Memo To Members & Partners
A weekly newsletter from the National Low Income Housing Coalition

**Volume 27, Issue 26**
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## Budget and Appropriations

### House Appropriations Committee Approves Draft FY23 THUD Bill with 17% Funding Increase for HUD

The U.S. House Appropriations Committee approved the draft fiscal year (FY) 2023 Transportation, Housing and Urban Development, and Related Agencies (THUD) Appropriations Subcommittee bill along a party-line vote of 32 to 24 on June 30. The bill proposes $62.7 billion for HUD's affordable housing, homelessness, and community development programs – a $9 billion (or 17%) increase over FY22-enacted levels. For full details, see NLIHC's updated budget chart and analysis.

"The goals of [this bill] are critical and ensure every American has…a safe, affordable place to call home," said House Appropriations Chair Rosa DeLauro (D-CT). In discussing the bill, Chair DeLauro also shared her experience facing eviction with her family as a child and noted "it is critical that we have strong programs in place to prevent evictions before they happen."

"There are some really good parts, and good things in this bill," said THUD Appropriations Subcommittee Ranking Member Mario Diaz-Balart (R-FL) in his opening statement. "But, of course, there are also some issues with it." Ranking Member Diaz-Balart noted that, despite supporting many of the bill's provisions, he would not be able to vote in favor of the bill because of its high price tag.

At the same time, Ranking Member Diaz-Balart proposed an amendment to change the name of the Manufactured Housing Improvement and Financing program to the Preservation and Reinvestment Initiative for Community Enhancement program, or PRICE program, in honor of House Appropriations THUD Subcommittee Chair David Price (D-NC). In addition to being a champion for affordable housing, community development, and homelessness programs, Chair Price has been a strong supporter of manufactured housing and the rights of manufactured housing residents. Chair Price is slated to retire at the end of the year, after serving for over 30 years in Congress.

With all 12 spending bills for FY23 successfully voted out of committee, the House may hold a full floor vote on the omnibus spending package sometime in July. U.S. Senate Appropriations Committee Chair Patrick Leahy (D-VT) announced recently that the Senate would begin drafting, reviewing, and voting on its FY23 spending bills soon after Congress reconvenes following the July recess.

Movement on the appropriations process is welcome news, but 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 legislation drafted 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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## HoUSed Campaign for Universal, Stable, Affordable Housing

### Senate Majority Leader Schumer and Senator Manchin Closing in on Reconciliation Deal – Take Action Today!

Senate Majority Leader Chuck Schumer (D-NY) and Senator Joe Manchin (D-WV) are reportedly closing in on an agreement over a significantly scaled-down reconciliation package that draws on last year's "Build Back Better Act." While details of the deal have not yet been released, reports indicate that Senator Manchin's top priorities – lowering the cost of prescription drugs, offering energy- and climate-related tax breaks, and increasing taxes on corporations and the "super wealthy" to increase federal revenues – will be at the center of any final package.

Though details are still being finalized, Majority Leader Schumer is expected to discuss the plan with the Senate parliamentarian – who advises Senators on the complicated rules governing the chamber's legislative process – as soon as this week. Schumer will likely then bring the bill to the Senate floor before members of the chamber leave on August 5 for the summer recess. However, it is still unclear whether other moderate Senate Democrats, like Senators Krysten Sinema (D-AZ) and Bob Menendez (D-NJ), will support the renegotiated legislation.

Further complicating attempts to enact a reconciliation package, Senate Minority Leader Mitch McConnell (R-KY) announced last week that he would reject a bipartisan bill to increase domestic semiconductor manufacturing if Democrats continued their plans to enact the reconciliation package. Meanwhile, Senator Patrick Leahy (D-VT) will be away from the Senate for a period of time as he recovers from a broken hip. Yet due to the even divide between Democrats and Republicans in the Senate, every Senate Democrat will need to vote in favor of the reconciliation package if it is to be enacted.

Even if a deal is reached soon, it is possible that 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, by 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 what is an often hours-long process known as "vote-a-rama.")

While Democratic members remain optimistic that they will be able to reach an agreement and enact a reconciliation package, time is also 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 two 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 moving forward, 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!

**Thank you for your advocacy!**

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## Coronavirus, Disasters, Housing, and Homelessness

### Senator Padilla Introduces Bill Addressing Substance Use Treatment for People Experiencing Homelessness

Senator Alex Padilla (D-CA) introduced the "Coordinating Substance Use and Homelessness Care Act" in the U.S. Senate on June 27. The bill would create a new HUD grant program to better coordinate substance use treatment and homelessness services. The bill is a companion to a U.S. House of Representatives bill of the same name, introduced by Representative Madeline Dean (D-PA) (see *Memo*, 5/23). NLIHC has endorsed both the House and Senate bills.

The program, funded at $20 million per year, would provide grants of up to $500,000 for state, local, tribal, and territorial governments to improve their capacity to coordinate substance use and homelessness services. Grant recipients would be able to use funding for activities including improving programs' infrastructure and technologies, hiring coordinators to oversee the delivery of services, assisting with Medicaid enrollment, and increasing the availability of naloxone.

"I applaud Senator Padilla for introducing the 'Coordinating Substance Use and Homelessness Care Act', which builds on decades of research, learning, and bipartisan support for proven solutions to homelessness," said Diane Yentel, NLIHC's president and CEO, in a press release addressing the bill. "The evidence is irrefutable: the most effective way to end homelessness for most people is to provide affordable, accessible homes linked with voluntary wrap-around services, including substance use and other health services. By building our nation's capacity to bring together housing and healthcare services, this bill can help us more effectively address homelessness."

Read the text of the "Coordinating Substance Use and Homelessness Care Act" at: https://bit.ly/3abEma2

Read a one-pager about the bill at: https://bit.ly/3NyPnji

View Senator Padilla's press release for the bill at: https://bit.ly/3ufoiLh

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## Congress

### HFSC Holds Hearing on Private Equity Firms' Impact on Housing Affordability

The U.S. House Financial Services Committee's (HFSC) Subcommittee on Oversight and Investigations held a hearing on June 28, "Where Have All the Houses Gone? Private Equity, Single Family Rentals, and America's Neighborhoods." The hearing investigated the growth in corporate ownership of single-family rental homes since the 2008 financial crisis.

Witnesses at the hearing included Jim Baker, executive director of the Private Equity Shareholder Project; Shad Bogany, agent for *Better Homes and Gardens* magazine; Sofia Lopez, deputy campaign director of housing at the Action Center on Race and the Economy; Elora Lee Raymond, assistant professor at the Georgia Institute of Technology; and Jenny Schuetz, senior fellow at the Brookings Institute.

In a memo for the hearing, the Subcommittee noted that in the wake of the financial crisis, institutional investors "acquired large portfolios of foreclosed homes" and that, as of 2021, such investors accounted for as many as 42% of new home sales in some areas. Communities that experienced high foreclosure rates during the financial crisis – disproportionately low-income communities and communities of color – have been particularly targeted by institutional investors. Studies show that these investors push significant rent increases on tenants, are less likely to perform basic property maintenance, and are significantly more likely to evict tenants than smaller landlords.

Jim Baker from the Private Equity Shareholder Project noted in his testimony that the widespread use of limited liability corporations (LLCs) in homebuying has decreased transparency and made it difficult for tenants to know who owns their home, thereby complicating efforts to hold negligent landlords responsible. Mr. Baker recommended that Congress establish a landlord registry, in which landlords would be required to disclose ownership ties and provide regular updates on eviction filings and rent increases. He also encouraged the enactment of federal, state, and local laws to increase tenant protections, including just cause eviction legislation that would require landlords to have "good cause" in order to file for an eviction and legislation limiting rent increases to 3% in properties owned by corporate landlords.

Sofia Lopez from the Action Center on Race and the Economy also emphasized the necessity of increasing landlord transparency and encouraged members to provide "massive federal investment in truly affordable housing that is not-profit motivated but instead is dedicated to fulfilling a fundamental right to housing."

Jenny Schuetz from the Brookings Institute emphasized that "the growth of institutional investors is a symptom, rather than a cause, of extremely tight housing markets." Ms. Schuetz noted that the nation's severe shortage of affordable rental housing, coupled with increasing demand, has pushed up the cost of housing. She recommended Congress engage in "sustained policy efforts from multiple angles" to address the growing cost of housing, including by creating incentive programs for local governments to relax zoning restrictions on smaller homes and multifamily properties, and helping low-income renters better afford housing through the expansion of tax credits, like the Child Tax Credit or the creation of a Renter's Tax Credit.

Professor Raymond of the Georgia Institute of Technology emphasized the impact of institutional investors on eviction and gentrification, which is particularly pernicious because of the tendency of institutional investors to target communities of color.

Shad Bogany of *Better Homes and Gardens* noted that the conglomeration of single-family rentals under institutional investors could be particularly harmful "if the investors decide to sell and dump properties," as this could "hurt whole neighborhoods [and] bring property values down for homeowners."

Watch a recording of the hearing and read the Subcommittee's memo at: https://bit.ly/3R0766r

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## Opportunity Starts at Home

### OSAH Campaign Releases New Podcast Episode on Trends in Housing Discrimination

The Opportunity Starts at Home campaign released a new podcast episode, "Trends in Housing Discrimination." The thirty-seventh installment in OSAH's podcast series, the new episode features a discussion with Dr. Lincoln Quillian, a professor of sociology and faculty fellow at the Institute for Policy Research at Northwestern University.

In the episode, Quillian discusses his paper "Racial Discrimination in the U.S. Housing and Mortgage Lending Markets: A Quantitative Review of Trends, 1976–2016," published in the journal *Race and Social Problems* in 2020. The conversation explores the role of housing in advancing equal opportunity, methodological approaches to analyzing housing and mortgage discrimination, the changes in different types of discrimination over time, and the implications of these findings for policymakers.

Listen to the podcast episode here.

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## Our Homes, Our Votes

### Join Next Monday's (July 11) *Our Homes, Our Votes: 2022* Webinar on Tenant Associations and Election Engagement

The *Our Homes, Our Votes: 2022* webinar series features experts with frontline election experience to walk through every step of voter and candidate engagement activities and support housing organizations' nonpartisan election efforts. The next webinar, "Tenant Associations and Election Engagement," will be held next Monday, July 11, at 2:30 pm ET. Register here.

Tenant and resident leaders play a pivotal role in mobilizing their communities to vote. Join tenant and resident leaders to hear about their experiences registering, educating, and mobilizing voters in their buildings. Panelists will discuss (1) ways to develop messaging that build trust and generate enthusiasm about participating in the political process, (2) successful tactics for reaching first-time voters, (3) methods for ensuring that low-income renters have the resources and information they need to vote, and (4) ideas for organizing residents to become leaders in their own communities' election engagement efforts.

*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.

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## HUD

### HUD Multifamily Publishes Streamlining Management and Occupancy Review (MOR) Final Rule

HUD's Office of Multifamily Housing Programs (Multifamily) published a final rule in the *Federal Register* on June 29 amending existing Project-Based Section 8 regulations related to Management and Occupancy Reviews (MORs). MORs will now be conducted using a performance-based schedule that considers both a property's risk-rating and its previous MOR score to determine whether the property's next MOR will be scheduled within 12, 24, or 36 months of its previous MOR. The new schedule was published separately in the *Federal Register* on June 29. The intent of the new system is to reduce the frequency of MORs for Multifamily properties that consistently perform well. The effective date of the final rule is September 26.

The amended MOR system applies to seven Project-Based Section 8 programs, including the Section 202/8 program serving elderly households or those headed by persons with disabilities, and the Section 515 program administered by the Rural Development (RD) Mission Area of the U.S. Department of Agriculture. Multifamily issued a proposed rule on January 14, 2015; the final rule adopts most of the features of the proposed rule.

Contract administrators (CAs) conduct on-site MORs to evaluate a property's overall management. A MOR provides an assessment of the day-to-day financial management of a property. It also assesses management's ability to maintain a property in a decent, safe, and sanitary condition. The physical assessment component of the MOR supplements the more detailed physical inspection carried out by a separate Real Estate Assessment Center (REAC) inspection. A MOR also enables HUD to oversee owner compliance with Section 8 Housing Assistance Payment (HAP) contract requirements.

Guided by Chapter 6 of Handbook 4350.1 REV-1, CHG-2, *Multifamily Asset Management and Project Servicing*, CAs have long been assigning properties performance indicators (ratings) of "Superior," "Above Average," "Satisfactory," "Below Average," and "Unsatisfactory." In the preamble to the final rule, Multifamily asserts that most properties receive high MOR scores; for example, in fiscal year (FY) 2021, 94% received a MOR score of "Satisfactory," "Above Average," or "Superior." CAs use HUD Form 9834 to arrive at MOR scores. Because most properties have such high MOR scores, Multifamily claims there is less need for conducting frequent MORs.

The new MOR schedule establishes a frequency for completing MORs based on a property's previous MOR score and the property's rating under Multifamily's risk-based management model. That model incorporates qualitative and quantitative elements to arrive at an overall property-level rating of "Troubled," "Potentially Troubled," or "Not Troubled." Multifamily will have different measures for HUD-insured properties and for those that are not HUD-insured. For insured properties, Multifamily's "Qualitative Assessment Score" will take into account tenant complaints and local code violations. Quantitative factors will include vacancy rate, REAC score, and debt service coverage ratio. Multifamily states that an individual property's risk rating will not be made publicly available because it will be a part of Multifamily's deliberative process with an owner/manager and could impair a property's ability to secure resources needed to make improvements.

Under the new system, a property might have a MOR annually, biannually, or triennially:

1. A property must have a MOR within 12 months of its previous MOR if it has:

   - a "Troubled" or "Potentially Troubled" risk classification, regardless of its MOR score, or
   - a "Not Troubled" risk classification but an MOR score of "Unsatisfactory" or "Below Average."

2. A property must have a MOR within 24 months of its previous MOR if it has a "Not Troubled" risk classification and a MOR score of "Satisfactory."

3. A property must have a MOR within 36 months of its previous MOR if it has a "Not Troubled" risk classification and previous MOR score of "Above Average" or "Superior."

In the *Federal Register* notice detailing the above MOR schedule, **Multifamily suggests that owners provide copies of completed MORs to tenant organizations upon request**, after redacting any personally identifiable information.

In response to comments to the proposed rule, the final rule states that HUD or a CA may conduct a MOR at any time if thought necessary – for example, if a property's risk profile has worsened due to an owner relaxing maintenance standards between scheduled MORs. The final rule also requires a MOR within six months when there is a change of ownership or management.

The final rule in the June 27 *Federal Register* is available at: https://bit.ly/3npe7QE

An easier-to-read version of the final rule is available at: https://bit.ly/3QTjzsm

The final MOR schedule published in the June 27 *Federal Register* is available at: https://bit.ly/39UUKMk

Handbook 4350.1 REV-1, CHG-2, *Multifamily Asset Management and Project Servicing* is available at: https://bit.ly/3u8Syrr

Chapter 6, "Conducting Management Reviews," is available at: https://bit.ly/3a1Ad8K

HUD Form 9834 is available at: https://bit.ly/3bzi9mW

More information about Project-Based housing can be found on page 4-67 of NLHC's *2022 Advocates' Guide*.

More information about the Section 202/8 program can be found on page 4-73 of NLHC's *2022 Advocates' Guide*.

More information about the RD Section 515 program can be found on page 4-81 of NLHC's *2022 Advocates' Guide*.

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## Research

### Research Finds Source-of-Income Laws Increase Upwardly Mobile Moves for Existing Voucher Holders

New research from the NYU Furman Center and NYU Wagner School examines how source-of-income (SOI) protections impact where Housing Choice Voucher (HCV) holders live. The paper, "Advancing Choice in the Housing Choice Voucher Program: Source of Income Protections and Locational Outcomes," compares outcomes in the three years preceding and three years following SOI law passage for both new voucher holders and existing voucher holders who moved. The paper finds that after SOI protections were enacted, existing voucher holders moved to neighborhoods with lower shares of poverty and lower shares of voucher holders. Existing voucher holders were also more likely to move to neighborhoods with higher shares of white residents. Because most voucher holders in the sample were Black or Latino, the authors suggest such moves may reduce racial segregation.

SOI protections prohibit landlords from refusing to rent to voucher recipients on the basis of recipients using vouchers as a source of income. The research presented in the paper uses data from the Poverty and Race Research Action Council to identify localities that passed SOI laws during the study period (2007-2017). The authors used HUD data on HCV recipients and American Community Survey data to assess locational outcomes for voucher recipients within 31 localities where SOI laws were enacted.

Three years after SOI laws were enacted, the decrease in neighborhood poverty rate for recent movers was .6 percentage points larger than for households that moved before SOI laws were enacted. Recent movers also experienced a modest reduction in the share of voucher holders within their new census tracts. A major goal of the HCV program is to increase the number and quality of locations where voucher recipients can live. The findings suggest that SOI laws may help facilitate this goal by opening-up lower poverty neighborhoods to voucher holders.

After SOI laws were enacted, voucher holders who relocated also experienced a 2.3 percentage point increase in the share of their census tract's population that was white, compared to voucher holders who relocated before SOI protections were in place. The authors suggest that because voucher holders in their sample were disproportionately Black and Latino, these outcomes may lead to decreased segregation. These outcomes may also indicate increased neighborhood choice among voucher recipients, though, importantly, higher shares of white residents are not indicative of better neighborhoods.

After SOI protections were enacted, new voucher holders ended up in neighborhoods similar to those in which new voucher holders ended up before SOI protections were enacted. However, this finding is limited by the fact that the researchers did not have data about where voucher holders lived prior to receiving their vouchers. It is possible that over time, new voucher recipients lived in higher poverty neighborhoods to begin with, in which case the reduction in neighborhood poverty they experienced would be greater.

While the research highlights the ways SOI laws impact mobility for voucher holders who find housing, the research does not assess how SOI laws impact lease-up rates for new voucher holders. Future research should focus on whether SOI laws affect new voucher holders' ability to use their vouchers at all.

Read the paper at: https://bit.ly/3QVRWix

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## Events

### Join Upcoming Tenant Talk Live Webinar for Renters and Resident Leaders on the Intersection of Affordable Housing and the Living Wage

NLIHC will host "Tenant Talk Live" – a webinar with and for renter and resident leaders – next Monday, July 11, at 6 pm ET. Tenants from Ohio and Hawaii will join the webinar to share their personal experiences advocating against rising rents and to discuss how promoting a living wage can advance the fight for affordable housing. Register for next week's Tenant Talk Live webinar here.

Debates about the living wage are central to housing policy. NLIHC documents the relationship between wages and housing in *Out of Reach*, a report that has been published annually since 1989. The 2021 edition of *Out of Reach* focused on the COVID-19 pandemic and the ways the economic downturn resulting from the public health emergency impacted low-income renters, who are disproportionately Black people and people of color. Low-wage workers in industries such as retail, food and beverage, and hospitality were deeply impacted, experiencing reduced hours and job losses. As a result, households across the country accumulated debt while trying to remain housed. The 2022 edition of *Out of Reach* – set to be released later this month – presents new data addressing the connections between the pandemic, rising housing costs, and wages.

In the upcoming webinar, we will be joined by Emma Foley, an NLIHC research analyst and co-author of the 2022 edition of *Out of Reach*. Emma will discuss her research and the importance of addressing the long-term housing affordability crisis. We will also be joined by Damon Blanchard, a tenant in Columbus, Ohio, who advocated against rent increases in his building, and Jhoe Rosales, a low-income tenant and minimum wage worker. All our panelists will discuss the role of promoting a living wage in the fight for affordable housing.

Remember: Tenant Talk Live would not be possible without tenants like you! We strive to connect and engage with tenants and tenant leaders through our webinars. If you are a low-income tenant and have a topic you would like to propose for an upcoming Tenant Talk Live, or if you would like to participate as a speaker on an upcoming call or webinar, please email: sbetancourt@nlihc.org

Register for next week's Tenant Talk Live webinar at: bit.ly/361rmy2

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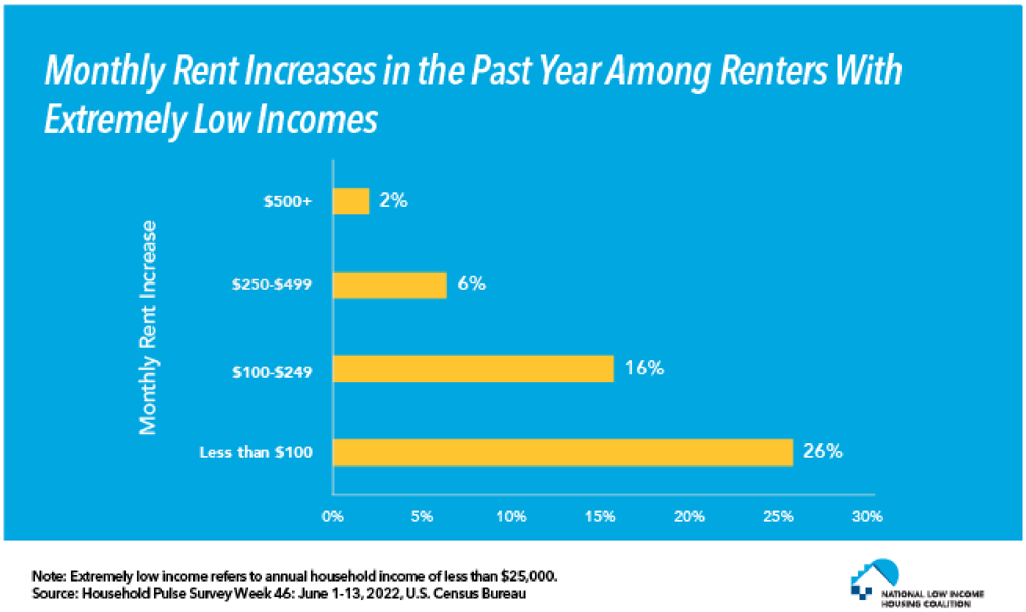
## Fact of the Week

### One in Four Renters with Extremely Low Incomes Experienced an Increase in Monthly Rent of at least $100




Source: Household Pulse Survey Week 46: June 1-13, 2022, U.S. Census Bureau.

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## From the Field

### Fargo-Moorhead Coalition to End Homelessness Releases *2022 State of Homelessness Report*

The Fargo-Moorhead Coalition to End Homelessness (FM Coalition) released its annual report on the state of homelessness in the Fargo-Moorhead Metro Area, which encompasses Cass County, North Dakota, and Clay County, Minnesota. The report provides a demographic overview of people experiencing homelessness in the region, summarizes the outcomes of homelessness programs, and gives context on the community's housing and health needs. Notably, the report examines the stark racial inequities in the Fargo-Moorhead region, where Black and Indigenous people are significantly more likely to experience homelessness than their white counterparts.

"The Fargo Moorhead Coalition to End Homelessness utilizes the annual *State of Homelessness Report* to inform policy advocacy, education planning, and collaboration efforts for our 70+ partner agencies," said Alexa Dixson-Griggs, executive director of the FM Coalition. "This year's report shows the work that needs to be done surrounding inequities within our system as well as highlights the trends we are seeing with youth and families with youth. Our goals with this report are to help inform our community and policy makers about the need for increased resources for youth & families with youth such as attainable housing, access to positive adult supports, and skill-building services. We also hope to show the impacts of systemic racism on those experiencing homelessness and advocate for community guided solutions to close the racial disparity gaps for Black people, Indigenous people, and other people of color in the FM Metro Area."

Based on Point-in-Time count data, the report finds that 957 people experienced homelessness on any given night in 2021 in the Fargo-Moorhead region, which has a total population of nearly 244,000 people. The report shows that 3,554 people received homeless services either in Cass County or Clay County over the course of the year, though this number may represent an overcount, as some people may have received services in both counties. Twenty-one percent of those receiving services were under the age of 18, and 14% were adults over the age of 55.

The report finds that people of color are significantly overrepresented in the region's homeless population. While 87% of the Fargo-Moorhead metropolitan area identifies as white, only 51% of people experiencing homelessness are white. Meanwhile, 20% of people experiencing homelessness identify as Black, and 19% identify as American Indian. Although Latinos account for only 3.2% of Fargo's population and 4.6% of Moorhead's population, they account for 10% of people experiencing homelessness in the region. These racial disparities are even greater for families with children: people of color constitute 60% of all families experiencing homelessness in Fargo-Moorhead.

The West Central Minnesota Continuum of Care conducted an Equity Review in 2020 that found that people of color were less likely to enter transitional or permanent housing from homelessness but that race played little role in shelter system entry or whether someone had a positive or negative leave from a homelessness program. The 2021 Equity Review found that 51% of people entering permanent housing in West Central, MN, are white, 14% are Black, 27% are Native American, and 8% identify with another race. Fifty-four percent of people entering crisis housing are white, 16% are Black, 20% are American Indian, and 10% identify with another race. These demographic data reflect the region's homeless population overall: 60% of people experiencing homelessness in West Central, MN, are white, 12% are Black, 17% are American Indian, and 11% identify with another race. Fifty-two percent of people returning to homelessness are white, 15% are Black, 25% are Native American, and 8% identify with another race. Despite stark racial disparities in the overall homeless population, the data on shelter system entry show that programs are reaching people of all racial backgrounds in proportion to the demographic makeup of people experiencing homelessness.

The report highlights the intersection between homelessness, chronic health conditions, and other vulnerabilities. Forty-four percent of people experiencing homelessness in the region have been diagnosed with a chronic health condition, physical disability, or developmental disability. Across the region, 29% of individuals who began receiving homeless services in 2021 were survivors of domestic violence. These data, however, do not fully capture the impact of domestic violence on women experiencing homelessness, as the vast majority of women experiencing homelessness have experienced domestic violence at some point before receiving services, even if this is not the immediate reason why they enter into homelessness. Agency-specific data show the growing impact of domestic violence on people experiencing homelessness. The YWCA of Cass Clay – where 86% of clients sought services because of domestic violence – saw a 7% single-year rise in domestic violence calls, likely due to pandemic-related factors that have increased the risks of abusive relationships.

Data on previous living arrangements of people entering homelessness programs show that 11% of all clients – and 27% of families – were living independently in permanent housing, with or without subsidies, before they entered homelessness. The high rate of housing cost-burdens puts families in permanent housing just one unexpected expense away from being at risk of homelessness: 93% of renter households making less than $20,000 are housing cost-burdened.

The region's Public Housing Agencies (PHAs) are effective at reaching people experiencing homelessness – Moorhead Public Housing reported that 68% of new admissions into its public housing units in 2021 were people exiting homelessness, and 100% of vouchers were administered to people exiting homelessness – but these resources do not meet the full scale of the need. Waitlists for Housing Choice Vouchers at Fargo Housing & Redevelopment Authority and Clay County HRA are both closed, and applicants currently on the waitlist can expect to wait at least two years to receive vouchers.

The report includes an overview of the region's Coordinated Access, Referral, Entry & Stabilization (CARES) System and steps being taken to improve it. Among those exiting the system in 2021, 29% of clients made it to permanent destinations, 35% to temporary destinations, 4% to institutional settings, and 6% to other destinations. Four percent of clients were unsure or refused to answer the question, and data were not collected for 22% of clients. Outcomes were markedly more positive for families with children, of which 64% exited to permanent destinations. However, more people are entering into homelessness programs than exiting from them: while 2,374 individuals and families exited from the system in 2021, 2,824 entered it.

The *2022 State of Homelessness Report* will advance the FM Coalition's ongoing efforts to make homelessness rare, brief, and not repeated in the Fargo-Moorhead metro area. New homelessness data will strengthen the organization's advocacy for (1) policy and resources to meet the community's needs, (2) expansion of education and training programs, (3) development and implementation of successful strategies to resolve homelessness, (4) efforts to address systemic issues that intersect with homelessness such as racial and income inequality, and (5) partnerships at all levels across North Dakota and Minnesota.

The full report can be found here.

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## Sign Up Today for Special Edition of *Tenant Talk*!

NLIHC is gearing up to release a special edition of *Tenant Talk* focused on nonpartisan election engagement in preparation for the 2022 election cycle. Sign up by July 29 to receive a free copy!

*Tenant Talk* is a semi-annual newsletter that aims to engage renters in housing advocacy. Each edition highlights innovative approaches to housing advocacy and recent victories in communities throughout the United States, as well as discussions about key efforts playing out in Congress. This special summer edition of *Tenant Talk* will focus on the important role elections play in elevating affordable housing issues and offer suggestions about how to effectively engage renters and candidates in nonpartisan ways.

The issue will include spotlight articles from our partners across the country about their nonpartisan efforts to register and mobilize renters to vote, as well as resident perspectives that dive deeper into renter experiences with voting. Readers will also find articles about voter suppression, how to go about voting in particular states, policy updates, recent research published by NLIHC, and much more!

If you would like to receive a free copy of *Tenant Talk* through the mail, please fill out this short form by July 29. Be sure to let us know how many copies you would like and where to mail them. Free digital copies, including copies in Spanish, will be available here once the issue is released. And stay tuned – more information will be coming soon!

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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

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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 aaurand@nlihc.org (applicants for research internship) or Creative Services Manager Ikra Rafi at 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 26

The following are some of the news stories to which NLIHC contributed during the week of June 26:

- "Council Post: How Business Leaders Can Work with Lawmakers to Advance Affordable Housing" *Forbes*, June 28 at: https://bit.ly/3R5YSty
- "These 3 states and 3 cities will increase their minimum wage on July 1. Do you live in one of them?" *MarketWatch*, June 30 at: https://on.mktw.net/3OVO5jz

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## NLIHC News

## NLIHC Membership

### NLIHC Welcomes New Members in Second Quarter of 2022

NLIHC wishes to welcome the following individuals and groups that joined our organization as members during the second quarter of 2022! To learn more about NLIHC membership, visit nlihc.org/membership.

*New Organizational Members*

- Arcata House Partnership
- Charities Housing Development Corporation of Santa Clara County
- Genesis Housing Development Corporation
- Northwest CLT Corporation
- Northwestern University Bluhm Legal Clinic
- Project Now, Inc.

*New Individual Members*

- Allison Cuff
- Angelia Peredes
- Anna Scott, RN
- Antoinette Gillock
- Barbara Burgo
- Ben Nurse
- Berry Williams
- Brandy Higgins
- Brenda Hunter
- Bud Mcallister
- Calvin Vinson
- Carol Lamberg
- Carolyn G. Villanova
- Carolyn Moore
- Charmeda McCready
- Christopher Walker
- Cindy Drozda
- Cristyal Scott

- Crystal T. Davis
- David Jaffee
- Desiree Perez
- Earl Simmons
- Erik Wismar
- Hayward Mccullough
- Jamie Pearson
- Kate Roy
- Kellen Moore
- Kiley Schmidt
- Kim Schaefer
- Kimberly Woo
- Laurene Payton
- Lee Clark
- Lesslie Garrett
- Maddilyn Boche
- Max Glenn
- Melissa Bender
- Michelle Gomez
- Mike Yackulics
- Nadya Pramaputri
- Neal Johnson Jr.
- Nick Bhasin
- Nikki Nguyen
- Patience Rutto
- Raymond Anastas
- Regina Phillips
- Russell Schmunk
- Samaila Adelaiye
- Samantha Culbertson
- Sandy Mckenzie
- Sarah O'Neal
- Terri Young
- Veronica Novy

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## NLIHC Staff

Andrew Aurand, Vice President for Research, x245
Sidney Betancourt, Housing Advocacy Organizer, x200
Jordan Brown, Research Intern
Victoria Bourret, ERASE Project Coordinator x244
Jen Butler, Senior Director, Media Relations and Communications, x239
Alayna Calabro, Policy Analyst–COVID-19 Response, x252
Josephine Clarke, Senior Executive Assistant, x226
Matthew Clarke, Writer/Editor, x207
Courtney Cooperman, Housing Advocacy Organizer, x263
Bairy Diakite, Director of Operations, x254

Lindsay Duvall, Senior Organizer for Housing Advocacy, x206
Emma Foley, Research Analyst, x249
Dan Emmanuel, Senior Research Analyst, x316
Ed Gramlich, Senior Advisor, x314
Sarah Gallagher, Senior Project Director, ERASE, x220
Kim Johnson, Senior Policy Analyst, x243
Paul Kealey, Chief Operating Officer, x232
Mike Koprowski, Director, Multisector Housing Campaign, x317
Kayla Laywell, Housing Policy Analyst, x231
Mayerline Louis-Juste, Senior Communications Specialist, x201
Steve Moore Sanchez, Development Coordinator, x209
Khara Norris, Senior Director of Administration, x242
Neetu Nair, Research Analyst, x291
Brenna Olson, Policy Intern
Jenna Parker, Field Intern
Noah Patton, Housing Policy Analyst, x227
Ikra Rafi, Creative Services Manager, x246
Benja Reilly, Development Specialist, x234
Gabrielle Ross, Housing Advocacy Organizer, x208
Sarah Saadian, SVP for Public Policy and Field Organizing, x228
Brooke Schipporeit, Manager of Field Organizing x233
Sophie Siebach-Glover, Research Specialist, x205
Kennedy Sims, Communications and Graphic Design Intern
Lauren Steimle, Web/Graphic Design Specialist, x246
Jade Vasquez, ERASE Project Coordinator, x264
Maya Ward-Caldwell, Fund Development Intern
Chantelle Wilkinson, Housing Campaign Manager, x230
Renee Willis, SVP for Racial Equity, Diversity, and Inclusion, x247
Rebecca Yae, Senior Research Analyst–COVID-19 Response, x256
Diane Yentel, President and CEO, x225