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Fact of the Week

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Emergency Rental Assistance

States and Localities Have Passed More Than 150 Tenant Protections Since January 2021

Thirty-one states and 66 localities around the country have passed or implemented more than 150 new laws and policies since January 2021 to protect tenants from eviction and keep them stably housed. According to a new Eviction Lab [report](#), these tenant protections, as well as new social safety net programs like emergency rental assistance (ERA), helped prevent an estimated 1.36 million evictions in 2021. Although the economic effects of the pandemic led to a doubling in the number of renters at risk of eviction, eviction filings in 2021 were 50% of the historical average. Learn more about the new tenant protections on NLIHC's Tenant Protections webpage at: <https://nlihc.org/tenant-protections>

NLIHC's End Rental Arrears to Stop Evictions (ERASE) team has been tracking the passage of tenant protections during the pandemic in its [State and Local ERASE Tenant Protections Database](#). The searchable database lists ERA-related laws and policies and long-term tenant protections, such as right to counsel, source-of-income discrimination laws, just cause eviction legislation, and sealed or expunged eviction records legislation. The database also includes laws and measures enacted so far this year, including an extension of [California's](#) safe harbor law for ERA applicants awaiting rental assistance to June 2022; [Utah's](#) eviction records expungement legislation; a source-of-income law passed in [Illinois](#); and right-to-counsel ordinances passed in [Detroit](#) and [New Orleans](#).

Tenant protections such as these were also the subject of a report released by NLIHC in January 2022. The report, [Tenant Protections and Emergency Rental Assistance during and beyond the COVID-19 Pandemic](#), provides a descriptive analysis of tenant protections and ERA-related policies enacted or implemented by states and local governments in 2021. The protections and policies examined in the report include state and local eviction moratoriums; pauses on the eviction process to allow for ERA processing; mandates to increase information about ERA and limit tenant fees; increases to tenant representation during the eviction process; and protections that reduce discrimination and promote housing stability.

NLIHC released a follow-up report in May. That report, [Promoting Housing Stability through Just Cause Eviction Legislation](#), provides an overview of one type of tenant protection: just cause laws. Just cause – also known as “good cause” or “for cause” – eviction laws are tenant protections that prevent evictions and promote housing stability by limiting the causes for which a landlord can evict a tenant or refuse to renew a tenant's lease when the tenant is not at fault or in violation of any law. These legal protections can make the lease renewal process more predictable; empower tenants to advocate for better living conditions without fear of retaliation; provide limits on exorbitant rental increases to prevent renters from becoming extremely rent-burdened or experiencing displacement; and promote long-term housing stability for low-income and marginalized renters.

NLIHC will continue to update the [State and Local ERASE Tenant Protections Database](#) as we learn about the passage of new laws and policies. If you know of any recent legislation passed in your city, county, or state, please share this information with the ERASE team by contacting ERASE Project Coordinator Jade Vasquez at jvasquez@nlihc.org

To learn more, visit NLIHC's Tenant Protections Resources page at: <https://nlihc.org/tenant-protections>

Low Income Housing Tax Credit

NLIHC and National Housing Organizations Urge IRS to Strengthen Right of First Refusal for Nonprofits in LIHTC Properties

NLIHC and other housing advocates submitted a public comment [letter](#) to the Internal Revenue Service (IRS) on June 3 with recommendations on ways to improve “right of first refusal” regulations for nonprofit partners of Low Income Housing Tax Credit (LIHTC) financed properties. The letter was co-signed by Enterprise Community Partners, Local Initiatives Support Corporation/National Equity Fund, National Association of State and Local Equity Funds, National Housing Trust, and Stewards of Affordable Housing for the Future. Read the letter at: <https://bit.ly/3MIpuxb>

This April, the U.S. Department of the Treasury (Treasury) and the IRS invited public comment on the IRS’s 2022-2023 “Priority Guidance Plan” (PGP). Treasury and IRS use the annual PGP to guide important issues for the year, including regulations related to the Low Income Housing Tax Credit (LIHTC) program. Currently, vague regulations allow investors to take control of LIHTC properties at the expense of nonprofit providers of affordable housing. These investors often use disruptive, “bad faith” tactics to deny nonprofit organizations the ability to purchase the properties at below-market prices at Year 15, undermining housing affordability in communities that have relied on it for years. Referring to these “legal ambiguities,” the public comment letter asks the IRS “to address this issue in the 2022-2023 Priority Guidance Plan” and provide clarity on specific components of the “right of first refusal” for nonprofit developers.

View the public comment letter at: <https://bit.ly/3MIpuxb>

State and Local Fiscal Recovery Funds

NLIHC Publishes New Report on Housing Investments Made with State and Local Fiscal Recovery Funds

NLIHC released a new report and set of resources on June 9 showing how states and localities are leveraging Coronavirus State and Local Fiscal Recovery Funds (SLFRF) to invest in affordable housing and homelessness prevention and services. The new report, [State and Local Fiscal Recovery Funds: Initial Trends in Housing Investments](#), documents how jurisdictions are using the \$350 billion SLFRF program to keep families housed during the pandemic, tackle the growing homelessness crisis, and develop affordable housing to address the root causes of housing instability and homelessness. A new [webpage](#) makes available to the public data from NLIHC’s [SLFRF database](#) and includes an interactive map identifying state and local housing investments with SLFRF, along with other resources for housing advocates and policymakers.

NLIHC is systematically tracking SLFRF investments allocated for affordable housing and homelessness prevention and services in all 50 states and the District of Columbia, Puerto Rico, and 60 localities, including the 10 cities or counties receiving the highest allotments of SLFRF and the largest city or county in every state. As of April 2022, 54 of the 112 jurisdictions (48%) in the sample had allocated more than \$13.5 billion for housing activities, including over half of all states and over 41% of the selected cities and counties.

The report also shows that states and localities have allocated SLFRF toward a wide range of housing activities, with the most funds going toward affordable housing development, short-term aid to households, and homelessness prevention. The report highlights 35 jurisdictions that have allocated over \$5 billion to acquire, construct, and preserve affordable housing; 38 jurisdictions that have allocated approximately \$3.9 billion for rental and utility assistance, legal aid, housing navigators, housing counseling, case management, and other

household assistance; and 33 jurisdictions that have allocated approximately \$1.3 billion for rapid rehousing, permanent supportive housing, hotel conversions, street outreach, and emergency shelters.

The new SLFRF program webpage includes additional resources and tools to help housing advocates and policymakers better understand the types of housing investments jurisdictions are prioritizing. The page includes an interactive map and searchable table that detail the various housing programs set up or funded via SLFRF in the jurisdictions tracked, highlight total funding allocated for housing, and describe the target populations served with this historic infusion of federal funds. These tools can be used to inform advocacy efforts as elected officials make decisions on how to allocate the second tranche of SLFRF, which will be disbursed in the coming weeks.

“With rents skyrocketing, homelessness increasing, pandemic rental assistance ending and federal action on solutions increasingly unlikely, some state and local governments are using a combined \$14 billion in State and Local Fiscal Relief Funds to get and keep people stably housed. More communities should quickly follow their lead,” said Diane Yentel, president and CEO of NLIHC. “The housing and homelessness crises demand urgent action – policymakers must use the unique opportunity presented with SLFRF to fund solutions for the lowest income renters and people experiencing homelessness.”

Visit NLIHC’s State and Local Fiscal Recovery Fund program webpage at: <https://bit.ly/3aOgQj4>

View NLIHC’s State and Local Fiscal Recovery Funds Database at: <https://bit.ly/SLFRF-database>

Read the report, *State and Local Fiscal Recovery Funds: Initial Trends in Housing Investments*, at: <https://bit.ly/3tpC0eg>

HoUsed Campaign for Universal, Stable, Affordable Housing

Reconciliation and Appropriations Negotiations Gaining Steam – Take Action Today!

With only a few weeks in session before August recess and multiple priorities vying for attention, members of Congress are feeling the pressure to reach a deal on a reconciliation package and move the fiscal year (FY) 2023 appropriations process forward. Senate Majority Leader Chuck Schumer (D-NY) and Senator Joe Manchin (D-WV) have continued negotiations over a slimmed-down reconciliation package, after the “Build Back Better Act” – which included \$150 billion in affordable housing investments – failed to garner Senator Manchin’s support and died in the Senate last year.

In a statement on the ongoing reconciliation negotiations, Senator Manchin noted the bill would need to “get our financial house in order,” including by addressing inflation, paying down the federal deficit and, if possible, lowering the cost of gasoline by increasing domestic energy production.

Democratic lawmakers are aiming to reach an agreement on a reconciliation outline by July 4 and to finalize legislative text and move the package through both the House and Senate before Congress adjourns for August recess on August 8. This condensed timeline leaves only a few weeks to weigh in with Congress on the necessity of allocating robust, targeted affordable housing investments in any reconciliation package, including significant funding for NLIHC’s top policy priorities:

- \$25 billion to expand rental assistance to more than 300,000 households. See how many vouchers your state would receive [here](#).
- \$65 billion to make critically needed repairs to public housing to preserve this valuable asset for its 2 million residents.

- \$15 billion for the national Housing Trust Fund to build and preserve over 150,000 affordable, accessible homes for households with the lowest incomes. See NLIHC’s breakdown of how much each state would receive through the Housing Trust Fund [here](#).

While the road to success is steep, this is [not the first time](#) advocates have pulled off the seemingly impossible and pushed Congress to maintain significant affordable housing investments in the reconciliation package. [Email, tweet, and call your representatives](#) and urge them to include these once-in-a-generation housing investments targeted to ensure people with the lowest incomes have a safe, quality, affordable, and accessible place to call home. Use NLIHC’s [call-in script](#) and [advocacy toolkit](#) to help create your own message to Congress!

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

While attempts to reach an agreement on topline funding levels for a fiscal year (FY) 2023 spending package have been slow-going, the House Appropriations committee signaled last week its willingness to move forward with the appropriations process even without an agreement. House appropriators announced on June 7 that they would enact a deeming resolution, allowing them to set a discretionary spending cap aligned with [President Biden’s roughly \\$1.6 trillion budget request](#). This procedural step allows appropriators to begin drafting their bills and moving them through the chamber.

House appropriators also set a schedule for both subcommittee and full committee votes on 12 appropriations bills. The Transportation, Housing, and Urban Development (THUD) Subcommittee is expected to review and vote on its appropriations bill on June 23, with a full committee vote expected June 30. The Senate Appropriations Committee has yet to release its anticipated schedule for votes on the FY23 spending package.

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.

Thank you for your advocacy!

Recording of June 6 National HoUsed Campaign Call Now Available

On NLIHC’s most recent ([June 6](#)) national call for the “HoUsed: Universal, Stable, Affordable Housing” campaign, we were joined by U.S. House Financial Services Committee Chair Maxine Waters (D-CA), who

joined the call to discuss the state of play in Congress for achieving significant investments in affordable housing through the revitalized reconciliation bill currently being negotiated by Democratic leaders in Congress.

“For decades, our country has faced an affordable housing crisis that has harmed countless families and our economy as a whole,” said Chair Waters. “It is unacceptable that today, over 20 million renters have to pay more than half their income on rent, 580,000 people are experiencing homelessness on any given night, and millions are locked out of homeownership. We must continue to push for the long overdue resources for fair and affordable housing that were included in ‘Build Back Better’ and that are central to economic growth and financial stability. As negotiations continue over a slimmed-down reconciliation package, we must ensure that housing remains a top priority.”

NLIHC’s Sarah Saadian built on Chair Waters’s remarks, noting that the window of opportunity for keeping the historic investments in housing vouchers, public housing, and the national Housing Trust Fund in a reconciliation package is closing. Congressional leaders hope to reach a final agreement on the package before July 4, with a final vote before Congress leaves the Capitol on August 5 for its August recess.

Sandra Park from the American Civil Liberties Union (ACLU) and Maria Roumiantseva from the National Coalition for a Civil Right to Counsel (NCCRC) shared a [new joint report](#) from the ACLU and NCCRC on how right-to-counsel laws prevent evictions and mitigate their discriminatory impacts on low-income communities and communities of color. The report found that rates of eviction are significantly lower for tenants who receive legal representation and that providing representation is a cost-effective means of eviction prevention.

NLIHC’s Sophie Siebach-Glover shared a [new report](#) from the End Rental Arrears to Stop Evictions (ERASE) project evaluating trends in emergency rental assistance (ERA) spending, reallocation, and the continuing need for additional ERA funding. According to Treasury’s data, nearly half of state ERA grantees could exhaust their ERA funding by the end of 2022. Further, researchers found a significant difference between states in terms of remaining ERA funds per renter household behind on rent: in New York, for example, the amount of remaining funds per renter household is only \$1,372, while in Vermont, there are enough remaining ERA funds to provide every renter household with \$39,800.

Shakti Robbins-Cubas from the New York Housing Conference provided a field update and shared a new tool, the [New York City Housing Tracker](#), which tracks the development of new affordable housing projects in each city council district in New York City. Francisca Blanc from the Utah Housing Coalition provided an update on Utah’s distribution of emergency rental assistance funds.

National HoUsed campaign calls now occur every other week. Our next call will be held on June 21 from 2:30 to 4:00 pm ET. Register for the call at: tinyurl.com/ru73qan

Watch a recording of the June 6 National Call at: tinyurl.com/ycc689uw

View slides from the June 6 call at: tinyurl.com/48dt865p

Congress

NLIHC and Other National Housing Organizations Submit Letter Urging House Financial Services Committee to Support “Choice in Affordable Housing Act”

NLIHC joined 18 other national housing organizations in submitting a [letter](#) on June 6 to the U.S. House Financial Services Committee (HFSC) expressing support for the “Choice in Affordable Housing Act” ([H.R. 6880](#)) and urging the Committee to review and vote on the bill this month.

The bipartisan “Choice in Affordable Housing Act,” introduced in the House by Representatives Emanuel Cleaver (D-MO) and John Katko (R-NY) and in the Senate by Senators Chris Coons (D-DE) and Kevin Cramer (R-ND) (see *Memo*, [5/24/21](#)), would increase funding for and remove programmatic barriers in the Housing Choice Voucher (HCV) program – also known as Section 8 Tenant-Based Rental Assistance – to increase the number of rental units that accept HCVs. The bill would provide \$500 million in additional funding to the program to increase voucher holders’ housing choices and improve access to high-opportunity areas by offering incentives to landlords, like signing bonuses and security deposit assistance.

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

Coronavirus, Disasters, Housing, and Homelessness

NLIHC and DHRC Send Letter to Biden Administration on Stalled Disaster Housing Assistance Program

NLIHC President and CEO Diane Yentel sent a [letter](#) on behalf of NLIHC and the NLIHC-led Disaster Housing Recovery Coalition (DHRC) to FEMA Administrator Deanne Criswell, HUD Secretary Marcia L. Fudge, and White House Domestic Policy Council Director Susan Rice voicing concern about the stalled effort to establish a new Disaster Assistance and Supportive Housing (DASH) program to support low-income disaster survivors. The letter urges FEMA and HUD to implement this critical emergency housing resource as quickly as possible to help those most impacted by disasters in 2022 fully and equitably recover.

DASH is based on the [Disaster Housing Assistance Program](#) (DHAP), which has been used by past Democratic and Republican administrations to provide the lowest-income and most marginalized disaster survivors with the longer-term housing assistance and case management services needed to help get back on their feet. Without this housing assistance, survivors are often forced to move into uninhabitable or overcrowded homes, stay at shelters, or sleep in their cars or on the streets. Because those most impacted are disproportionately Black and Indigenous people and other people of color, the failure to activate DASH may undermine the Biden administration’s efforts to advance racial equity.

The letter also objects to the idea of transferring the lowest-income disaster survivors to existing HUD housing assistance programs. “Although HUD’s existing programs serve as a model for DHAP and DASH, they are not a sufficient replacement for emergency housing assistance from FEMA,” writes Diane in the letter. “Simply referring disaster survivors to HUD programs means that survivors could be forced to wait years – and in some cases, decades – for assistance on extremely long waiting lists.”

Read the letter at: <https://bit.ly/39crX5u>

Coronavirus Updates – June 13, 2022

National Updates

Department of Housing and Urban Development (HUD)

HUD [announced](#) the creation of a new Homelessness and Infectious Disease [Ask a Question \(AAQ\)](#) desk, which assists homeless assistance providers, Continuums of Care (CoCs), and other partners with questions about preventing, mitigating, and responding to infectious diseases impacting people experiencing homelessness in their communities. The AAQ desk is staffed by Technical Assistance (TA) providers from HUD’s disaster response team who are well-versed in best practices for infectious disease planning, mitigation, and response in homeless response systems.

Department of the Treasury

The U.S. Department of the Treasury [released](#) the April Emergency Rental Assistance (ERA) spending report on June 3. Read [NLIHC Memo, 6/6](#) for more information on Treasury’s April ERA spending data.

Treasury added an [Addendum to Reallocation Guidance for Tribal Governments](#) on June 1.

Reporting

[CBS News](#) reports on an [analysis](#) from a government watchdog group, Accountable.US, which found that many corporate landlords’ profits surged in 2021. Property owners who opposed the federal eviction moratorium claimed the ban would result in billions of dollars in losses for them. The analysis finds, however, that the largest publicly traded property group in the U.S. saw its combined earnings surge more than 50% in 2021 to nearly \$5 billion. During that period, its top executives received raises of more than 20%.

State and Local News

Arkansas

About 20 tenants’ rights advocates protested outside of the Governor’s Mansion in Little Rock on May 26 to [demand that Governor Asa Hutchinson](#) stop refusing federal emergency rental assistance (ERA) funds. Arkansas Renters United organized the protest after the [Arkansas Democrat-Gazette](#) published data on May 22 showing that 2,855 evictions were filed across Arkansas from January 1 to May 20 – the most evictions filed over that time period in the last five years.

California

[Governor Gavin Newsom announced](#) on May 26 that California’s state and local rent relief programs have distributed over \$5 billion in assistance to more than 1.2 million Californians. Governor Newsom’s “California Blueprint May Revision” proposes an additional \$2.7 billion in emergency rental assistance for eligible applicants who applied through March 31, creating a total of \$8.1 billion in investments.

[CBS News](#) reports that California has been slow to process emergency rental assistance (ERA) applications and that now thousands of Californians are at risk of eviction. A growing number of tenants who fit the income eligibility requirements for ERA are being denied due to problems with their paperwork. An analysis of state data estimates that 45,000 applicants will not have their claims processed by the time the eviction moratorium ends on June 30. Housing advocates are urging officials to reopen the rental assistance program and keep the eviction moratorium in place until officials can eliminate the backlog of ERA applications.

Colorado

The [Denver Finance and Governance Committee](#) moved a resolution on May 24 extending the city’s use of 140 rooms at a hotel for high-risk people experiencing homelessness to the full council for approval. The city began providing shelter at the start of the pandemic, and given the recent uptick in COVID-19 cases, the city hopes to

continue providing shelters to unhoused individuals. The resolution will extend the Emergency Occupancy Agreement with the hotel for an additional six months through the end of 2022.

Florida

[Spectrum News](#) reports that more than a year after receiving nearly \$16 million in federal emergency rental assistance (ERA) funds, Orange County has yet to distribute any of the aid. [As of March 31](#), five of Central Florida's eight ERA programs had fallen short of the U.S. Department of the Treasury's (Treasury) 20% spending threshold, putting their funds at risk of reallocation. Per an April 28 internal memo, Orange County had yet to complete its plan for distributing ERA2 to residents, meaning it stood to lose \$23 million in funds. According to the [University of Florida's Shimberg Center for Housing Studies](#), evictions in Orange County have now surpassed pre-pandemic levels by nearly 10%.

The [Pinellas County](#) emergency rental assistance (ERA) program distributed over \$48 million and assisted over 5,400 households since it was launched in March 2021. The county stopped accepting new applications on May 26. While the county has \$4.4 million in federal ERA remaining, it is still processing about 2,000 applications and anticipates exhausting its funding before processing is complete.

The [Sarasota County Emergency Rental Assistance Program](#) has distributed more than \$11 million in rent and utility assistance over the last year. The program has assisted 900 households with a total of 8,400 months of rent and 3,500 months of utility payments. In an ongoing survey given to funded ERAP applicants, over 90% of respondents said receiving Sarasota County ERAP funding prevented an eviction or loss of their home and 85% of respondents said that receiving rental assistance allowed them to pay other critical bills.

Georgia

As rents increase across the state, some [South Georgia residents](#) are experiencing delays in receiving rental assistance. The South Georgia Partnership to End Homelessness is overwhelmed with people seeking help with filing for assistance with the Georgia Department of Community Affairs. Unlike in many metro areas, rental assistance in South Georgia is processed through the backlogged state system – not through a city or county agency – leading to delays and evictions.

[DeKalb County](#) announced on June 7 that it has received an additional \$25 million in federal emergency rental assistance funds, which will allow the county to reopen applications for its Tenant-Landlord Assistance Program.

Indiana

The Hoosier Housing Needs Coalition released a [report](#) finding that low rates of emergency rental assistance distribution, poor demographic data reporting, and inequitable results combined with ongoing high eviction filing rates across the state will leave Hoosier households vulnerable to eviction. The policy brief urges Indiana's courts and state, local, and federal policymakers to commit to an "all of the above" housing stability strategy. [Fox 59](#) reports on the coalition's report.

[Allen County](#) was selected for the [National Center for State Courts' Eviction Diversion Initiative](#) and will receive a \$164,000 grant to reduce evictions in Fort Wayne. The Allen County Superior Court will use the grant to hire dedicated staff to help create different strategies for preventing evictions. "Building a dedicated Eviction Diversion Initiative will benefit tenants and landlords, keep more people in their homes, and diminish the profound impact on lives that can result from a loss of housing," said Allen Superior Court Chief Judge Jennifer DeGroote.

Kentucky

The [Louisville Courier-Journal](#) reports that as eviction filings in Louisville rise to pre-pandemic levels, city officials say it is more important than ever to continue the [Right to Counsel initiative](#) launched in April 2021. While COVID-19-related eviction protections helped lower eviction filings in Jefferson County over the last two years, state data indicate that filings in 2022 are on par with those in 2019. Since Louisville launched the Right to Counsel program, legal aid attorneys have represented more than 700 families in court. The program was funded through \$400,000 in federal American Rescue Plan dollars in its first year and is expected to receive the same amount in the next budget.

Louisiana

[New Orleans Public Radio](#) reports that as eviction rates rise in New Orleans, renters facing eviction can now access free legal representation. The city is seeing eviction filing rates on par with 2019 – around 470 per month so far this year. New Orleans joins several other cities that have enacted right-to-counsel programs during the pandemic, including Baltimore, Louisville, and Seattle, according to [NLIHC's report](#) on tenant protections.

Maine

In response to the recent rent increases imposed by the new owners of Redbank Village Apartments, the [South Portland City Council unanimously approved](#) a six-month emergency ordinance on June 7 that immediately imposed an eviction moratorium and a 10% cap on residential rent increases through November. In recent weeks, JRK Property Holdings of Los Angeles [raised rents](#) as much as \$598 per month and moved to evict tenants in the 500-unit Redbank Village complex, some of whom receive rent subsidies through the South Portland Housing Authority and other agencies.

Maryland

[Maryland Governor Larry Hogan](#) vetoed 18 bills on May 27, including a [bill](#) that would prohibit evictions for tenants who have pending applications for rental assistance.

Massachusetts

[WBUR](#) examines how hotel-based homeless shelters changed lives during the pandemic and highlights efforts to make the non-congregate model the standard for homeless shelters in Massachusetts. According to the Massachusetts Housing & Shelter Alliance, approximately 1,000 hotel and motel beds have been leased as non-congregate shelter space during the pandemic. About 600 are still in use, paid for with state and federal funds. City officials examined data over a 22-month period that ended in April and found that 46% of people who left local hotel shelters did so to enter permanent housing. By contrast, just 16% of people who stopped staying at the traditional adult homeless shelters in the area left them to enter permanent housing. State Representative Natalie Higgins sponsored a [bill](#) that would transition the state away from congregate homeless shelters within five years.

Minnesota

As COVID-19-related housing aid comes to an end in Minnesota – and with no increase in shelter space or available affordable housing – [advocates are concerned that the Twin Cities](#) will see a significant rise in the number of people experiencing homelessness. Federal housing and homelessness resources, combined with state and federal eviction moratoriums, led to a significant drop in the number of people accessing services from Twin Cities shelters during the pandemic. Those same shelters, however, are starting to see an uptick in need again.

Nevada

The [Nevada Independent](#) reports that Nevada is among the top-ranked states for distributing federal emergency rental assistance (ERA). [Data](#) released by the U.S. Department of the Treasury shows that as of March 31, Nevada had distributed about \$171 million, or 91%, of the federal ERA funds it received through the first round of Treasury's ERA program (ERA1). Even so, judges and housing advocates warn that eviction cases are increasing across the state and urge officials to implement eviction diversion measures and [clarify convoluted eviction proceedings](#). Nevada has expended about \$43.3 million, or about 27%, of its second round of ERA.

New Jersey

[Somerset County distributed \\$9 million](#) in emergency rental and utility assistance to more than 2,000 residents in 877 households. The county approved up to \$1.6 million in federal American Rescue Plan funds to supplement the \$7.7 million from the U.S. Department of the Treasury's (Treasury) Emergency Rental Assistance Program. Somerset County expanded awareness of the emergency rental assistance program (ERAP) by hiring six ERAP Educators to provide information and application assistance in libraries throughout the county.

Oregon

As of May 31, the Oregon Emergency Rental Assistance Program has paid out [\\$363 million](#) in emergency assistance to over 55,650 households. The program is ahead of schedule to meet the deadlines established by the U.S. Department of the Treasury and is on track to obligate by the end of June the \$100 million allocated by the Oregon Legislature during the December 2021 Special Session.

According to [Oregon Live](#), data from the Oregon Law Center show that eviction filings in Oregon continue to increase steadily, creeping closer to pre-pandemic monthly averages. Between 50% and 60% of evictions for each of the past four months have been due to nonpayment of rent, and about half of the nonpayment cases the Oregon Law Center handles end in renters being evicted. At the same time, [about 15,200 applications](#) for emergency rental assistance are still being processed.

Tennessee

The [Metropolitan Action Commission will close its HOPE rental assistance portal](#) to new applications on June 30. Beginning on July 1, the Tennessee Housing Development Agency will expand its portal to allow Davidson County residents still experiencing the impact of COVID-19 to apply for rental help. As of May, Metro Action has distributed over \$56 million to 6,784 households. Metro Action anticipates that the current applications and any new applications it receives in the month of June will result in the obligation of the remaining funds allotted to the city.

Texas

[Evictions are on the rise across North Texas](#) as skyrocketing rents and inflation squeeze family budgets. According to the Eviction Lab, Texas cities are among those in the nation with the highest number of filings in just the last week. Between Dallas, Houston, and Fort Worth, nearly 3,000 evictions have been filed in the past seven days. The [North Texas Eviction Project](#) reports that 86,000 evictions have been filed since January 2021 across Dallas, Tarrant, Denton, and Collin counties. More than 1,110 families were impacted by evictions in the past week. Experts warn that evictions will likely continue to increase as rental assistance aid dwindles and inflation makes it more difficult for households to afford rent.

Washington

The [Seattle Medium](#) reports that while King County's Eviction Prevention and Rent Assistance Program (EPRAP) was slow to ramp up, data indicate that the program worked as intended and allowed thousands of

households to stay in their homes during the pandemic. Over 75% of those who received assistance through EPRAP 2.0 were people of color. However, the risk of eviction is growing for many Seattle residents as the county wraps up its program due to dwindling state and federal rental assistance funds. More than 7,800 eligible households who applied to EPRAP 2.0 likely will not receive aid due to the lack of funds.

Washington, DC

The National Center for State Courts (NCSC) announced on June 1 that it has received a \$10 million grant from the Wells Fargo Foundation to [strengthen eviction diversion efforts in state courts](#) and improve housing stability. Courts in the District of Columbia and eight states are the beneficiaries of the Wells Fargo Foundation grant and [NCSC's Eviction Diversion Initiative](#). "This is such a tremendous opportunity to improve upon what we have already built over the course of the global pandemic," said D.C. Court of Appeals Chief Judge Anna Blackburne-Rigsby.

Guidance

Department of Housing and Urban Development

- [COVID-19 Homeless System Response: Housing Navigation](#)
- [COVID-19 Homeless System Response: Peer Support](#)
- [Strengthening Partnerships with Continuums of Care and Housing Counseling Agencies](#)

Disaster Housing Recovery Updates – June 13, 2022

Congressional and Executive Action

The U.S. House Committee on Homeland Security will hold a [hearing](#) on June 14 on FEMA's fiscal year [\(FY\) 2023 budget proposal](#). FEMA Administrator Deanne Criswell will be the sole witness.

The U.S. Senate Committee on Homeland Security and Governmental Affairs will hold a [hearing](#) on June 14 on the Government Accountability Office's (GAO) 2022 "Report on Duplication, Overlap, Fragmentation, and Opportunities to Achieve Financial Benefits."

Representative Bonnie Watson Coleman (D-NJ) [introduced](#) on June 6 the "Stay Cool Act" (H.R. 7949), a package of proposals for addressing heat emergencies and expanding research into how extreme heat emergencies can be mitigated. The bill includes several proposals aimed at ensuring that residents of public and subsidized housing can remain safe during periods of severe heat.

Senator Tammy Duckworth (D-IL), Representative Ted Lieu (D-CA), and Representative Randy Weber (R-TX) [introduced](#) the "Correctional Facility Disaster Preparedness Act." The bill would require the Bureau of Prisons to provide annual damage assessment reports to Congress on the effects of disasters on those imprisoned by the federal government. The bill would also require that the National Institute of Corrections Advisory Board include a formerly incarcerated individual, an emergency coordinator, and a public health expert.

The White House [announced](#) the formation of the "National Initiative to Advance Building Codes" to assist state and local governments in adopting current building codes and standards – including those enabling greater resiliency against hurricanes, flooding, wildfires, and other extreme weather events.

FEMA

An [investigation](#) by *Politico's E&E News* found that FEMA flood elevation grants favored applications from higher income communities. In 12 of 18 states, more than 50% of elevation funding has gone to mostly white or wealthy communities. In four states, more than 75% of funding has gone to such communities.

State and Local

Alaska

FEMA [announced](#) that the only mass care emergency shelter for individuals experiencing homelessness in Anchorage would no longer be eligible for FEMA Public Assistance reimbursement beginning June 30. The city's replacement shelter, which has only half the capacity of the current mass shelter, will not open until this fall.

About 70 Alaska Native villages face erosion, flooding, or melting permafrost at rates that endanger their safety. Communities have [struggled](#) to secure help for mitigation measures from the federal government. A new Government Accountability Office (GAO) [report](#) recommends providing technical assistance to aid tribes in applying for funding from existing programs.

Kentucky

The Hopkins County Long-Term Recovery Group is [making progress](#) on its work in Dawson Springs after the town was struck by tornadoes in 2021. The group plans to build at least 12 homes in the area before Christmas. However, given the degree of displacement in the area following the tornados, staying in contact with disaster survivors is proving difficult.

Louisiana

The [public comment period](#) for Louisiana's "Hurricane Ida Action Plan," which details the use of federal recovery funds, will be open until June 30. More than \$1.27 billion in federal assistance for recovery following Ida will likely be used to address severe housing needs in the hardest-hit areas. Nearly 8,000 families have been residing in trailers provided by the state and FEMA after the hurricane struck nine months ago.

In Bayou Parish, residents are still [fighting](#) to receive the assistance they need to recover. "What's going to happen if people don't have FEMA or if FEMA denies them?" asked Naija Robinson of Bobtown. "I'm concerned. Is it going to stay this way forever? Is anyone going to come out and help rebuild this community?"

Michigan

Michigan Governor Gretchen Whitmer [requested](#) that President Biden declare a major disaster for Otsego County following an EF-3 tornado that hit the area last month. The request comes at the conclusion of an in-depth assessment of damage to the area.

In Inkster, MI, [seniors](#) (who are especially vulnerable to disaster impacts) have repeatedly faced flooding – in some cases, more than three times.

Mississippi

In Pascagoula, city leaders and homeowners are [pushing](#) for a reevaluation of FEMA's post-Katrina decision to place 90% of the city into expanded flood zones and prevent homeowners from making repairs.

North Carolina

The North Carolina Office of Recovery and Resiliency [announced](#) that it would award an additional \$16 million in grants for public housing recovery in eastern North Carolina. The funds will be drawn from the state's HUD-funded Community Development Block Grant-Disaster Recovery program.

New Jersey

Residents of New Jersey are still [awaiting](#) federal assistance nine months after Hurricane Ida. Representatives Tom Malinowski (D-NJ) and Andy Kim (D-NJ) both attended a rally held by survivors at the statehouse in Trenton.

New Mexico

Fires in New Mexico continue to [burn](#), with three firefighters being injured by the release of water from a helicopter fighting the Calf Canyon fire last week. So far, the largest blaze has charred close to 500 square miles of land and proved [devastating](#) for thousands of residents.

As coronavirus cases surge in New Mexico, COVID-19 is also [spreading](#) among evacuees, despite aid workers providing masks and reminding shelter residents to wear them in shelters, where windows have been closed windows to prevent smoke infiltration. According to reports, however, many aid workers themselves have not been wearing masks.

New York

A state bill [requiring](#) flood-risk disclosures for rental units is poised to move forward in the New York legislature. The bill is part of a long-stalled effort to require flood-risk disclosures for purchased properties and rentals. Although little open opposition to the measure exists, pressure to oppose the bill has likely come from members of the real estate industry, some of whom oppose the removal of a New York law providing a \$500 credit to homebuyers who elect not to inquire about the flood history of their purchase.

Oregon

A South Oregon [RV park](#) has now reopened to the public 18 months after devastating wildfires struck the state and the park was selected as a site for emergency housing. FEMA offers assistance for only 18 months following a disaster, and the families evacuated to the park have now been relocated to other housing sites, according to local officials, though the locations of those sites are unknown.

Ohio

Members of the Miami Valley Long-Term Recovery Operations Group have published an [op-ed](#) addressing their work combatting generational poverty through homeownership in the aftermath of the severe tornadoes that struck Dayton in 2019.

Texas

Will Wheaton, advocacy director for Texas Housers (a partner of the NLIHC-led Disaster Housing Recovery Coalition) appeared on Texas politics podcast "[Y'all-itics](#)" to discuss how the state government created a discriminatory system to distribute mitigation funds.

U.S. Virgin Islands (USVI)

Shaun Pennington published an article in *The St. Thomas Source* addressing the affordable housing crisis in the USVI. [Part 1](#) of the article deals with the impacts on affordable housing of Hurricanes Irma and Maria, which struck in 2017.

Resources and Reporting

A [story](#) in *Government Technology* deals with the ways technology helps local governments improve resiliency.

A [piece](#) in *Architectural Record* explores questions about the policy of “managed retreat.”

FHFA

Federal Housing Finance Administration Releases Equitable Housing Finance Plans for Fannie Mae and Freddie Mac

The Federal Housing Finance Administration (FHFA) has [announced](#) the release of the 2022-2024 “Equitable Housing Finance Plans” for government sponsored enterprises (GSEs) [Fannie Mae](#) and [Freddie Mac](#). The Plans include proposals to address racial disparities in housing among low-income individuals, including credit-building opportunities for renters, financing for construction of rental housing, and research into the use and availability of Housing Choice Vouchers (HCVs) and on tenant protections in U.S. states and territories. FHFA will also implement several new initiatives by creating pilots and “test-and-learn” activities, which will be available via its [website](#).

The Plans fit into the broader strategy of FHFA and align with Equity Plans released by other federal agencies earlier this year (see [Memo 4/18](#)). While Fannie and Freddie primarily serve moderate-income households, several proposals in the Plans may strengthen the ability of low- and extremely low-income households to build wealth. For example, Freddie’s Plan recommends including rental payments in the data considered by credit bureaus when determining credit scores. The Plan reports that “continued reliance on FICO scores across industries disfavors Black and Latino households whose credits scores are often lower...due in part to their largest continual payment – rent – not being reported to credit bureaus.” However, some advocate organizations, including NLIHC, warn that reporting negative rental payment data could further harm marginalized households.

Read FHFA’s press release addressing the Plans at: <https://bit.ly/3xhGvsv>

Read Fannie Mae’s “Equitable Housing Finance Plan” at: <https://bit.ly/3MvQ5gY>

Read Freddie Mac’s “Equitable Housing Finance Plan” at: <https://bit.ly/398IYgJ>

Opportunity Starts at Home

OSAH Campaign Releases New Podcast Episode on Housing and Safety

The [Opportunity Starts at Home](#) campaign has released a new podcast episode, “[Exploring the Deep Connection Between Housing and Safety](#).” The thirty-sixth installment in OSAH’s podcast series, the new episode features a discussion with Thea Sebastian, director of policy at Civil Rights Corps, and Sam Washington, policy associate at Civil Rights Corps.

In the episode, Sebastian and Washington explore the deep connections between affordable housing and safety for individuals and families and discuss why Civil Rights Corps joined the OSAH campaign’s Roundtable and participated in the campaign’s recent sign-on letter supporting its housing priorities. They also examine the

ways safety, racial equity, and housing are connected and share additional resources for learning about housing and safety.

Listen to the podcast episode [here](#).

Our Homes, Our Votes

Join Today's (June 13) *Our Homes, Our Votes: 2022* Webinar on Registering Residents of Subsidized Housing and Community Members!

The *Our Homes, Our Votes: 2022* webinar series features experts with frontline election experience who walk through every step of voter and candidate engagement activities and support housing organizations' nonpartisan election efforts. The next webinar, "Registering Residents of Subsidized Housing," will be held today (Monday, June 13) at 2:30 pm ET. [Register for the webinar series here](#).

Housing advocates, resident councils, and tenant associations are eager to increase voter registration among new residents and other individuals who are eligible to vote. There are best practices for finding and registering these voters. This webinar will share strategies for incorporating voter registration into day-to-day operations at libraries and other community centers; identifying residences and neighborhoods with high numbers of eligible voters who are not yet registered; working with managers to reach low-income residents; and using tools such as the Preservation Database. The panel will feature Julie Ann Winkelstein, author of *Libraries and Homelessness: An Action Guide*; Jenny Garmon, civic engagement specialist at the Kansas City Public Library; Teresa Clark, deputy director of Washington Low Income Housing Alliance; and Dan Emmanuel, senior research analyst at NLIHC.

Our Homes, Our Votes webinars will be held on a biweekly basis until the week that follows the 2022 midterm elections. View the full schedule for the webinar series [here](#).

Research

Many Emergency Rental Assistance Programs Aim to Prevent Homelessness but Need Improvements to Do So

New research published in *Housing Policy Debate*, "[Can Emergency Rental Assistance Be Designed to Prevent Homelessness? Learning from Emergency Rental Assistance Programs](#)," finds that while 89% of emergency rental assistance programs aimed to prevent homelessness, many programs were not easily accessible to those most likely to face homelessness. The research uses data from surveys of program administrators and is the product of collaboration between NLIHC, the Housing Initiative at Penn, and the NYU Furman Center.

The authors use data from two national surveys conducted with emergency rental assistance administrators in 2020 and 2021. The 2020 survey was distributed to administrators of programs funded by the "CARES Act," and the 2021 survey was distributed to administrators of programs operating under the U.S. Department of Treasury's Emergency Rental Assistance program, funded by the "Consolidated Appropriations Act of 2021" and the "American Rescue Plan Act." The survey data was supplemented with data from interviews with 15 program administrators.

In both 2020 and 2021, preventing homelessness and evictions were the two most commonly selected program goals among survey respondents. The percent of administrators who identified preventing homelessness as a program goal was 87% in 2020 and 89% in 2021. Despite these stated goals, programs that intended to prevent homelessness were no more likely to provide additional flexibilities for applicants, like direct-to-tenant assistance or self-attestation of income, than programs that did not state this goal. Some administrators indicated that even though a primary goal was preventing homelessness, they designed their program to serve households less likely to be at immediate risk of homelessness, because programs and funding to serve people who were imminently or currently homeless already existed.

Programs used a variety of outreach methods to reach potentially eligible applicants, including social media, radio, newspapers, and partnerships with community-based organizations. However, these methods are unlikely to reach those most imminently at risk of homelessness or currently experiencing homelessness. Several administrators noted that their typical outreach methods are more targeted toward people at risk of homelessness, such as tabling at food banks or holding open office hours, but these methods were limited due to the pandemic. More targeted outreach toward at-risk households did increase between 2020 and 2021, with the percent of programs conducting outreach at housing courts growing from 27% to 63%. Outreach activities at housing courts included sending information about rental assistance to tenants who experienced an eviction filing and providing rental assistance as a part of court mediation programs.

Programs' application requirements were often not designed to be accessible to households with the greatest risks of homelessness, either. While many programs offered more application flexibilities over time, barriers remained for those experiencing homelessness. Between 2020 and 2021, for example, the percent of programs allowing self-attestation of COVID-19-hardship increased from 65% to 100%. In 2021, three-quarters of programs also allowed self-attestation for income. Only 43% of programs allowed for self-attestation of tenancy without a current lease, however, which would mean doubled-up households or households in informal living arrangements could not prove eligibility. If programs intend to serve households at imminent risk of homelessness, they should offer documentation alternatives for requirements like proof of tenancy that are burdensome or impossible for households at risk of homelessness to submit.

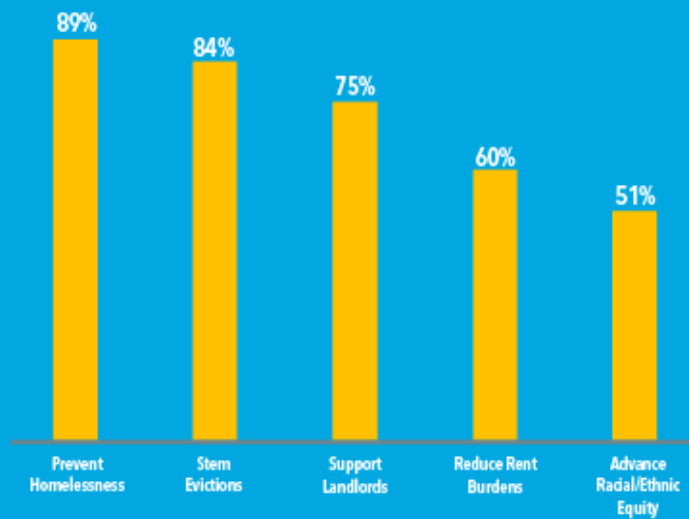
The research finds that across multiple program areas, programs implemented limited efforts to reach and serve people at imminent risk of homelessness. Even so, emergency rental assistance programs likely helped meet other critical goals, like ensuring households had enough money to pay for necessities other than housing and preventing households from experiencing deep rental debt.

Read the new paper at: <https://bit.ly/3aG1i19>

Fact of the Week

Preventing Homelessness is Most Commonly Cited Goal among Emergency Rental Assistance Programs

Stated Goals of Emergency Rental Assistance Programs, 2021



Note: Emergency Rental Assistance program administrators could identify more than one goal.
Source: Aiken, C., Gould Ellen, I., Harner, I., Hauptert, T., Reina, V., Yae, R. (2022). Can Emergency Rental Assistance Be Designed to Prevent Homelessness? Learning from Emergency Rental Assistance Programs. *Housing Policy Debate*.



Note: Emergency rental assistance program administrators could identify more than one goal.
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Events

Join Us at the Poor People’s March in Washington, DC, on June 18!

NLIHC urges partners and members of our network to join other advocates from across the country on June 18 for the “[Mass Poor People’s and Low-Wage Workers’ Assembly](#)” and “[Moral March on Washington and to the Polls](#).” The rally will bring together low-income and low-wealth people, state leaders, faith communities, moral allies, unions, and partnering organizations for a generationally transformative and disruptive gathering. The march will focus on broadcasting the Poor People’s Campaign’s principles and [demands](#), including the demand that every American has access to affordable and quality housing, especially the [140 million “poor and low-income”](#) people in the U.S.

The Poor People’s Campaign was founded in 1967 by Rev. Dr. Martin Luther King, Jr., who wanted to create a movement that fought for economic security and addressed poverty by focusing on the intersections of race and class. Fifty years after Dr. King’s assassination, the unfinished work of the campaign was restarted by community leaders and advocates – including NLIHC – who are continuing the fight to unite low-income people of every race, color, creed, and sexuality.

Please do your part to support people who are directly impacted by housing insecurity, systemic racism, and poverty by joining us for the “[Mass Poor People’s and Low-Wage Workers’ Assembly](#)” and “[Moral March on Washington and to the Polls](#)” on June 18!

From the Field

San Francisco Mayor Releases Historic Plan to End Transgender Homelessness

San Francisco Mayor London Breed [released](#) a plan to end homelessness among transgender and gender non-conforming (TGNC) San Franciscans by 2027, making San Francisco the first U.S. city to commit to this goal. Mayor Breed's [two-year budget proposal](#) for fiscal years 2022-2023 and 2023-2024, released on June 1, outlines investments that aim to end homelessness among TGNC residents within the next five years.

“TGNC people throughout the country are extremely vulnerable to becoming homeless due to how stigma, violence, and barriers to economic development conspire to keep trans people out of safe and stable housing,” said Pau Crego, executive director of the San Francisco Office of Transgender Initiatives. “Even in San Francisco, where we have an incredibly rich history and legacy of trans advocacy, 50% of trans residents have experienced homelessness in their lifetime. As our communities are targeted by anti-trans legislation throughout the country, we know that TGNC people will be forced to move to safer regions, which makes our plan to end trans homelessness in San Francisco even more necessary and urgent.”

The budget would dedicate \$6 million over two years to fund short-term rental subsidies, flexible financial assistance, and resources to build capacity for organizations that serve TGNC San Franciscans. The proposal would allocate 150 slots from the Department of Homelessness and Supportive Housing's (HSH) adult Flexible Housing Subsidy Program or from future federal emergency housing vouchers to TGNC San Franciscans. The budget would also fund the acquisition and operation of a Permanent Supportive Housing site for LGBTQ+ young adults. The site would offer 50 to 80 permanent supportive housing units. Finally, the budget would dedicate \$500,000 to fund behavioral health services for TGNC clients through HSH and the Department of Public Health (DPH).

HSH will implement the plan in collaboration with the Office of Transgender Initiatives (OTI), the Mayor's Office on Housing and Community Development (MOHCD), DPH, and nonprofit partners. The proposal to end trans homelessness will be integrated into the city's broader strategic plan on homelessness, which is set to be completed later this year.

According to Mayor Breed's office, an estimated 400 TGNC San Franciscans experience homelessness at any given time – with Black, Indigenous, Latina and other trans women of color facing the greatest threats to their safety. Housing discrimination based on gender identity adds yet another obstacle to achieving housing stability for transgender individuals and puts them at risk of homelessness. The National Alliance to End Homelessness [found](#) that the number of adult transgender individuals experiencing homelessness increased by 88% between 2016 and 2020 nationwide. In addition, transgender individuals are more likely to experience unsheltered homelessness. Because of discrimination and family rejection, LGBTQ+ youth are [disproportionately represented](#) among youth experiencing homelessness.

The San Francisco Board of Supervisors' Budget and Appropriations Committee will hold public hearings on Mayor Breed's budget proposal in June and make recommendations before submitting the proposal to the full Board. The Board of Supervisors will vote on final approval by August 1 and return the proposal to Mayor Breed for her signature.

NLIHC in the News

NLIHC in the News for the Week of June 5

The following are some of the news stories that NLIHC contributed to during the week of June 5:

- “The American dream and the affordability crisis” *HousingWire*, June 10 at: <https://bit.ly/3xOCmxP>
 - “Thousands of households remain on waitlists for housing vouchers” 88.5 *WMNF Radio*, June 9 at: <https://bit.ly/3aNiaTU>
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NLIHC News

Where to Find Us – June 13

NLIHC staff will be speaking at the following events in the coming months:

- [2022 Just Economy Conference \(NCRC\)](#), “Housing Justice Perspectives: Key Issues in Fair & Affordable Housing” – Washington, DC, June 13 (Sarah Saadian)
 - [Housing and Community Development Network of New Jersey Legislative Week Kickoff](#) – Trenton, NJ, June 13 (Lindsay Duvall)
 - [Opportunity Starts at Home](#) Minnesota – Virtual, June 14 (Sarah Saadian)
 - [Habitat for Humanity](#), Advancing Black Homeownership – Washington, DC, June 14 (Renee Willis)
 - [Montana Housing Partnership](#), “Table Talk” – Virtual, June 15 (Courtney Cooperman)
 - [Harvard Joint Center for Housing Studies](#) “State of the Nation’s Housing 2022” Publication Release Event – Virtual, June 22 (Sarah Saadian).
 - [National Coalition for the Homeless, Congressional Briefing](#) – Virtual (or Washington, DC), June 23 (Sarah Saadian)
 - [Orange County United Way – Housing Policy Made Simple](#) – Virtual, July 12 (Diane Yentel)
 - National CAPACD [2022 Building CAPACD Convention](#) – Seattle, WA, July 13 (Sarah Saadian)
 - [Princeton Community Housing Gala](#) – Keynote Speaker, Virtual, July 21 (Diane Yentel)
 - [HousingNext Grand Rapids Michigan Policy Conference](#) – Keynote Speaker, Grand Rapids, MI, August 16 (Diane Yentel)
 - [Idaho Housing and Finance Association Annual Housing Conference](#) – Keynote Speaker, Boise, ID, August 22-23 (Diane Yentel)
 - [AARP](#) Housing Workshop Plenary Panel – Virtual, September 22 (Diane Yentel)
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