orange County United Way: Housing Policy Made Simple](#) – Virtual, July 12
- [Princeton Community Housing Gala](#) – Virtual, July 21
- [HousingNext Grand Rapids Michigan Policy Conference](#) – Grand Rapids, MI, August 16

- [Idaho Housing and Finance Association Annual Housing Conference](#) – Keynote speaker, Boise, ID, August 22-23
  - [AARP](#) Housing Workshop Plenary Panel – Virtual, September 22
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## **NLIHC Staff**

Andrew Aurand, Vice President for Research, x245  
 Sidney Betancourt, Housing Advocacy Organizer, x200  
 Jordan Brown, Research Intern  
 Victoria Bourret, ERASE Project Coordinator 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, x207  
 Courtney Cooperman, Housing Advocacy Organizer, x263  
 Bairy Diakite, Director of Operations, x254  
 Lindsay Duvall, Senior Organizer for Housing Advocacy, x206  
 Emma Foley, Research Analyst, x249  
 Dan Emmanuel, Senior Research Analyst, x316  
 Ed Gramlich, Senior Advisor, x314  
 Sarah Gallagher, Senior Project Director, ERASE, x220  
 Kim Johnson, Senior Policy Analyst, x243  
 Paul Kealey, Chief Operating Officer, x232  
 Mike Koprowski, Director, Multisector Housing Campaign, x317  
 Kayla Laywell, Housing Policy Analyst, x231  
 Mayerline Louis-Juste, Senior Communications Specialist, x201  
 Steve Moore Sanchez, Development Coordinator, x209  
 Khara Norris, Senior Director of Administration, x242  
 Neetu Nair, Research Analyst, x291  
 Brenna Olson, Policy Intern  
 Jenna Parker, Field Intern  
 Noah Patton, Housing Policy Analyst, x227  
 Ikra Rafi, Creative Services Manager, x246  
 Benja Reilly, Development Specialist, x234  
 Gabrielle Ross, Housing Advocacy Organizer, x208  
 Sarah Saadian, SVP for Public Policy and Field Organizing, x228  
 Brooke Schipporeit, Manager of Field Organizing 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