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## **NLIHC Statement on Dobbs Ruling**

### **Housing Justice and Reproductive Justice Are Inextricably Linked**

The harmful impacts of the Supreme Court’s decision will fall most heavily on people with low incomes, and on Black and other people of color. Women living in poverty account for nearly half of unintended pregnancies, due to unequal access to reproductive health care. People experiencing homelessness – disproportionately Black and Indigenous people – are more likely to experience sexual violence that can result in pregnancy. Unintended pregnancies can worsen housing insecurity, deepen poverty, and increase homelessness – with all their associated costs for individuals and society. This decision cannot and must not stand. Congress, governors, and state legislatures must act quickly to protect people’s access to vital reproductive care, including abortion care.

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### **Budget and Appropriations**

#### **House Appropriations Subcommittee on Transportation, Housing, and Urban Development Releases Draft FY23 Funding Bill with Significant Increases for Housing Programs**

The U.S. House Transportation, Housing, and Urban Development (THUD) Appropriations Subcommittee released its [draft fiscal year \(FY\) 2023 spending bill](#) on June 22. The bill would provide \$62.7 billion for HUD’s vital affordable housing, homelessness, and community development programs – an almost 17% increase above FY22-enacted levels, and \$1.1 billion more than the amount proposed in [President Biden’s budget request](#). Read NLIHC’s [analysis](#) of the draft spending bill here.

The bill proposes significant increases to nearly all HUD programs compared to FY22, including funding to significantly increase access to Housing Choice Vouchers by providing \$13.04 billion to renew all existing housing vouchers, and \$1.1 billion to expand vouchers to an additional 140,000 low-income households. While less than the 200,000 voucher expansion proposed in the President’s budget request, this expansion would help put the nation on the path towards universal housing assistance for all eligible households. For full details, see NLIHC’s updated [budget chart](#) and [analysis](#).

The THUD Subcommittee convened on June 23 to review the bill and voted to move the bill forward to the full Appropriations committee. A full committee review of and vote on all 12 of the House’s draft appropriations bills is expected this week. Senate Appropriations Committee Chair Patrick Leahy (D-VT) announced last week the Senate would begin drafting, reviewing, and voting on its FY23 spending bills soon after Congress reconvenes following the July recess.

While movement on the appropriations process is welcome news, because appropriations leaders have not yet reached a topline funding agreement – and because both Republican and Democratic votes are needed to enact an appropriations bill – it is very likely that a final FY23 appropriations package will be significantly smaller than the drafted legislation in the House and Senate. In order to ensure HUD’s vital housing and homelessness programs receive significant funding increases in the coming fiscal year, advocates should continue [contacting their members of Congress](#) and urging 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.

NLIHC and our partners in the Campaign for Housing and Community Development Funding ([CHCDF](#)) are also 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.

**Thank you for your advocacy!**

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## **Racial Equity**

### **NLIHC Launches New “Summer of IDEAS” Racial Equity Website and Event Series**

NLIHC has launched a new website and free event series, “[Summer of IDEAS](#).” The Summer of IDEAS (Inclusion, Diversity, Equity, Anti-racism, and Systems-thinking) educational event series aims to showcase and amplify stories about the social and economic issues facing marginalized communities in the U.S. The series pairs narrative and new media projects with discussions on topics such as housing disparities, race and poverty, environmental racism, and voter suppression led by prominent voices in these areas. Learn more [here](#).

Part of an organization-wide project to advance racial equity and inclusion in policy analysis and advocacy, research, advocate-mobilization, internal operations, and external relationships, the Summer of IDEAS event series and website integrate narrative works and expert-led conversations with resources and mobilization tools for advocates.

The free event series will kick off on June 30 with a virtual screening of the film [Who We Are: A Chronicle of Racism in America](#), followed by a panel discussion with Khalil Gibran Muhammad and Jeffery Robinson, executive director of The Who We Are Project (see related article in this *Memo to Members and Partners*). A virtual screening of the film *A Reckoning in Boston* and a discussion with co-producer Kafi Dixon will take place in July. And in August, the event series will host a virtual discussion about the Pulitzer Prize-winning book *Invisible Child: Poverty, Survival and Hope in an American City* with Andrea Elliott (the book’s author), Chanel Sykes (an advocate and mother featured in the book), and James Perry (president and CEO of the Winston-Salem Urban League). The conversation will be moderated by Melissa Harris-Perry, the Maya Angelou presidential chair at Wake Forest University.

Explore the new Summer of IDEAS website and view the event series schedule [here](#).

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### **Register Today! FREE Screening and Virtual Discussion of *Who We Are: A Chronicle of Racism in America* – June 30**

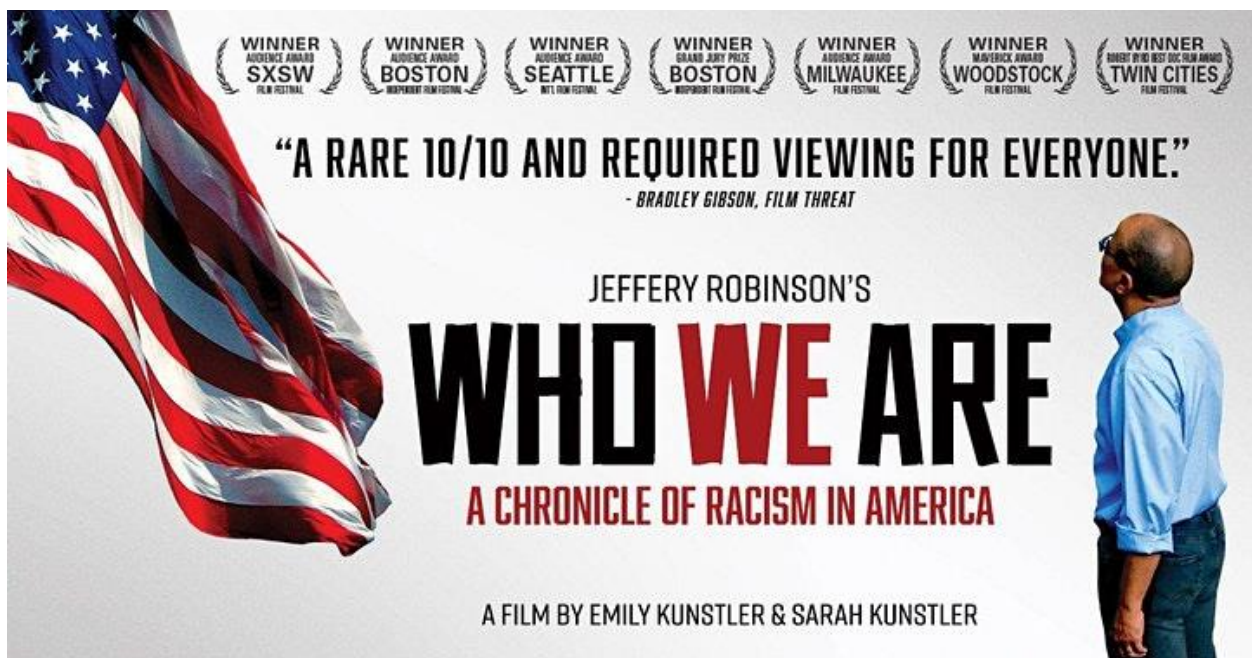
NLIHC invites you to engage in an important conversation about [Who We Are: A Chronicle of Racism in America](#). On June 30, from 3 to 4:15 pm ET, NLIHC will host a live chat about the film between Jeffery Robinson, executive director of The Who We Are Project, and Khalil Gibran Muhammad, professor of history, race, and public policy at the Harvard Kennedy School and author of *The Condemnation of Blackness*. Register for the free event [here](#).



In *Who We Are: A Chronicle of Racism in America*, Jeffery Robinson exposes how deeply encoded white supremacy and the oppression of Black Americans are in our nation’s history. Weaving heartbreak, humor, passion, and rage, Robinson shows how legalized discrimination and state-sanctioned brutality, murder, dispossession, and disenfranchisement continued long after slavery ended, profoundly impeding Black Americans’ ability to create and accumulate wealth, as well as gain access to jobs, housing, education, and health care. His film lays bare an all-but-forgotten past, as well as our shared responsibility to create a better country in our lifetimes.

The event is part of NLIHC’s Summer of IDEAS (Inclusion, Diversity, Equity, Anti-racism, and Systems-thinking), a curated educational series that aims to showcase and amplify stories about the social and economic issues facing marginalized communities in the U.S. The series pairs narrative and new media projects together with discussions about topics such as housing disparities, race and poverty, environmental racism, and voter suppression led by prominent voices in these areas.

The event is free, but registration is required. Register [here](#).



## About the Speakers:

### **Kahlil Gibran Muhammad**

Widely known as one of the most influential authorities on racial justice in America, Khalil Gibran Muhammad is redefining our understanding of diversity and equity. His work has been featured in the *New York Times*'s landmark *1619 Project*, as well as Ava DuVernay's Oscar-nominated Netflix documentary *13th*. Muhammad also hosts the podcast *Some of My Best Friends Are*, a show candidly exploring the intricacies and absurdities of race. A Harvard Kennedy School professor of history, race, and public policy, Muhammad explains how "bias education" – or race education – can help individuals, institutions, and workplaces reconcile the past with the present and move towards greater equity, together.

### **Jeffery Robinson**

Jeffery Robinson is the founder and CEO of The Who We Are Project and a former deputy legal director at the ACLU, where he was the director of the ACLU Trone Center for Justice and Equality, which houses the ACLU's work on criminal justice, racial justice, and reform issues. Since graduating from Harvard Law School in 1981, Robinson has devoted his career to these issues. As a public defender in Seattle, he represented indigent clients in state and federal court. In private practice at the Seattle firm of Schroeter, Goldmark & Bender, he represented a broad range of clients. He has worked on over 200 criminal cases and more than a dozen civil cases representing plaintiffs suing corporate and government entities. Robinson was one of the original members of the John Adams Project, where he worked on behalf of one of five men held at Guantanamo Bay on charges related to the 9/11 attacks. In recent years, he has traveled the country speaking hard truths in groundbreaking talks on racism in America.

Register for the event at: <https://summerofideas-whoweare.eventbrite.com>

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## **Opportunity Starts at Home**

### **Senator Kaine and Representative Peters Introduce NLIHC/OSAH-Supported Bill to Ban Source-of-Income Discrimination**

On June 23, Senator Tim Kaine (D-VA) [introduced](#) the "[Fair Housing Improvement Act of 2022](#)" (S.4485) in the U.S. Senate, and Representative Scott Peters (D-CA) introduced a corresponding bill ([H.R.8213](#)) in the U.S. House of Representatives. While rental assistance programs help families find safe and stable places to live, too often landlords discriminate against households that receive assistance through programs like the Housing Choice Voucher (HCV) or Veteran Affairs Supportive Housing (VASH) programs. If passed, the bill would prohibit housing discrimination based on "source of income," "military status," and "veteran status" by adding each to the list of classes protected under the Fair Housing Act. In addition to aiding voucher holders and other low-income renters, the legislation would advance racial equity and strengthen economic mobility. The bill is supported by NLIHC and leading national organizations from the housing, faith, civil rights, food security, health, and anti-poverty sectors represented in the Opportunity Starts at Home (OSAH) campaign. [Learn more here.](#)

Too often, households struggle to find landlords willing to accept housing assistance, including HCVs, VASH vouchers, and assistance from other state and local housing programs. [Landlords frequently discriminate](#) against households receiving rental assistance, and this discrimination can act as a proxy for racial discrimination, leaving assisted households with few options for where to live. [Research](#) by the Urban Institute (see [Memo, 8/27/2018](#)) shows landlords often deny housing to households receiving federal rental assistance, particularly in markets without source-of-income protections. Such housing discrimination prevents low-income people from

living in neighborhoods of their choice, including areas with access to jobs that pay decent wages, high-performing schools, healthcare, and transit.

While [several states and localities](#) have passed source-of-income protection laws, federal law does not protect against this type of discrimination. As a result, only [one in three households](#) with a voucher is protected by non-discrimination laws. By expanding the Fair Housing Act to prohibit housing discrimination based on military status, veteran status, and source of income, the bill would make it easier for low-income households, veterans, and servicemembers to access affordable housing in communities of their choice.

The legislation was previously introduced in the Senate by Senator Kaine (D-VA) and the now-retired Senator Orrin Hatch (R-UT) (see *Memo*, [11/19/2018](#)).

Reflecting on his introduction of the bill, Senator Kaine explained that “as a former fair housing attorney, I’ve witnessed how affordable housing can provide stability and open the door to opportunity – but I’ve also seen how housing discrimination unjustly locks people out of that opportunity. . . . This legislation would build on the success we’ve seen in Virginia by protecting veterans and low-income families across the country from discrimination and helping more Americans access housing.”

### **What Campaign Leaders are Saying About the Legislation**

“I applaud Senator Kaine and Representative Peters for introducing this important legislation to help combat housing discrimination, segregation, and inequality,” said NLIHC President and CEO Diane Yentel. “Where you live has an enormous impact on the opportunities we have in life – everything from educational attainment to lifetime earnings, better health, and life expectancy. For too long, discrimination has prevented low-income people from living in neighborhoods of their choice – including communities with jobs that pay decent wages, good schools, healthcare, and transportation – simply because they rely on federal housing benefits to make ends meet. This legislation is an important step towards righting this wrong.”

Mike Koprowski, national director of the *Opportunity Starts at Home* campaign, agreed: “All too often, source of income discrimination prevents low-income families from accessing neighborhoods of their choosing, which perpetuates economic and racial segregation and seriously harms upward mobility for young children. . . . Imagine going to a landlord and inquiring: ‘I’d like to live here. It would be a better life for my family. I can afford the asked rent with my voucher. You have units available. It’s a stable, lawful source of income, and I meet all the other qualifications of tenancy.’ And you are simply told ‘no’ just because you have a voucher. It’s not right, and I commend Senator Kaine and Representative Peters for proposing this important legislation.”

Meredith Owen, director of policy and advocacy at Church World Service, lauded the bill, remarking that “the American dream is one in which all have access to a safe place to call home – regardless of gender, income level, race, or disability. We know that stable, affordable housing is associated with improved physical and mental health, increased food security, and better educational opportunities. That’s why the Fair Housing Improvement Act is so vital, because by helping the unhoused among us, it will make all of us stronger, healthier, and more secure. . . . We applaud Senator Kaine and Representative Peters for reintroducing this legislation and his efforts to make this type of security a reality for all. We urge Congress to join with him and provide a more certain future for the thousands of Americans searching for hope.”

Food Research & Action Center President Luis Guardia said, “We commend Senator Kaine and Representative Peters for introducing legislation that will go a long way in addressing discrimination in housing, which has existed for far too long in this country. Anti-hunger advocates know well the balancing act many families with low incomes face in robbing-Peter-to-pay-Paul: paying for food or paying for a roof over their head. No one should be forced to choose between these basic needs.”

Melissa Boteach, vice president of income security and child care/early learning at the National Women’s Law Center, stated, “For far too long, women – especially Black women – have struggled financially, mentally, and physically as a result of systemic barriers preventing them from secure, accessible, and affordable housing. . . . Even when women can access rental assistance, they still face opposition from landlords who refuse to accept federal housing vouchers. We applaud Senator Tim Kaine and Rep. Scott Peters for introducing the Fair Housing Improvement Act, which creates a federal ban on source of income discrimination for renters. If enacted, this legislation would afford more women the opportunity to secure stable housing, which, in turn, will directly contribute to better health, education, and financial outcomes.”

Liz Seaton, policy director of the National LGBTQ Task Force Action Fund, said, “We support this legislation to protect renters from housing discrimination. Too often, landlords refuse to rent to low-income families using vouchers based on income and veterans. People who stepped up to serve their country as well as people using vouchers must be protected from discrimination. . . . Housing vouchers are a legal, important, and a valuable source of income. When landlords deny people who are veterans or voucher-holders homes, it may prevent financial opportunities, access to education, and a good quality of life. The worst impacts, of course, fall on women, people of color, those living with disabilities, LGBTQ people and families, and more.”

Read a press release about the bill and see a full list of the bill’s endorsers at: <https://bit.ly/3yeVkxs>

Read an NLIHC fact sheet on the “Fair Housing Improvement Act” at: <https://bit.ly/3NiWzjL>

See legislative text for the bill at: <https://bit.ly/3NfLQqi>

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## **HoUsed Campaign for Universal, Stable, Affordable Housing**

### **Reconciliation Talks Continue, but Time is Running Out – Take Action Today!**

Senate Majority Leader Chuck Schumer (D-NY) met again last week with Senator Joe Manchin (D-WV) to continue discussions over a revised reconciliation package, scaled-down significantly from the House-passed “Build Back Better Act.” Majority Leader Schumer stated that talks have been “productive,” but both parties acknowledge there remain unresolved issues that will need to be addressed to reach a final deal.

Reports indicate that Senator Manchin’s priorities – lowering the cost of prescription drugs, energy- and climate-related tax breaks, and increasing taxes on corporations and the “super wealthy” to increase federal revenues – will be the centerpiece of any final reconciliation package. While congressional Democrats hoped to reach an agreement on a reconciliation package before the July 4 recess, it seems increasingly likely that members will continue working over the summer to finalize the bill.

Even if a deal is reached before July 4, it is possible Democratic leaders will avoid announcing the deal until the end of July. This strategy would reduce the amount of time opponents have to raise criticisms of the bill and drawing the process out as close to Congress’s August recess as possible would limit the time Republicans in the Senate have to offer amendments to the bill. Under budget reconciliation, senators are allowed to offer an unlimited number of amendments to a reconciliation bill during an often hours-long process known as “vote-a-rama.”

While Democratic members remain optimistic that they will be able to reach an agreement to enact a reconciliation package, time is running out – Congress will be out of session for the majority of August, and the current budget resolution expires when the new fiscal year begins on October 1. That leaves only a few short weeks for advocates to continue weighing-in with their members of Congress on the importance of maintaining



significant funding for targeted affordable housing investments in any reconciliation bill, 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 and 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!

**Thank you for your advocacy!**

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## Congress

### **House Financial Services Committee Advances Three Housing Bills to Address Housing Affordability and Fire Safety**

The U.S. House Committee on Financial Services approved three bills addressing affordable housing on June 22: the “Grandfamily Housing Act” ([H.R.3111](#)), the “Housing Fairness Act” ([H.R.68](#)), and the “Public and Federally Assisted Housing Fire Safety Act of 2022” ([H.R.7981](#)). NLIHC has endorsed each bill.

The “Grandfamily Housing Act” was introduced on May 5 by Representatives Jim McGovern (D-MA) and Ayanna Pressley (D-MA). If enacted, the bill would create a new HUD grant program for owners of intergenerational homes to fund services like tutoring, health care, and childcare; perform community outreach to families living in intergenerational homes; and for the maintenance of properties used for programs and services. The bill passed the committee by a vote of 29-24.

The “Housing Fairness Act” was introduced on January 4, 2021, by Representatives Al Green (D-TX), Robin Kelly (D-IL), Pete Aguilar (D-CA), and Lucille Roybal-Allard (D-CA). The bill would expand efforts to detect and address housing discrimination by mandating that HUD conduct a nationwide testing program to identify and document instances of housing discrimination against federally protected classes, including race, color, religion, sex, familial status, disability status, and national origin. The bill also reauthorizes the Fair Housing Initiatives Program, which supports organizations providing direct assistance to victims of housing discrimination, through FY25, and would establish a grant program at HUD to fund studies by nonprofit organizations investigating the causes and impacts of housing discrimination and to implement pilot projects aimed at preventing housing discrimination. The bill passed the committee by a vote of 28-24.

The “Public and Federally Assisted Housing Fire Safety Act” was introduced on June 8 by Representatives Madeleine Dean (D-PA), Dwight Evans (D-PA), Brian Fitzpatrick (R-PA), Mary Gay Scanlon (D-PA), and Brendan Boyle (D-PA). If enacted, the bill would require federally assisted housing to have either tamper-resistant or hardwired smoke alarms. The bill passed out of committee by a voice vote.

“No one should have to choose between an affordable place to live and a home that is safe,” said NLIHC President and CEO Diane Yentel in a press release on the “Public and Federally Assisted Housing Fire Safety Act.” “Because of decades of federal disinvestment by Congress, however, some of America’s lowest-income and most marginalized households have no choice but to live in homes without adequate heat or other basic safety standards, putting their health – or even their lives – at risk. While robust federal resources such as those included in the House-passed Build Back Better Act are needed to repair and preserve public housing for future generations, improving the quality of smoke detectors in all federally assisted housing is a simple, common-sense step in the right direction that will save lives.”

Learn more about the “Grandfamily Housing Act” at: <https://bit.ly/3xU0H40>

Learn more about the “Housing Fairness Act” at: <https://bit.ly/3bqe5oG>

Learn more about the “Public and Federally Assisted Housing Fire Safety Act” at: <https://bit.ly/3QKVfcg>

Read the press release for the “Public and Federally Assisted Housing Fire Safety Act” at: <https://bit.ly/3OEgxqf>

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## Coronavirus, Disasters, Housing, and Homelessness

### House Appropriations Committee Releases FEMA Budget Proposal; House Transportation and Infrastructure Committee Passes Disaster Recovery Legislation on Unmet Needs

The U.S. House Appropriations Committee released its [fiscal year \(FY\) 2023 “Homeland Security Funding Bill,”](#) which includes a proposal for FEMA’s FY23 budget. The bill proposes \$25.89 billion in funding for FEMA – \$771.3 million more than was requested in the Biden administration’s request. The bill also proposes \$740 million for firefighter grants, an increase of \$20 million from FY22-enacted levels; \$370 million in Emergency Management Performance Grants, an increase of \$15 million from FY22-enacted levels; \$40 million for the Next Generation Warning System; and \$19.5 billion for the Disaster Relief Fund, an increase of \$1.15 billion from FY22-enacted levels and \$205 million above the amount requested. (These proposed amounts are subject to substantive revision by the U.S. Senate.)

The House Transportation and Infrastructure Committee held a vote on June 15 that included a piece of disaster recovery reform legislation. The committee unanimously passed the “[Expediting Disaster Recovery Act.](#)” The bill, introduced by Representatives Garret Graves (R-LA) and Stacey Plaskett (D-VI), would allow funds for FEMA’s Other Needs Assistance to quickly flow to disaster survivors within 30 days of a presidentially declared disaster. The amount of funding would equal 10% of the total estimated aggregate amount of funding that FEMA estimates is needed following an analysis of a disaster’s impact.

Under the bill, these new funds would be used by states or local governments to assist in home repair and rebuilding, meet the needs of disaster survivors, fund “services that alleviate human suffering and promote the well-being of disaster victims,” and support economic and business activities. The bill would also raise the standard governing FEMA repairs, which will help prepare homes to host disaster survivors throughout their recovery.

Find a readout of the U.S. House Appropriations Committee’s FY23 “Homeland Security Funding Bill” at: [mmhttps://bit.ly/3xQXrpW](https://bit.ly/3xQXrpW)

Read the text of the “Expediting Disaster Recovery Act” at: <https://bit.ly/3xQXrpW>

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## Coronavirus Updates – June 27, 2022

### National Updates

#### *Reporting*

With rents now reaching record highs – national median rents are up 21% from the start of the pandemic – [CNN](#) examines how renters who made it through the worst of the pandemic with federal rental assistance and eviction protections may be struggling now.

[Shelterforce](#) highlights [NLIHC's new report and resources](#) on how Coronavirus State and Local Fiscal Recovery Funds (SLFRF) are being used for affordable housing and homelessness prevention and services.

[Bloomberg Law](#) reports that emergency rental assistance (ERA) programs across the country are closing as federal aid dries up, leaving states scrambling to prevent evictions amid rapidly rising rent prices and a severe shortage of affordable housing. [At least 150 ERA programs](#) are closing or no longer accepting applications. “There is not enough emergency rental assistance to meet the need of all the low-income renters in the country,” said Sarah Gallagher, the ERASE (End Rental Arrears to Stop Evictions) senior project director at NLIHC. “And even though there was a historic amount of investment, unfortunately, due to increasing housing costs, lack of affordable housing stock, there is the need for permanent solutions.”

[Business Insider](#) reports that higher mortgage rates are driving rental demand and worsening housing affordability. Rent-price growth will remain high in the coming months, causing ongoing affordability problems for renters. Eviction filing rates are rising across the country as inflation increases the costs of living – including housing – and COVID-19 federal emergency rental assistance funds run out. Experts say that in some cities, eviction filing rates are [reaching 150-200%](#) of pre-pandemic averages.

### State and Local News

#### *California*

The [Fresno eviction moratorium ended on June 9](#) when the city council voted 6-0 to repeal the emergency orders that have been in effect for more than two years. The [end of the moratorium](#) means that landlords can evict tenants for nonpayment of rent for rent due after June 9. A landlord cannot evict a tenant who owes back rent accrued before June 9 if the tenant has communicated COVID-19 hardship prior to June 10. Renters will have until February 1, 2023, to pay the rent debt if they have notified their landlords.

#### *Florida*

According to the [Sarasota Herald-Tribune](#), the Sarasota County Emergency Rental Assistance Program has distributed more than \$11 million in aid. The program has helped 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 Sarasota County ERA applicants, more than 90% of respondents said receiving the funds prevented an eviction or loss of their home.

#### *Indiana*

[As rents continue to rise in Indiana](#) and federal emergency rental assistance begins to dry up, marginalized communities – including Black and Indigenous people and people of color, families with children, people with disabilities, and other low-income renters – will be disproportionately harmed. According to U.S. Census Data, Black and Latino families with children and low-income households said they were not confident they could

make next month's rent as of April 2022. The emergency rental assistance program in Allen County, which serves Fort Wayne, closed in May. Nearly 32% of eviction filings in Allen County in May impacted Black and Latino households, according to [data](#) from the Eviction Lab.

### *Maine*

[Youth homelessness is on the rise in Maine](#) amidst the state's shortage of affordable housing and changes to the state's emergency rental assistance program. As of June 1, the Maine State Housing Authority changed its eligibility standards for the Emergency Rental Assistance Program, impacting as many as 96 households. A social worker with the Westbrook School Department knows of 25 students affected by the ERA program changes.

### *Maryland*

[Baltimore County will receive \\$17 million in rental assistance funding](#) from Maryland's allocation of federal Emergency Rental Assistance (ERA) program funds. Since the beginning of the pandemic, Baltimore County has invested more than \$115 million in housing stability initiatives and has helped 5,500 families. The additional funds are expected to assist at least 1,500 households in need. Of the \$17 million in funding, \$11 million will be allocated to the United Way of Central Maryland to continue the county's innovative STEP program, and the remaining \$6 million will be distributed through the County's Eviction Prevention Program.

### *Michigan*

The Michigan State Housing Development Authority recently [announced](#) it will soon have enough applications to its COVID Emergency Rental Assistance (CERA) program to use all available funds. Applications for the CERA program will be accepted through June 30.

[Detroit city officials](#) are urging renters to apply to the CERA program before the June 30 deadline. Mayor Mike Duggan laid out a [three-part Immediate Intervention Plan](#) on June 16 to help Detroiters who may still face eviction. The three-part plan includes free legal aid, emergency shelter assistance, and immediate job placement.

### *Minnesota*

The [Star Tribune](#) reports that eviction filings in Minnesota are soaring. Statewide eviction filings in April were nearly 60% higher than the pre-pandemic average for that month.

### *Missouri*

The [Kansas City Star](#), citing data from Eviction Lab, highlights that eviction filings in Kansas City, Missouri, have risen to pre-pandemic levels. An attorney who spoke to the *Star* says that completed evictions, however, have not been rising as rapidly as filings due to federal rental assistance.

### *Montana*

The Department of Commerce [announced](#) on June 7 that [Montana Housing's Emergency Rental Assistance program](#) is expanding its eligibility requirements. Emergency rental assistance (ERA2) funds are now available for anyone who experienced hardship *during* the pandemic, rather than *due to* the pandemic. Assistance is now available for up to 18 months, rather than 15 months. Since the program's launch in April 2021, the department has approved more than 7,800 applications and distributed nearly \$61 million to assist eligible Montanans who are struggling to make ends meet. [Montana initially received \\$200 million](#) in the first round of ERA. The U.S.

Department of the Treasury has asked Montana to return about \$98 million of those funds based on the state's expenditures.

### *New Jersey*

[Eviction filings in New Jersey](#) are rising to nearly pre-pandemic levels as county courts sift through tens of thousands of cases halted during the pandemic. The need for rental assistance is still dire, and about 122,000 people remain on the state's waiting list for its lottery rental assistance program.

### *New York*

Evictions are climbing in New York City, and residents are concerned they will be priced out of their homes and left with few options on where they will live. [Rents in New York City](#) have increased on average by 30% in the past year. Democratic State Senator Julia Salazar, who represents Brooklyn, says constituents are calling her office saying their landlords are increasing their rent by hundreds of dollars per month.

### *North Dakota*

Some North Dakota advocacy groups are [renewing calls for the state](#) to improve its emergency rental assistance program. The North Dakota Coalition for Homeless People reports hearing stories about payment delays that are prompting eviction proceedings in some cases.

### *Oklahoma*

According to [Tulsa World](#), with the federal eviction moratorium no longer in effect, Tulsa landlords filed more than 3,200 evictions in the first four months of 2022 – nearly 20% more cases than during the same period last year. While Tulsa landlords are filing more evictions this year, they are not evicting as many people, suggesting that the city's efforts to provide free legal aid to tenants facing eviction are successfully keeping renters in their homes.

### *Oregon*

[More COVID-era protections for Oregon renters](#) will expire soon. Renters across Oregon will be at risk of eviction for nonpayment of rent at the end of June if they have not submitted to their landlord proof of applying for rental assistance from the state under the Safe Harbor laws extended last year. The Safe Harbor protections expire altogether at the end of September. The Community Alliance of Tenants (CAT), a tenants' rights organization, is concerned about a [potential surge of evictions](#) across the state, particularly within the Latino community in Southern Oregon. Last year's Almeda Fire wiped out much of the affordable housing in the Rogue Valley.

### *Vermont*

Federal emergency rental assistance is still available for struggling [renters in Vermont](#). Learn more and apply at <https://vtutilityhelp.com> or by calling 833-488-3727.

### *Virginia*

The expiration of renters' protections in Virginia and dwindling federal emergency rental assistance funds are sparking [fears of an increase in evictions](#) in the coming months. According to new RVA Eviction Lab data, eviction filings and judgments in Virginia have decreased approximately 350% from the first quarter of 2020 to the first quarter of 2022 due to a coordinated and rapid disbursement of federal rent relief funding. However, these funds have largely expired, and Virginia's eviction protections will end on June 30. The [RVA Eviction Lab's 2022 first-quarter report](#) cited data from a [U.S. Census Bureau Household Pulse Survey](#) of Virginians not

caught up on rent, estimating that renters in about 58% of Virginia households fear eviction in the next two months, up from 28% in the fourth quarter of 2021. Ninety-one percent of respondents have no or little confidence in their ability to pay the next month's rent.

Local experts warn that [evictions may rise in Norfolk](#) when some eviction protections expire on June 30.

### *Washington*

According to [Crosscut](#), Yakima County lost more than \$1 million in federal emergency rental assistance (ERA) funds after missing the U.S. Department of the Treasury's expenditure deadlines, making it the only Washington county to have ERA funds recaptured. Local advocates and legal aid attorneys say bureaucratic roadblocks cost the county much-needed resources to keep Yakima tenants in their homes.

## **Guidance**

### *Department of Housing and Urban Development*

- [Notice CPD-22-09: Expedited Regulatory Waivers for the Emergency Solutions Grants \(ESG\), Continuum of Care \(CoC\), Youth Homelessness Demonstration Program \(YHDP\), and Housing Opportunities for Persons with AIDS \(HOPWA\) Programs](#) – June 15
- [COVID-19 Homeless System Response: ESG-CV Notice CPD-22-06 Quick Reference Guide](#) – June 2022
- [COVID-19 Homeless System Response: Protecting the Health and Wellbeing of People in Encampments and Other People Who Access Public Spaces](#) – June 2022
- [COVID-19 Homeless System Response: Paying People with Lived Experience and Expertise](#) – June 2022
- [COVID-19 Homeless System Response: Non-HMIS Data](#) – June 2022

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## **Disaster Housing Recovery Updates – June 27, 2022**

### **State and Local**

#### **Hawai'i**

The Hawai'i Emergency Management Agency and the University of Hawai'i at Manoa are [working](#) on a new temporary shelter for deployment during disasters. Due to the geography of the state, the deployment of the manufactured shelters that are often used after disasters in the continental U.S can be difficult.

#### **Kentucky**

Kentucky's disaster recovery efforts following a swarm of deadly tornados last year has proceeded slowly but is [progressing](#). Federal data show that FEMA has approved the applications of fewer than 16% of Kentuckians who applied for relief from housing programs after the tornadoes.

#### **Louisiana**

Louisiana [continues](#) to plan for long-term recovery funding provided by HUD. As repairs continue, the 2022 Atlantic Hurricane season is just beginning.

Louisiana Governor Bell Edwards signed a [law](#) preventing residential evictions in areas subject to disaster declarations within 30 days of the occurrence of a disaster.

PBS *Newshour* [traveled](#) to Pointe-au-Chen and other rural, coastal areas in Terrebonne Parish to document attempts to ready communities for the 2022 hurricane season.

## Montana

After catastrophic flooding [occurred](#) in Yellowstone and other riverside towns in Montana, President Biden issued a disaster declaration on June 10. As federal resources kick in, volunteer organizations have arrived [in the area](#) to assist with sheltering and cleanup.

## North Carolina

Residents in Craven, Jones, and Pamlico counties are still [awaiting](#) critical home repairs after Hurricane Florence struck four years ago. The state is now rolling out a certification process for building contractors that it hopes will speed the process.

Construction has [begun](#) on a new affordable housing complex in Rocky Mount. The complex is funded through HUD's Community Development Block Grant-Disaster Recovery program.

## New Mexico

President Biden [announced](#) during a trip to New Mexico earlier this month that FEMA would be covering 100% of eligible recovery costs as the state reels from massive wildfires. The reimbursements will come via the agency's Public Assistance program and will pay for state and local emergency protective measures implemented during the fires.

FEMA is providing millions in assistance to those affected by the New Mexico fires, but those who were initially [denied](#) assistance have struggled to appeal these initial decisions. The issue is especially charged because the fires were caused by a National Forest Service-controlled blaze that spread, becoming one of the largest fires in the history of the state.

## Oregon

Oregon [submitted](#) its action plan for long-term disaster recovery spending to HUD on June 8.

## Resources and Reporting

An [op-ed](#) in *Truthout* makes the argument that government should fund mutual aid.

*US News and World Report's* Healthiest Communities [analysis](#) shows how racial and ethnic minority groups are at the highest risk from various natural hazards.

*Yale Climate Connections* [outlines](#) the documents needed to file a FEMA claim.

*Nature* published a [study](#) detailing the disparities in exposure to air pollution for those living in public housing developments.

## Our Homes, Our Votes

### Join Today's (June 27) *Our Homes, Our Votes: 2022 Webinar on the Role of Housing Providers in Registering and Mobilizing Voters*

NLIHC's *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, "The Role of Housing Providers in Registering and Mobilizing Voters," will be held today (June 27) at 2:30 pm ET. Register for the webinar [here](#).

Many owners and operators of affordable housing are committed to supporting resident civic engagement. This webinar will explore how housing providers can make it easier for their residents to register and vote. Andrew Foley, associate director of development at Jonathan Rose Companies, will share best practices for registering and mobilizing voters. Gregory Ford, director of program development and implementation at Beacon Communities, will discuss his company's voting rights restoration campaign, which helps returning citizens access the right to vote. The webinar will also feature a presentation from Gretchen Coleman, partner support specialist at Vote Early Day, about the nonpartisan [Civic Holidays](#) and opportunities to get involved.

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

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## HUD

### HUD Announces First-Ever Dedicated Unsheltered Homelessness Funding

HUD [announced](#) on June 22 that it would release a new tranche of funds dedicated to addressing unsheltered homelessness. The funds will help decrease the unsheltered homeless population by directing assistance to individuals sleeping outside, in cars, or in other places not meant for habitation and will include \$43 million in Housing Choice Vouchers (HCV) and \$322 million in Continuum of Care (CoC) homelessness grants. Just over \$54 million of the funds will be directed to programs operating in rural areas where homelessness is prevalent but less visible than in urban areas. The allocation is the first made by HUD specifically for unsheltered people experiencing homelessness and comes as many areas around the country have seen increases in the visibility of those who are without homes and living in unsheltered conditions.

"We have a responsibility to ensure that people sleeping in their cars, or in tents, or on the streets, including in rural areas, have access to decent, stable housing and services, like health care and treatment, to live with dignity and safety," said HUD secretary Marcia L. Fudge in a statement. "Solving unsheltered homelessness means delivering help to the people who need it the most, but who have the hardest time reaching it. It means putting housing first and health care and other supportive services right after."

The funds are expected to fund programs in 20 to 40 communities around the country and are expected to be used to support street outreach and data-collection, as well as permanent supportive housing services, temporary rental assistance, and joint transitional housing. The additional HCVs – amounting to 4,000 – will be given to individuals who are most at risk of homelessness or who are fleeing domestic violence.

Read the HUD announcement at: <https://bit.ly/3OCmlQW>



## HUD PIH Provides Guidance on Using Voucher Administrative Funds to Help Households Lease Units

HUD's Office of Public and Indian Housing (PIH) issued [Notice PIH 2022-18](#) providing guidance to public housing agencies (PHAs) that choose to use some of their Housing Choice Voucher (HCV) Administrative Fee fund allocations for non-traditional "other expenses" to help households with vouchers successfully lease homes. The "other expenses" covered by the notice include (1) incentives for owners to lease to households with vouchers and/or to renew voucher households' leases; (2) security deposit payments; (3) utility deposit assistance; (4) funds for owner application fees; (5) funds for "holding" fees for owners; and (6) funds to pay for renter's insurance assistance for households. The notice also lists other eligible uses for PHAs' administrative fee funds.

The notice explains that for the first time in recent years, the "Consolidated Appropriations Act of 2022" provides funding not only for typical HCV administrative activities, but also for "other expenses." With such express congressional authorization, PIH has revisited its previous guidance regarding the eligible use of administrative fee funds to allow PHAs to carry out six activities described as "other expenses" in Notice PIH 2022-18 intended to help HCV households successfully lease units. If a PHA chooses to use some of its administrative fee funds for any of the "other expenses," it must first adopt a policy in its PHA Administrative Plan governing the terms and conditions of an activity.

The six "other expenses" are:

1. **Owner Incentive and/or Retention Payments.** A PHA may make an incentive payment, such as a "signing bonus," to encourage an owner to initially lease a unit to an HCV household. A PHA may also make retention payments to owners in order to encourage them to renew an HCV lease. PHAs may design these incentives to meet specific needs, such as limiting incentive payments to owners with units in high opportunity neighborhoods.
2. **Security Deposit Assistance.** A household with a voucher might not have sufficient savings to meet an owner's requirement for a security deposit. Therefore, a PHA may choose to provide security deposit assistance for a household in order to help it secure a lease with its voucher.
3. **Utility Deposit Assistance and/or Utility Arrears Assistance.** Another obstacle some households with a new voucher might encounter is paying for utility deposits or hook-up fees. Therefore, a PHA may choose to cover such expenses. In addition, some households with new vouchers might have unpaid utility bills, making it difficult to establish utility services at their prospective HCV-assisted units. Therefore, a PHA may choose to help voucher households cover their previous utility payment arrears.
4. **Application Fees.** A PHA may choose to assist a new voucher household with any upfront application fees, broker fees, etc.
5. **Holding Fees.** In some locales, owners request a "holding fee" to cover the time between a voucher household's application being accepted and a lease being signed. Generally, the holding fee is rolled into the security deposit and an owner can only keep the holding fee if the household is at fault for not entering into a lease.
6. **Renter's Insurance.** If renter's insurance is required by an owner's lease, a PHA may assist a voucher household with some or all of the cost of renter's insurance.

The list of typical eligible uses of administrative fee funds are presented in two paragraphs and might be instructive for some residents, advocates, and other readers. In addition to paying for PHA staff to administer the HCV program – such as by reviewing applications, making income determinations and reexaminations, and conducting unit inspections – administrative fee funds have been able to cover activities such as pre-move counseling, helping households identify and visit potential units, and providing landlord/tenant mediation.

Read Notice PIH 2022-18 at: <https://bit.ly/3QFk4WR>

Read more about the Housing Choice Voucher program on [page 4-1](#) of NLIHC's *2022 Advocates' Guide*.

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## HUD Seeks Public Comments Regarding NSPIRE Health and Safety Standards

HUD posted a [notice](#) in the *Federal Register* on June 17 seeking public comment on proposed NSPIRE health and safety physical inspection standards that would accompany a final NSPIRE rule. HUD issued a [proposed rule on January 13, 2021](#), to implement the National Standards for Physical Inspection of Real Estate (NSPIRE) (see *Memo 1/19/21*). HUD is also proposing changes to the list of life-threatening conditions and intends to include them in [NSPIRE inspection standards](#) rather than in regulations, as previously proposed in a [January 18, 2017, Federal Register notice](#). Comments are due by August 1.

### Brief Background

NSPIRE is HUD's planned new physical inspection model that will emphasize the condition of HUD-assisted homes, prioritizing health and safety conditions. NSPIRE will align the physical condition inspection standards across the various HUD housing programs. For many years (and to this day), HUD has had two inspection models:

- Housing Quality Standards (HQS) that apply to the Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs.
- Uniform Physical Conditions Standards (UPCS) that apply to public housing, Project-Based Section 8 properties, Section 202 Supportive Housing for the Elderly, Section 811 Supportive Housing for Persons with Disabilities, and other programs.

HUD announced an NSPIRE demonstration program in a *Federal Register* notice on August 21, 2019 (see *Memo, 8/26/19*), followed by the proposed rule on January 13, 2021.

### Proposed Changes to Some Health and Safety Standards

HUD is seeking comments regarding proposed changes to the following eight current NSPIRE standards related to health and safety. (In each case, the current NSPIRE standard is linked.)

[Smoke Alarms](#). Consistent with the proposed rule, HUD intends to prescribe locations where smoke alarms must be installed, requiring them on each level of a unit and inside each sleeping area.

[Carbon Monoxide Alarms](#). To incorporate requirements enacted by Congress in the fiscal year (FY) 2021 appropriations act, HUD intends to establish deficiency criteria for the installation of carbon monoxide alarms. HUD defines a deficiency as a defect or condition cited in a HUD physical inspection in which there is an inspectable item that is observed to be missing, flawed, or not functioning as designed. Deficiencies differ by classification and severity, and deficiency definitions specify what must be recorded for a given deficiency.

[Fire Labeled Doors](#). HUD proposes deficiency criteria for these types of doors where they exist. Deficiencies would be determined on the basis of function and operability criteria.

[Guardrails](#). HUD proposes deficiency criteria for cases in which guardrails are missing to protect against fall hazards along balconies, stairs, ramps, deck, rooftops, hallways, and other walking surfaces.

[Handrails](#). HUD proposes a deficiency standard for handrails that are not functionally adequate and cannot be reasonably grasped by hand to provide stability or support on stairways.

[Mold-like Substance](#). HUD proposes a ventilation or dehumidification requirement for bathrooms and deficiencies based on discrete levels of observed conditions.

[Potential Lead-based Paint Hazards](#). HUD would include a deficiency that incorporates the HQS requirements for an enhanced visual assessment for deteriorated paint when there is a child under the age of six living in a unit.

[Structural System](#). HUD intends to add a deficiency that identifies signs of serious structural collapse.

### **Additional Questions Posed by HUD**

HUD is considering 13 additional changes that have not been proposed in draft form and seeks public comment about them.

“Question #1” explains that HUD is considering amending the [Mold-Like Substance Standard](#) to include deficiency criteria that would require use of moisture meters and establish moisture-levels thresholds. The amended deficiency would also recommend, but not require, the use of infrared cameras to detect moisture intrusion.

Two questions concern the [Infestation Standard](#). “Question #12” explains that the current deficiency standard for extensive cockroach infestation has a specific threshold for visual observation. HUD is considering adding specific criteria with thresholds for other pests and asks for input regarding what other types of pests should be considered and whether the cockroach threshold would be adequate for such other pests. “Question #13” asks whether a longer timeframe to correct severe infestation deficiencies would be acceptable in public housing and Project-Based Section 8 housing when properties use industry best practices such as integrated pest management.

For the [Electrical-Conductor Standard](#), “Question #10” seeks input regarding a new deficiency to address leaks on to or near electrical components.

The “Housing Opportunity Through Modernization Act of 2016” (HOTMA) requires life-threatening deficiencies in HCV or PBV units to be addressed within 24 hours and all other deficiencies to be addressed within 30 days. In “Question #11,” HUD indicates that it is considering amending the timeframe for standards and deficiencies categorized as “Severe Non-Life Threatening,” which HUD defines as a category of severe health and safety deficiencies that present a high risk of permanent disability, or serious injury or illness. HUD recognizes that some corrective actions may not be technically feasible within 24 hours (it might take time to secure a needed building permit or to engage an appropriate contractor). While HUD would continue to require that the health or safety risk to residents be removed within 24 hours as required by HOTMA, HUD is considering extending the timeframe to make corrections and asks for input regarding which standards and deficiencies would benefit from an extension of time to make corrections.

There are six questions about the [Heating, Ventilation, and Air Conditioning \(HVAC\) Standard](#), most regarding permanently installed heating sources. “Question #7,” for example, asks for suggestions on how to define “permanently installed heating sources.” “Question #8” seeks input about a new deficiency related to the presence of unvented, fuel-burning space heaters because they can be associated with fire and carbon monoxide risks. “Question #4” asks whether HUD should create two levels of severity for a minimum temperature: a deficiency for properties that are not maintained at a minimum unit temperature of 64 degrees Fahrenheit, and a new severe non-life-threatening deficiency for properties with unit temperatures between 64- and 67.9-degrees Fahrenheit.

Read the June 17 *Federal Register* notice at: <https://bit.ly/3blvLSl>

Find an easier-to-read version of the notice at: <https://bit.ly/3napuvv>

The NSPIRE home page is at: <https://bit.ly/2V9qvV3>

The NSPIRE Standards webpage is at: <https://bit.ly/2kuXaXY>

The NSPIRE Deficiency Categories webpage is at: <https://bit.ly/3tXOj1E>

The NSPIRE Health and Safety Risks webpage is at: <https://bit.ly/2mh8rMj>

The NSPIRE Life-Threatening Deficiencies webpage is at: <https://bit.ly/3u0cc8W>

The NSPIRE Terms and Definitions webpage is at: <https://bit.ly/39UTJUa>

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## Research

### Harvard Joint Center for Housing Studies Releases 2022 *State of the Nation's Housing Report*

Every year, Harvard University's Joint Center for Housing Studies (JCHS) releases the [\*State of the Nation's Housing\*](#), a report that presents data on the country's housing market, demographic trends, rental housing, homeownership, and housing challenges. This year's report, released on June 22, highlights these trends in the context of record-high inflation and soaring rental and home prices. The new report also highlights the growing necessity for housing retrofits among an aging population and the need for improved housing resiliency as climate change continues to threaten the preservation of affordable housing. Read the new report [here](#).

The report highlights record increases in rental prices nationwide. Despite a brief decrease in rents following the onset of the COVID-19 pandemic, rents have more than rebounded, with year-over-year rent growth hitting 11.6% at the end of 2021. According to RealPage data, rents in 116 out of 150 housing markets increased at rates exceeding 10% year-over-year. Rent increases were steepest in southern and western regions of the country, with metros like Naples (FL), Sarasota (FL), Phoenix (AZ), Austin (TX), Las Vegas (NV), Raleigh (NC), and Tucson (AZ) all seeing increases that exceeded 20%.

Recent years have brought increases in rental demand and historically low vacancy rates. Between 2020 and 2022, the number of renter households increased by 1.1 million, or approximately 529,000 households annually. Several factors likely contributed to this increased demand. Government interventions like economic impact payments and student loan deferrals accompanied with rising employment allowed some households to enter the rental market for the first time. At the same time, the particularly tight home buying market may have kept more households renting that otherwise would have bought homes. The heightened demand has resulted in record low vacancy rates, with the national rental vacancy rate falling to 5.6% by the end of 2021 – the lowest rate in nearly 40 years. In the 150 markets tracked by RealPage, 56 had vacancy rates below 2% in the first quarter of 2022.

The report also highlights marked increases in rental housing supply, though these increases have not been enough to keep up with growing demand. In 2021, there were 474,000 starts of multifamily housing units and 60,000 starts of single-family rental units, both of which exceed average annual starts from 2015 to 2019. Despite increasing supply, new rental construction is targeted largely toward high-income households, with the median rent of units completed in 2021 reaching \$1,740. Only 15% of units completed in 2021 will rent for less than \$1,250. At the same time, growing numbers of higher income renters have entered the market. While the number of renter households making less than \$30,000 increased by approximately 650 between 2004 and

2019, the number of households making over \$75,000 per year had increased by more than 4,500 households during the same period.

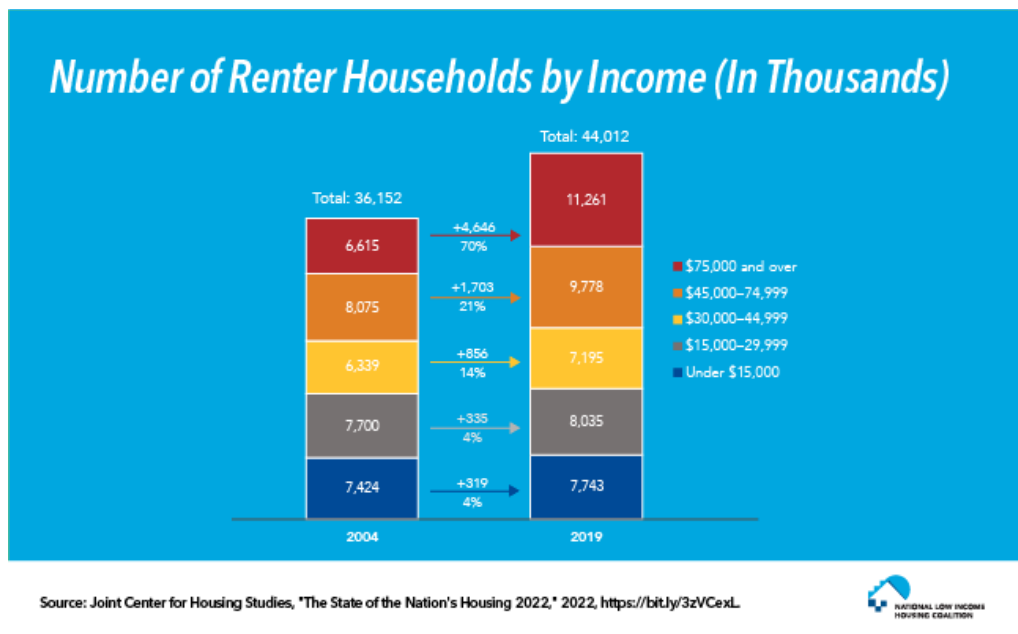
Recent years have also seen a growing share of households with housing cost burdens. The share of cost-burdened homeowners and renter households increased 1 percentage point and 2.6 percentage points, respectively, between 2019 and 2020. Cost-burdens among Black households increased 2.4 percentage points – more than all other racial and ethnic groups. Households making between \$30,000 and \$45,000 annually also experienced increased housing cost-burdens, with the share of cost-burdened households increasing 4.2 percentage points between 2019 and 2020.

The report concludes with several pressing challenges facing the housing market, including the need to adapt housing for an aging population and the need to improve housing resiliency due to threats from climate change. JCHS projects that the share of the population aged 65 and over will increase from approximately a quarter of the population in 2018 to more than one-third in 2038. Because older householders are much more likely to have difficulties getting around their homes, adapting homes to meet the needs of older adults is critical. Climate change and related natural disasters also threaten the country’s housing stock, with an estimated 14.5 million properties damaged by disasters in 2021 alone.

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

## Fact of the Week

### Significant Increase in High-Income Renter Households May Further Limit Affordable Options for Low-Income Renters



Source: Joint Center for Housing Studies, "The State of the Nation's Housing 2022," 2022, <https://bit.ly/3zVCexL>.

## From the Field

### New York City Housing Advocates See Many Recommendations Included in Mayor's New Housing and Homelessness Plan and FY23 Budget

New York City Mayor Eric Adams released a new plan, [Housing Our Neighbors: A Blueprint for Housing and Homelessness](#), on June 14. The plan outlines policies and strategies to transform the New York City Housing Authority (NYCHA), address homelessness and housing instability, create and preserve affordable housing, improve the health and safety of New Yorkers, and reduce administrative burden. Advocates in the [United for Housing Coalition](#) were pleased to see many of their recommendations included in the plan. The New York City Council also adopted its fiscal year [\(FY\) 2023 budget](#) on June 13, which includes historic investments in housing.

Unlike previous housing plans, the new plan focuses on overall impacts on people, systems, and processes instead of simply setting unit targets. The plan was developed with input from NYCHA residents, people who have experienced homelessness, advocates, and experts in housing and homelessness services. The city spent six months conducting community engagement activities, including administering a [survey](#) to 62,000 New Yorkers with policy questions addressing many issue areas. The survey found that, across all demographics, housing was listed as the number one priority for most respondents.

With a \$40 billion backlog in capital needs, robust investment in the public housing stock is urgently needed. The plan leads with recommendations for NYCHA and sets a path for revitalizing the portfolio of public housing units – which provide homes to over 400,000 New Yorkers – while also expanding resident decision-making. In the 2020 issue of [A Blueprint for Change](#), NYCHA proposed transferring some 110,000 apartments to a new Public Housing Preservation Trust. The city asserted that this transformation, along with the conversion of properties through [Rental Assistance Demonstration](#) (RAD), was necessary to secure the resources necessary to complete comprehensive capital repairs. Though some public housing residents are skeptical of these proposals and how they might [limit their rights](#), others argue the proposals represent the best path forward for preserving NYCHA properties. The plan expresses strong support for reorganizing NYCHA operations and advancing a capital investment plan with the Public Housing Preservation Trust and executing the remainder of the RAD.

The plan includes a chapter on strategies and goals to prevent and end homelessness, including increasing financial assistance for people at-risk of homelessness, expanding services at shelters, working with the state to end the prison to shelter pipeline, and a more comprehensive and transparent approach to tracking the city's homeless population. Other strategies focus on accelerating the development of affordable housing, streamlining and expanding access to supportive housing, leveraging zoning to encourage more affordable and supportive housing citywide, redeveloping underutilized government-owned land, converting vacant hotels to affordable and supportive housing, and promoting housing stability for renters.

The United for Housing Coalition is a diverse group of over 80 organizations from many different sectors working to ensure safe, decent, and affordable homes for all New Yorkers. Led by the [New York Housing Conference](#), an NLIHC state partner, the coalition produced a report in 2021, [United for Housing: From the Ground Up](#), with dozens of affordable housing policy recommendations for NYC that were included in the mayor's new plan. The group looks forward to working with the administration on the implementation of the plan, though it has raised questions about the income targeting of certain proposals and how progress will be measured, among other things.

Housing advocates were also pleased to see increased resources for affordable housing in the FY2023 budget adopted by the City Council on June 13. [The Supportive Housing Network of New York](#) (SHNNY), an NLIHC state partner, applauded wage increases for human service workers, a 38% increase in funding for the

Department of Housing Preservation and Development (HPD), additional funding to expedite supportive housing placements, additional funding for street outreach and other supports for people experiencing homelessness, and expanded funding for the HIV/AIDS Services Administration's emergency and single-room occupancy housing.

“The Adams administration's first Housing Blueprint takes unprecedented steps toward streamlining the complex and often circuitous processes by which people in need access supportive and affordable housing,” said Maclain Berhaupt, interim director at SHNNY. “We are particularly encouraged by the administration's strengthened commitment to and acceleration of supportive housing development. We also applaud the plan to increase engagement with those who have lived experience of homelessness and housing insecurity and use that feedback to inform real-world policies.”

The housing and homelessness plan will be implemented by various departments throughout New York City. The FY23 budget takes effect on July 1.

For more information about the New York Housing Conference, the United for Housing Coalition, and their advocacy efforts, please contact Rachel Fee at [rachel.fee@thenyh.org](mailto:rachel.fee@thenyh.org).

For more information about the Supportive Housing Network of New York, please contact Maclain Berhaupt at [mberhaupt@shnny.org](mailto:mberhaupt@shnny.org).

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## **NLIHC Interns**

### **NLIHC Seeks ERASE Intern for Summer Semester**

Help end rental arrears to stop evictions in America! NLIHC is seeking a project intern to serve on our End Rental Arrears to Stop Evictions (ERASE) team this summer (July and August). The intern will support the ERASE team's work tracking state and local tenant protections, such as right to counsel, just cause eviction legislation, source-of-income discrimination laws, and eviction records expungement legislation. The intern will help update our tenant protections database, conduct research on the impact of tenant protections in preventing evictions, draft NLIHC reports on tenant protections, and assist with other administrative duties.

We are seeking applicants with strong organizational skills, keen attention to detail, and excellent communications skills, as well as an interest in state and local policies that protect renters and a strong commitment to racial and social equity. The ERASE intern will report to the ERASE team's senior project director.

This is a remote position, and a modest stipend will be provided.

Please submit a cover letter, resume, and one writing sample to NLIHC ERASE Senior Project Director Sarah Gallagher via email at: [sgallagher@nlihc.org](mailto:sgallagher@nlihc.org)

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### **NLIHC Seeks Interns for Fall Semester**

NLIHC is accepting applications for internship positions for the fall 2022 semester. Interns are highly valued and fully integrated into our staff work. We seek students passionate about racial and social equity with excellent writing and interpersonal skills.

The available positions are:

- **Research Intern:** The research intern assists in ongoing quantitative and qualitative affordable housing research projects, writes articles on current research for NLIHC’s weekly *Memo to Members and Partners* e-newsletter, attends meetings and briefings, and responds to research inquiries. Quantitative skills and experience with SPSS are a plus.
- **Communications/Media/Graphic Design Intern:** The intern prepares and distributes press materials, assists with media research and outreach for publication releases, works on social media projects, maintains a media database, and tracks press hits. They also assist with sending out e-communications; designing collateral print material such as brochures, flyers, and factsheets; and updating content on the NLIHC website. Graphic design and Adobe Creative Cloud (Illustrator, InDesign, and/or Photoshop) experience is needed. Please provide 3 design samples and/or a link to an online portfolio in addition to a writing sample.

Interns are expected to work 25 hours a week beginning in late August or early September and finishing up in December. A modest stipend is provided. A cover letter, resume, and writing sample are required for consideration. In your cover letter, please specify the position(s) for which you are applying and that you are interested in the fall 2022 semester.

Interested students should send their materials to Vice President for Research Andrew Aurand at [aurand@nlihc.org](mailto:aurand@nlihc.org) (applicants for research internship) or Creative Services Manager Ikra Rafi at [irafi@nlihc.org](mailto:irafi@nlihc.org) (applicants for communications/media/graphic design internship).

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## NLIHC in the News

### NLIHC in the News for the Week of June 19

The following are some of the news stories to which NLIHC contributed during the week of June 19:

- “Why high housing costs could keep climbing.” *The Hill*, June 21 at: <https://bit.ly/3On3AkG>
- “The dream of owning a home is out of reach for 4 million Americans.” *CNN*, June 22 at: <https://cnn.it/3yigLha>
- “Rising Rents.” *Last Week Tonight w/ John Oliver*, June 19 at: <https://bit.ly/3n2rpCz>

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## NLIHC News

### Where to Find Us – June 27

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

- [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](#) – Virtual, July 21 (Diane Yentel)
- [St. Mary’s Center \(Oakland\), “2022 Alameda County Homelessness Leadership Academy”](#) – Virtual, July 26 (Courtney Cooperman)



- National Alliance to End Homelessness’s [National Conference on Ending Homelessness](#), “Boosting Voter Participation in an Election Year” – Washington, DC, July 27 (Courtney Cooperman)
- [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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## NLIHC Staff

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 Jordan Brown, Research Intern  
 Victoria Bourret, ERASE Project Coordinator x244  
 Jen Butler, Senior Director, Media Relations and Communications, x239  
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 Matthew Clarke, Writer/Editor, x207  
 Courtney Cooperman, Housing Advocacy Organizer, x263  
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 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  
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 Steve Moore Sanchez, Development Coordinator, x209  
 Khara Norris, Senior Director of Administration, x242  
 Neetu Nair, Research Analyst, x291  
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 Jenna Parker, Field Intern  
 Noah Patton, Housing Policy Analyst, x227  
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 Gabrielle Ross, Housing Advocacy Organizer, x208  
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 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