

**Volume 26, Issue 31**  
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## HoUsed Campaign

### Senate Provides Up to \$332 Billion for Housing and Transportation in the Infrastructure Reconciliation Package

The Senate released today a [budget resolution](#), setting the stage for Congress to enact a \$3.5 trillion infrastructure package. The budget resolution calls for more than \$332 billion combined for housing and transportation investments!

The budget resolution is expected to receive a vote on the Senate floor in the coming days, before heading to the House for approval. Once the budget resolution is approved, the Senate Banking Committee and House Financial Services Committee will draft legislation to determine how to invest their allocations in various housing and transportation programs.

Our work is now more important than ever! Advocates should continue to:

- Contact [your senators and representatives](#) and demand that any infrastructure package include the HoUsed campaign's [top priorities](#): a major expansion of rental assistance to every eligible household, at least \$70 billion to repair and preserve public housing, and at least \$45 billion in the national Housing Trust Fund.
- Urge [your members of Congress](#) to cosponsor Chair Maxine Waters's "[Housing is Infrastructure Act](#)" (H.R. 4497) and "[Ending Homelessness Act](#)" (H.R. 4496). Together these bills would ensure everyone has a safe, decent, affordable, and accessible place to call home.

### Background

The #HoUsed campaign works to achieve the large-scale, sustained investments and anti-racist reforms necessary to ensure that renters with the lowest incomes have stable, accessible, affordable homes. An infrastructure and economic recovery package is our first – and best – opportunity to advance the #HoUsed campaign priorities, including expanding rental assistance, repairing public housing, and investing in the national Housing Trust Fund – at the scale necessary.

The budget resolution, released today by the Senate, calls for more than \$332 billion for housing and transportation investments in an infrastructure package. Once the budget resolution is approved by Congress, each committee – including the Senate Banking Committee and House Financial Services Committee – will draft legislation to divvying up its allocation among various programs.

The allocation for housing and transportation investments included in the budget resolution could allow for robust housing investments in line with or even above the \$318 billion proposed for housing programs by President Biden in his "American Jobs Plan" (which the administration increased from an initial proposal of \$213 billion, thanks to the hard work and tenacity of affordable housing and homelessness advocates). President Biden's \$318 billion included \$105 billion in housing-related tax provisions and \$213 billion in direct investments.

House Financial Services Committee Chair Maxine Waters has introduced the "[Housing is Infrastructure Act](#)," outlining her priorities for any infrastructure package. The bill calls robust funding for HoUsed campaign's [top priorities](#), including \$200 billion for rental assistance, \$75 billion to repair and preserve public housing, and \$45 billion to build homes affordable to people with the lowest incomes through the national Housing Trust Fund.

Chair Waters has also introduced the "[Ending Homelessness Act](#)" to create a universal rental assistance program – a key pillar of the #HoUsed campaign's legislative agenda. Funding for rental assistance would be

mandatory and phased in over 10 years to ensure that every eligible household could receive a housing voucher. If enacted, the bill would help ensure everyone has a safe, decent, affordable, and accessible place to call home.

## Take Action

Build support for the HoUSed campaign's agenda by:

- Contacting [your senators and representatives](#) and demanding that any infrastructure package include the HoUSed campaign's [top priorities](#): a major expansion of rental assistance to every eligible household, at least \$70 billion to repair and preserve public housing, and at least \$45 billion for the national Housing Trust Fund to build homes for those most in need.
- Urging [your members of Congress](#) to cosponsor Chair Waters's "[Housing is Infrastructure Act](#)" (H.R. 4497) and "[Ending Homelessness Act](#)" (H.R. 4496). Together these bills would help ensure everyone has a safe, decent, affordable, and accessible place to call home.

Learn how to contact your members of Congress at: <https://www.govtrack.us/>

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## Join NLIHC Campaign Call on “HoUSed: Universal, Stable, and Affordable Housing” Today at 2:30 pm ET

Join today's (August 9) national HoUSed campaign call from 2:30-4pm ET. This week, Shamus Roller, executive director of the National Housing Law Project, will discuss the new CDC eviction moratorium. Mary Tingerthal, consultant with the National Alliance to End Homelessness (NAEH), will share a series of case studies on converting hotels into permanent housing. We will get the latest from NLIHC's ERASE project about immediate federal, state, and local actions needed to protect renters; share the latest updates from Capitol Hill, especially related to the infrastructure and reconciliation spending packages; hear updates from the field; and more.

Register for the call at: <https://bit.ly/3ub2sWM>

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## Recording Available of August 2 National Call on “HoUSed: Universal, Stable, Affordable Housing”

During our most recent (August 2) national call on “HoUSed: Universal, Stable, Affordable Housing,” we discussed the July 31 expiration of the Centers for Disease Control and Prevention's (CDC's) eviction moratorium and the immediate federal, state, and local actions needed to protect renters. We also shared how people can advocate for protections for low-income renters at risk of eviction and advance the [HoUSed campaign's priorities](#) in the reconciliation bill. We learned about a new housing precarity risk model; heard the latest from NLIHC's ERASE project; and received field updates.

NLIHC's Sarah Saadian discussed [immediate actions](#) needed at the federal, state, and local level after the expiration of the CDC's eviction moratorium, which has since been reissued and targeted to communities with high levels of COVI-19 caseloads. Sarah shared [NLIHC's letter to the Biden administration](#), Representative Cori Bush's (D-MO) [“Dear Colleague” letter](#), and House Speaker Nancy Pelosi's (D-CA) [“Dear Colleague” letter](#), all of which call for an extension of the federal eviction moratorium. The CDC announced on August 3

a [limited eviction moratorium](#) lasting until October 3 for renters living in communities experiencing a surge in COVID-19 cases, covering an estimated 90% of all renters.

NLIHC's Sarah Gallagher, Rebecca Yae, and Emma Foley provided updates on the End Rental Arrears to Stop Eviction (ERASE) project, including the [three-part ERASE webinar series](#). The series provides emergency rental assistance (ERA) program administrators, state and local partners, and community stakeholders with tools and best practices to ensure ERA reaches households experiencing the worst impacts of the pandemic and those most vulnerable to eviction.

Tim Thomas from the Urban Displacement Project at the University of California-Berkeley shared a new [housing precarity risk model](#), which shows communities at-risk of post-pandemic eviction, displacement, and long-term poverty. Erin Hahn from Texas Housers, Deborah Heffner from Community Advocates, Kristi Luzar from Urban Economic Development Association of Wisconsin, and Ariadna Godreau-Aubert from Ayuda Legal Puerto Rico, Inc. provided field updates.

NLIHC hosts national calls every week. On today's call we will be joined by Shamus Roller, executive director of the National Housing Law Project, to discuss the CDC's new eviction moratorium. Register for today's call (Monday, August 9 at 2:30 pm ET) at: <https://tinyurl.com/ru73qan>

Watch a recording of the national call at: <https://tinyurl.com/ppcjbhpy>

View presentation slides at: <https://tinyurl.com/wfusajh8>

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## Eviction Moratorium

### CDC Announces Targeted Eviction Moratorium Through October 3

The Centers for Disease Control and Prevention (CDC) [announced](#) on August 3 a limited eviction moratorium covering renters living in communities experiencing a substantial or high level of COVID-19 transmission. The new moratorium, slated to extend until October 3, was announced after the CDC's original moratorium was allowed to expire on July 31, leaving an estimated 6.5 million renter households currently behind on rent vulnerable to eviction. One day after the announcement of the new moratorium, the Alabama and Georgia Associations of Realtors petitioned the federal district court in DC to invalidate it.

The new moratorium would not have been possible without the extraordinary dedication of housing and homelessness advocates across the country and congressional champions – including Representative Cori Bush (D-MO), House Financial Services Committee Chair Maxine Waters (D-CA), and House Speaker Nancy Pelosi (D-CA) – whose tireless efforts kept pressure on the Biden administration to take bold action to protect lives.

After the Biden administration stated on July 29 it would not extend the federal eviction moratorium, Speaker Pelosi and Chair Waters led a fierce campaign to enact legislation to extend the moratorium, but the measure failed to garner the support needed to pass the House. Representative Bush and other members of the Congressional Progressive Caucus staged rallies outside of the Capitol building to demand an extension of the moratorium and, along with Speaker Pelosi and Chair Waters, kept up their demands that the Biden administration use every authority to extend eviction moratorium protections for renters.

The new moratorium covers renters living in communities experiencing a substantial or high level of transmission of COVID-19, an estimated 90% of all renters. CDC issued an [updated moratorium declaration](#), which renters must submit to their landlords to be protected, and clarified in the order that renters who have already submitted a declaration under the previous moratorium **do not** need to submit a new declaration to

continue to receive protection. Renters lose protections under the moratorium once their community is no longer experiencing a substantial or high level of COVID-19 community transmission. The moratorium does not relieve renters from their obligation to pay rent; renters must still pay as much as they can.

The new moratorium was released a day after the Biden administration announced additional steps it will take to protect renters and prevent evictions during the pandemic, including those recommended by NLIHC and the National Housing Law Project in a [joint letter to administration officials](#). These steps include:

- Directing federal agencies to consider all legal authorities to stop evictions
- Encouraging states and localities to establish or extend their own eviction moratoriums
- Calling on courts to stop eviction proceedings until renters and landlords first apply for emergency rental assistance (ERA)
- Directing federal housing agencies to ensure federally supported landlords apply for ERA rather than evicting renters
- Ensuring federal funds can be used to support eviction-prevention efforts by courts, legal aid, and housing counselors

Even with these vital steps, it is critical that state and local governments work quickly to distribute ERA funds and prioritize ERA to rehouse individuals and families who were evicted from their homes during the moratorium lapse. Most states and communities need to do much more to quickly distribute ERA to struggling renters and ensure programs are visible, accessible, and preventative of evictions. The CDC's moratorium gives states and communities more time to ramp up their ERA programs, and they must use this time effectively to expedite assistance to households in need.

Read the CDC's order at: <https://tinyurl.com/uz9du4am>

Access the CDC's updated moratorium declaration at: <https://tinyurl.com/e37xnyhs>

Find out whether your county is experiencing a substantial or high rate of COVID-19 transmission at: <https://covid.cdc.gov/covid-data-tracker/#county-view>

Learn more about the eviction moratorium [here](#).

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## Emergency Rental Assistance

### Federal Reserve Releases New Rental Debt Estimates, Bolsters Case for ERA Distribution

The Federal Reserve Bank of Philadelphia released new estimates of rental debt for households that experienced job loss or involuntary part-time work during COVID-19. The report, "[Household Rental Debt During COVID-19: Update for August 2021](#)," finds that without federal interventions, rental debt for households that experienced job loss or a reduction in hours would continue to increase through the end of the year. The analysis estimates that renter households currently have \$15.3 billion in debt, a figure that is expected to increase to \$18.6 billion by December. The report also contains state-level estimates for the share and number of renter households in debt, amount of debt, and average household debt. These estimates do not take into account recent policies, such as the emergency rental assistance (ERA) program, illustrating the critical need for efficient disbursement of ERA funds to fill these gaps.

This report builds on previous reports from the Federal Reserve, "[Household Rental Debt During COVID-19](#)" and "[Household Rental Debt During COVID-19: Update for 2020](#)." The estimates use data from the Current Employment Statistics, Current Population Survey, Census Pulse Survey, IPUMS, and more. The estimates only

account for rental debt related to COVID-19 income losses, and do not account for debt from late fees or from increased borrowing to make rental payments. Because these estimates are narrowly focused on rental debt due to job loss and involuntary part-time work related directly to COVID-19, they are on the low end of rental debt estimates.

The most recent report was released in preparation for the CDC eviction moratorium's expiration. Although a new moratorium has now been issued, the report findings provide critical insights into the continued need for robust policy intervention. The Federal Reserve estimates that households have an estimated average debt of \$7,800, which is expected to increase to \$9,300 by December 2021 without ERA or other policy interventions. The debt amounts and average debt vary widely by state. The report estimates that Wyoming has the highest share of renter-households in debt at 12.7% followed by Florida at 7.9%. Average debt also varies, with Alaska, Hawaii, California, and Nevada having the highest average debt amounts at \$14,100, \$13,300, \$11,400, and \$9,500, respectively.

The Federal Reserve's conservative estimates of rental debt underline the continued need for efficient disbursement of ERA funds. As of June 30, ERA spending rates remained low, with states spending only 10% of their funds on average (see [Memo 7/26](#)).

Access the Federal Reserve Bank rental debt estimates at: <https://bit.ly/3ly4jE2>

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## **Treasury Releases Resources to Help State and Local Governments Speed ERA Distribution and Prevent Evictions**

The U.S. Department of the Treasury on August 4 [reiterated](#) its call for state and local governments to speed the distribution of [emergency rental assistance](#) (ERA) by removing unnecessary and burdensome documentation requirements. To help communities swiftly improve their ERA programs, Treasury updated its list of [promising ERA practices](#) by publishing examples of [simplified eligibility forms](#) and an [eviction-diversion "maturity model,"](#) as [recommended by NLIHC](#). Treasury announced it is distributing the sample eligibility forms to all ERA program grantees, hosting information sessions, and providing technical support to encourage programs to utilize self-attestation when determining an applicant's eligibility.

Despite the [broad flexibilities](#) provided by the White House and Treasury in its updated ERA guidance, many programs impose burdensome documentation and lengthy applications that slow the distribution of aid. The Biden administration continues to urge state and local governments to allow renters to self-attest to eligibility criteria, utilize categorical eligibility, and verify income eligibility based on fact-based proxies. Treasury published examples of self-attestation forms used by grantees to determine income eligibility, rental obligation, housing status, financial hardship, and other criteria. NLIHC has also posted examples of self-attestation forms on our [ERA Resource Hub](#).

In collaboration with U.S. Digital Service, Treasury released an Eviction Prevention Program Maturity Model to help local eviction prevention partnerships assess and improve their efforts. The White House on June 24 announced a [series of actions](#) to help state and local governments prevent evictions, including urging communities to accelerate the distribution of ERA and adopt eviction diversion efforts. Treasury released updated [guidance](#) in June clarifying that ERA program funding can be used to support eviction-prevention and diversion programs. As part of its whole-of-government approach to prevent evictions, the White House hosted two virtual [eviction prevention summits](#) to emphasize the need for eviction diversion programs and help leaders across the country develop local eviction prevention action plans (see *Memo*, [7/6](#), [7/26](#)).

The maturity model released by Treasury can help grantees develop a strategy and determine actionable steps to address eviction diversion. ERA grantees and stakeholders can utilize the model to determine their program's

stage of development and identify improvements that will help strengthen their approaches to ensuring housing stability within their communities. The model includes practices related to resourcing and shaping programs, tenant interventions, landlord and property manager interventions, relationship-based interventions, and prioritizing eviction cases for ERA.

Access Treasury's promising practices at: <https://tinyurl.com/uva4k7f8>

View example self-attestation forms at: <https://tinyurl.com/4r9kbhk7>

Learn more about the Eviction Prevention Program Maturity Model at: <https://tinyurl.com/ytb3jj8e>

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## **End Rental Arrears to Stop Evictions (ERASE) Emergency Rental Assistance Checklists Now Available**

Emergency rental assistance (ERA) programs must serve the lowest-income and most marginalized renters in need of housing assistance in time to prevent a wave of evictions and to promote housing stability. NLIHC has compiled Department of Treasury ERA guidance, emerging research, and innovations from the field into its End Rental Arrears to Stop Evictions (ERASE) call to action. The call to action is designed to help state partners, local jurisdictions, and ERA program administrators: 1) ensure assistance is delivered quickly to those most in need, and 2) develop the infrastructure for scale and sustainability. NLIHC has developed a [series of checklists](#) to help make a quick assessment of ERA programs in several key areas.

ERASE aims to ensure ERA programs are:

1. **Visible:** Emergency rental assistance providers must conduct equitable and robust marketing and outreach efforts to ensure all landlords, low-income renters, and those already experiencing homelessness due to housing loss know about ERA programs and how to access assistance in their communities.
2. **Accessible:** Programs must support equitable and efficient access to and disbursement of financial support to landlords and tenants by ensuring an accessible, streamlined, and low-barrier ERA application process.
3. **Preventive:** Programs must ensure holistic, responsive interventions at all intervention points, such as state and local courts, to prevent evictions, housing displacement and homelessness and to integrate tenant protections into a well-rounded eviction-diversion and prevention strategy.

NLIHC has developed a [series of checklists](#) to support states and localities in advancing this framework. The tools can help jurisdictions make a quick assessment of emergency rental assistance programs, outline attributes for model programs, and offer strategies for program implementation, partnership development, and course correction.

Access the ERASE checklists at: <https://tinyurl.com/2javvj6f>

For more information on (ERA) programs in your area and for tools and resources to support ERA implementation, please visit the NLIHC Emergency Rental Assistance Dashboard at: <https://nlihc.org/era-dashboard>



## **NLIHC Announces ERASE Grantees**

NLIHC is pleased to announce the 27 state and local organizations selected for the NLIHC Ending Rental Arrears to Stop Evictions (ERASE) grantee cohort. The cohort will work to influence state and local emergency rental assistance (ERA) programs and ensure that ERA funds quickly reach the lowest-income and most marginalized people. The ERASE program seeks to ensure housing stability for the lowest-income renters in the short-term while building the framework for long-term sustainability.

Building off NLIHC's ERASE call to action, grantees will work to:

1. Influence state and local programs to accelerate the equitable use of funding
2. Enable the adoption of eviction-prevention and diversion measures through policy reforms and/or judicial partnerships
3. Encourage transparency through tracking program data, successes, and challenges.

NLIHC looks forward to working with the selected state and local partners to support the ERASE call to action to increase ERA program visibility, increase access, and ensure eviction-prevention and diversion efforts mitigate the negative impacts of COVID 19 on housing stability.

The grantees are:

- Housing Network of Rhode Island
- Housing Action IL
- Chicago Anti Eviction Campaign
- Michigan Coalition Against Homelessness
- United Community Housing Coalition, MI
- Richland Library, Columbia, SC
- Dataworks NC
- Idaho Center for Fiscal Policy
- Nebraska Housing Developers Association
- Hope Enterprise Corporation, MS
- Prosperity Indiana
- Washington Low Income Housing Alliance
- Byrd Barr Place Seattle
- Homeless & Housing Coalition of Kentucky
- CT Fair Housing Center
- Hawai'i Appleseed
- Texas Housers
- Florida Housing Coalition
- Miami Workers Center
- Housing and Counseling Service of DC
- Empower DC
- Georgia Advancing Communities Together, Inc.
- Minnesota Housing Partnership
- Utah Housing Coalition
- Alaska Coalition to End Homelessness
- Housing Alliance PA
- HousingLOUISIANA

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## Join This Week's NLIHC ERASE Webinar: "Preventive: Connecting Emergency Rental Assistance to Courts and Tenant Protections"

NLIHC's End Rental Arrears to Stop Evictions (ERASE) [webinar series](#) continues on August 11 with a session on "Preventive: Connecting Emergency Rental Assistance to Courts and Tenant Protections." The three-part [series](#) (July 28, August 4, and August 11 from 3-4:30 pm ET) supports emergency rental assistance (ERA) program administrators, state and local partners, and community stakeholders with tools and best practices to ensure that ERA reaches households experiencing the worst impacts of the pandemic—including households of color, people with disabilities, and immigrant communities—in time to prevent housing loss and eviction.

NLIHC calls on state and local partners to ensure that: 1) tenants and landlords in need know about and can access ERA; 2) ERA applications are flexible, streamlined, and low-barrier; and 3) ERA programs are connected to other tenant protections and ultimately successful in preventing evictions. Each webinar addresses one core focus area of the ERASE call to action: that ERA programs are visible, accessible, and preventive of evictions.

This week's webinar is "Preventive: Connecting Emergency Rental Assistance to Courts and Tenant Protections" on August 11, 2021, 3-4:30 pm ET.

This webinar will highlight strategies to prevent eviction, housing displacement and homelessness by offering flexible, holistic, and preventative interventions and creating formal partnerships with state and local courts to support eviction prevention and diversion in coordination with ERA programs. We will hear from national partners regarding tenant protections that can be aligned with emergency rental assistance as well as from state and local programs on how they are using data to track eviction cases and conduct advocacy.

Speakers include:

- Christine Stoneman, principal deputy chief performing duties as chief, United States Department of Justice
- Zackery Zarnow, principal court management consultant, National Center for State Courts
- Samira Nazem, Associate Director of Programs & Advocacy at The Chicago Bar Foundation
- Jay Rose, independent housing legal services consultant
- Webb Brewer, general counsel for ERA, Memphis and Shelby County Emergency Rental Assistance Program
- Greg Payne, director, Maine Affordable Housing Coalition

Register at: <https://tinyurl.com/r4w39cwh>

If you missed the first two webinars in the series, "Visible: Ensuring Equitable Outreach, Marketing and Targeting of Emergency Rental Assistance," or "Accessible: Creating Flexible, Streamlined and Low-Barrier Application Processes," access the recordings at: [COVID-19 Working Group/Calls](#)

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## Coronavirus, Disasters, Housing, and Homelessness

### Coronavirus Updates – August 9, 2021

#### National Updates

## *Biden Administration*

The Biden administration is [calling on](#) major companies, nonprofits, government agencies, faith-based organizations, and others to spread the word that emergency rental assistance (ERA) is available for tenants and landlords. Use the administration's [Rental Assistance Call to Action Toolkit](#) to inform tenants and landlords about the [CFPB's Rental Assistance Finder](#) and the [Interagency Housing Assistance Portal](#) to help them find available resources in their area.

## *Department of Health and Human Services (HHS)*

The Department of Health and Human Services (HHS) will invest [more than \\$1.6 billion](#) from the American Rescue Plan to support testing and mitigation measures in high-risk congregate settings, including homeless shelters. As COVID-19 cases rise among unvaccinated people and where the more transmissible Delta virus variant is surging, this funding will expand activities to detect, diagnose, trace, and monitor infections and mitigate the spread of COVID-19 in non-congregate shelters, some of the hardest hit and highest risk communities across the country.

## *Department of Treasury*

The U.S. Department of the Treasury on August 4 [reiterated its call](#) for state and local governments to speed the distribution of emergency rental assistance (ERA) by eliminating undue documentation burdens. Treasury published [examples of simplified eligibility forms](#) on its website and sent them to all ERA program grantees. In collaboration with the U.S. Digital Services, Treasury also released an [Eviction Prevention Program Maturity Model](#) to help local eviction prevention collaboratives assess and identify strategies to improve their efforts.

## *Advocacy & Research*

The Center on Budget and Policy Priorities (CBPP) published a [new analysis](#) on the roughly 4 million or more children in families who are eligible for the Child Tax Credit but may miss out on these critical payments if they do not submit their information to the IRS. The paper identifies groups to prioritize for outreach, includes state-by-state numbers, and offers recommendations for steps communities can take to help families claim the Child Tax Credit payment. CBPP has also developed resources organizations can use to support [Child Tax Credit outreach efforts](#), including FAQs, guides to the IRS non-filer form and Child Tax Credit Update Portal, and other outreach materials.

## *Reporting*

The [Associated Press](#) reports the Centers for Disease Control and Prevention (CDC) issued a [new eviction moratorium](#) for renters living in communities experiencing substantial or high transmission of COVID-19, covering an estimated 90% of all renters. The moratorium protects renters through October 3. The announcement was a reversal for the Biden administration, which had allowed the previous eviction moratorium to lapse. The announcement came after progressive lawmakers pushed the White House to take action. Democratic leaders joined [Representative Cori Bush \(D-MO\)](#), who camped outside the U.S. Capitol, leading a passionate protest urging the White House to urge the Biden administration to prevent evictions. Speaker of the House Nancy Pelosi had called the prospect of widespread evictions “unfathomable.” The Congressional Black Caucus, the Congressional Hispanic Caucus, and other progressive lawmakers put pressure on the Biden administration to issue an immediate extension. [NLIHC](#) applauded the CDC's decision, noting the eviction moratorium provides state and local governments time to connect tenants with aid. “This is a tremendous relief for millions of people who were on the cusp of losing their homes and, with them, their ability to stay safe during the pandemic,” [said NLIHC President and CEO Diane Yentel](#). “Now, the work of state and local governments to distribute emergency rental assistance to tenants in need becomes all the more critical. The president has given them the time that they and millions of renters needed – they must use it effectively and expedite assistance. The country is watching, and tenants and landlords are waiting.”

[Forbes](#) reports on the new eviction moratorium, highlighting that the announcement comes on the heels of the emerging Delta variant, which has caused a significant uptick in COVID-19 cases. “President Biden’s bold action and leadership in this moment of crisis will save lives and immeasurable suffering,” said NLIHC’s Diane Yentel.

The [Washington Post](#) reports the new eviction moratorium is creating confusion for millions of renters who had been on the verge of evictions. For some renters, it is too late. The previous eviction moratorium lapsed on Saturday, July 31, jump-starting the eviction process in some states and cities. The *Post* spoke with landlords, renters, and housing advocates in five states who confirmed evictions had happened or were imminent.

NLIHC’s Diane Yentel joined [PBS NewsHour](#) to discuss the importance of the federal eviction moratorium, noting that the moratorium has been a lifeline and a critical public health measure, keeping tens of millions of renters safely and stably housed amid the ongoing pandemic. Diane spoke about the Biden administration’s efforts to urge and empower states and cities to quickly distribute emergency rental assistance.

NLIHC’s Diane Yentel joined Janet Shamlian on [CBS This Morning](#) to discuss the slow distribution of emergency rental assistance. *CBS* highlighted that [Diane testified before Congress](#) on ERA and the continued need for the federal eviction moratorium.

The [Wall Street Journal](#) reports low-income renters in Southern states are among the most vulnerable, following the expiration of the federal CDC eviction moratorium, as Southern states have some of the most landlord-friendly laws and procedures to evict tenants.

## **State and Local News**

### *Alabama*

According to the Alabama Housing Finance Authority, as of July 15, \$4.4 million of the \$237 million it received to administer the statewide Emergency Rental Assistance Alabama had been provided to 597 households. With census data indicating [nearly 58,000 Alabama residents](#) report they could be evicted over the next two months, housing advocates are concerned about a surge of evictions and a rise in homelessness.

### *Alaska*

The Alaska Housing Finance Corporation [announced](#) on August 2 it has contacted all 30,000 applicants in Alaska Housing Rent Relief, reviewed all requests for past-due rent, and paid \$85.2 million.

### *Colorado*

Governor Jared Polis issued an [executive order](#) on July 30 that requires landlords to provide tenants with 30 days’ notice before evicting them due to nonpayment of rent. During that period, tenants can halt the eviction by showing proof they have applied for rental assistance. The order went into effect on August 1.

### *Florida*

Florida has distributed [about 2%](#) of the more than \$870 million it has received in federal emergency rental assistance (ERA). As of July 30, the Florida Department of Children and Families said it had distributed only \$18.3 million to about 4,300 applicants through its statewide ERA program, [OUR Florida](#). Kody Glazer, legal director of the Florida Housing Coalition, attributed the state’s disappointing distribution number to several factors, including the online-only application and a requirement that landlords create a new account and reapply for every tenant if they are applying on behalf of multiple people.

### *Georgia*

The Chief Judge of the DeKalb County Superior Court signed an order Friday [stopping all evictions in DeKalb](#) for 60 days. The local eviction moratorium is the first of its kind in Georgia. NLIHC's Diane Yentel [tweeted](#) that other states, cities, and counties should immediately follow DeKalb County's decision to enact local eviction protections.

### *Indiana*

Indianapolis is [expanding a new pilot program](#) to provide legal aid throughout Marion County's township small claims courts where eviction proceedings are heard. The city plans to use about \$800,000 to \$900,000 of American Rescue Plan Act resources to fund the pilot program for one year.

### *Kansas*

The [Wichita Eagle](#) reports the new CDC eviction moratorium should cover renters in Sedgwick County and most of Kansas. Most counties in Kansas are experiencing "high" levels of COVID-19 transmission and would fall under the new CDC protection, according to the [CDC's map](#). The Wichita Emergency Rental Assistance Program has been slow to distribute aid – only distributing about \$1 million two months after launching.

### *Louisiana*

[More than 60,000 households in Louisiana](#) have applied for emergency rental assistance (ERA) this year. So far, less than 11,000 households have been approved. Housing advocates like Andreanecia Morris, executive director of HousingNOLA, are urging tenants and landlords to communicate with each other and pleading with landlords to not evict their tenants.

### *Maine*

[More than 9,000 Maine households](#) have received or been approved for about \$46 million in rent relief since the program relaunched on March 1. The Maine legislature [approved a new law](#) that requires landlords to attach a plain-language notice to all future eviction complaints, which will include key information about the eviction process, how tenants can access rent relief, legal assistance, and housing counseling, and how tenants can request mediation of their case.

### *Maryland*

[Anne Arundel County](#) is ramping up efforts to prevent evictions by increasing outreach to landlords, more than doubling the number of Community Legal Services staff available to assist tenants and setting up office space next to the District Court to help tenants access representation. Of the 89 cases that went to court with Community Legal Services' representation since the county launched the program, every tenant has avoided eviction.

### *New Jersey*

Governor Phil Murphy signed legislation ([S.3691](#)) on August 4 that will help stem a wave of evictions. Under the new law, households with incomes up to 120% of area median income (AMI) cannot be evicted for nonpayment of rent owed between March 1, 2020 and August 31, 2021. The state eviction moratorium will end on August 31, 2021 for nonpayment of rent; however, households with incomes up to 80% of AMI can apply for an extension of the moratorium through December 2021 if they can demonstrate COVID-related economic hardship and have applied for emergency rental assistance.

### *Oregon*

Oregon Housing and Community Services is offering a free training on Friday, August 6 from 2-3:30 pm ET for advocates and volunteers interested in helping low-income Oregonians apply for federal emergency rental assistance. Access the training [here](#).

## *Rhode Island*

RentReliefRI is asking residents to share information about the emergency rental assistance (ERA) program with clients, community members, and partners to ensure this information reaches those who need it most. Check out [RentReliefRI's outreach tools and resources](#).

## *Texas*

[January Advisors](#) reports 2,432 households in Harris County lost their protections when the initial CDC eviction moratorium expired on July 31. Of those, 1,423 households may have faced imminent eviction, and 1,009 delayed cases would have appeared on the docket in the coming weeks. Note: The CDC issued a new eviction moratorium on August 3.

## *Wyoming*

Emergency rental assistance (ERA) and legal aid are available to low-income [renters in Wyoming](#). Equal Justice Wyoming provides legal services throughout the state at five locations. Renters can apply for ERA through the [Wyoming Emergency Rental Assistance Program](#).

## **Guidance**

### *Centers for Disease Control and Prevention (CDC)*

- [Temporary Halt in Residential Evictions in Communities with Substantial or High Levels of Community Transmission of COVID-19 to Prevent the Further Spread of COVID](#) – August 3, 2021

### *Department of Housing and Urban Development*

- [HUD Multifamily Q&A for COVID-19](#) – Updated July 29, 2021 (see *Memo*, [8/2](#))
- [COVID-19 Homeless System Response: ESG-CV Notice CPD-21-08 Summary](#) – July 2021
- [COVID-19 Homeless System Response: Vaccine Planning and Distribution](#) – July 2021

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## **Disaster Housing Recovery Updates – August 9, 2021**

The NLIHC-led Disaster Housing Recovery Coalition (DHRC) convenes and supports disaster-impacted communities to ensure that federal disaster recovery efforts reach all impacted households, including the lowest-income and most marginalized people who are often the hardest-hit by disasters and have the fewest resources to recover. Learn more about the DHRC's policy recommendations [here](#).

## **Federal Response**

### *Congress*

“[The Housing Survivors of Major Disasters Act](#)” (H.R. 3037), introduced by Representative Adriano Espaillat (D-NY) and Resident Commissioner Jennifer Gonzalez-Colon (R-PR), was [unanimously approved](#) by the House Transportation and Infrastructure Committee on July 28, thanks in large part to the advocacy of the DHRC. The bill was written with input from DHRC members and includes many of the coalition's top disaster recovery priorities. The same bill was unanimously passed by the House of Representatives last year. Read [NLIHC's fact sheet](#) on the bill.

Congressional leaders in the House and Senate [introduced](#) the “[Reforming Disaster Recovery Act](#)” last week to help reform America's broken disaster housing recovery system. The bipartisan bill is a top priority for NLIHC

and the Disaster Housing Recovery Coalition (DHRC). If enacted, it would permanently authorize a key disaster recovery program that provides states and communities with the long-term resources needed to rebuild affordable housing and infrastructure after a disaster. The bill also includes important safeguards and tools to help ensure that federal disaster recovery efforts reach the lowest-income and most marginalized survivors who are often hardest hit by disasters and face the longest, steepest path to recovery. For more information, check out NLIHC’s [fact sheet](#) on the Reforming Disaster Recovery Act. To learn more, see recent [congressional testimony](#) from NLIHC’s Vice President of Public Policy Sarah Saadian.

Please [contact](#) your senators and representatives and urge them to cosponsor the “Reforming Disaster Recovery Act” ([S.2471](#), [H.R. 4707](#)) to ensure disaster resources reach households and communities more quickly and to put in place key safeguards and reforms needed to better target those with the greatest needs.

## FEMA

FEMA [announced](#) on August 3 it has [extended funding](#) for emergency non-congregate sheltering in non-COVID-19 incidents through November 30, 2021. The extension does not apply to [non-congregate sheltering programs](#) that provide safe housing for individuals experiencing homelessness in hotels, motels, or other individual living arrangements during the pandemic.

## National Oceanic and Atmospheric Administration (NOAA)

NOAA on August 4 updated its [2021 Atlantic hurricane seasonal forecast](#), slightly increasing expectations for the number of named storms and powerful hurricanes. [Axios](#) points out that with the country already confronting extreme heat and wildfires, an active and destructive hurricane season could overwhelm overstretched disaster response agencies’ capacity.

## Advocacy

The [Partnership for Inclusive Disaster Strategies](#) is asking advocates to [urge their members of Congress](#) to support the Real Emergency Access for Aging and Disability Inclusion for Disasters Act (READI) and the Disaster Relief Medicaid Act (DRMA) – two vital pieces of legislation that reinforce the rights and needs of people with disabilities and others with access and functional needs before, during, and after disasters and emergencies. [Learn more about READI and DRMA.](#)

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## HUD

### Senate Committee Holds Hearing for HUD Assistant Secretary Nominees

The Senate Banking, Housing, and Urban Affairs Committee held a nomination hearing for three assistant secretary positions at the Department of Housing and Development (HUD). The HUD nominations considered in the hearing were Julia Gordon for assistant secretary for housing and Federal Housing Administration commissioner; David Uejio for assistant secretary for fair housing and equal opportunity; and Solomon Greene for assistant secretary for policy development and research.

Julia Gordon currently serves as president of the National Community Stabilization Trust. She previously worked as senior director of housing and consumer finance at the Center for American Progress, managed a policy team overseeing the efforts of Fannie Mae to provide loss mitigation for homeowners, and served at the Center for Responsible Lending with a focus on advocating on predatory mortgage lending and foreclosure prevention. She said that if confirmed, she would prioritize increasing the supply of affordable housing for both

rental and ownership and advance time-sensitive priorities of the Biden administration, HUD Secretary Fudge, and Congress, including preventing foreclosures.

David Uejio currently serves as acting director of the Consumer Financial Protection Bureau (CFPB) and has been with the agency since 2012. Prior to becoming acting director, Uejio served as CFPB's acting chief of staff, lead for talent acquisition, and chief strategy officer, as well as other positions at National Institutes of Health, Office of Personnel Management, and Office of the Secretary of Defense. Mr. Uejio stated that if confirmed, he will enforce the nation's fair housing laws in accordance with the mission of the Fair Housing Enforcement Act and the intention of the Fair Housing Act. In response to members of the committee's questions, he also stated that he will take cases of discrimination against the LGBTQ+ community and people with disabilities.

Solomon Greene currently serves as a senior fellow in the Reach to Action Lab and the Metropolitan Housing and Community Policy Center at the Urban Institute. He previously has served as senior advisor to the HUD secretary focusing on federal policies to reduce segregation and expand neighborhood choice, as well as a principal adviser on the Nation's Sustainable Development Goals. In his testimony, Mr. Greene stated that his work on housing and urban development policy has been motivated by three long-held commitments. First, his career has been dedicated to helping families find and keep stable and affordable housing. Second, he believes that evidence-based housing and community development policies can help ensure that every child has a fair shot in life. Finally, he has a passion for using the best available data and evidence to inform public policy decisions at all levels of government. Mr. Greene said that if confirmed, he will apply these commitments to advance HUD's mission.

A confirmation vote for the nominees is expected to occur soon.

Access a recording of the hearing and written testimonies on the Senate Committee on Banking, Housing, and Urban Affairs' website: <https://bit.ly/3AcZ7JP>

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## **HUD Inspector General Finds Office of Multifamily Housing Fails to Ensure Timely Resolution of Health and Safety Complaints**

HUD's Office of the Inspector General (OIG) issued a June 28 report, "[Multifamily Health and Safety Complaint Process](#)," finding that the Office of Multifamily Housing Programs' complaint process did not ensure timely resolution of health and safety complaints. HUD Multifamily oversees contracts with private owners of HUD-assisted properties such as the Section 8 Project-Based Rental Assistance program. The OIG found that performance-based contract administrators (PBCAs) responded to complaints quickly but did not *resolve* them in a timely manner. The slow resolution of complaints occurred because Multifamily does not have a standardized, effective process for monitoring, tracking, and resolving complaints in a timely manner. As a result, Multifamily housing tenants were, in some instances, faced with unhealthy and dangerous living environments for extended periods.

On average, it took 2.5 days to resolve the life-threatening health and safety issues the OIG reviewed, including three days to resolve a gas leak. It took an average of 17 days to resolve non-life-threatening health and safety issues, including 175 days to resolve an infestation problem. For the audit, the OIG determined that reasonable benchmark resolution times should be 24 hours to resolve life-threatening health and safety issues and 72 hours to resolve non-life-threatening health and safety issues.

PBCAs are state public housing agencies or agency affiliates or are state housing finance agencies. PBCAs administer 92% of all Multifamily annual contribution contracts with the owners of private multifamily housing with Section 8 Project-Based Rental Assistance. HUD Field Office staff administer the remaining 8%.



Multifamily indicated that PBCAs handle 97% of all health and safety complaints while Multifamily staff handle the other 3%. PBCAs send complaint logs to Multifamily regional offices at the end of each month. PBCAs work directly with property owners on complaint intake and resolution and perform core tasks for Section 8 PBRA contracts, ensure tenant safety, address tenant concerns and complaints, conduct onsite visits, perform management reviews, and ensure that contracts are administered according to Multifamily requirements.

Multifamily also receives complaints via a complaint line managed by the Multifamily Housing Clearinghouse at HUD headquarters. Complaints about a property's management concerning poor maintenance, dangers to health and safety, mismanagement, and fraud are generally sent to the appropriate Multifamily regional office, which directs it to the appropriate PBCA, property management company, or property owner.

The OIG noted that Multifamily has timeliness requirements for responding to health and safety issues but no timelines requirements for *resolving* those issues. By contract, PBCAs are required to respond immediately to life-threatening issues and within two business days for nonlife-threatening health and safety issues. However, Multifamily has not established specific timeframes for *resolving* either of these issues. Examples of life-threatening health and safety conditions include detection of gas, exposed wires, security bars preventing egress, missing breaker fuses, and smoke detectors that are missing or inoperable. Examples of non-life-threatening health and safety conditions include leaking faucets and pipes, sewer odors, cracked or missing windows, missing doors, mold and mildew, rats or mice infestation, and an inoperable water supply.

The OIG report listed eight system “weaknesses,” including:

- Multifamily Field Offices did not follow up on or track complaints they sent to a PBCA to resolve.
- Multifamily did not have agencywide guidance specifically stating how its staff must receive, monitor, and track complaints. Each Field Office had its own processes for staff to monitor complaint resolution.
- Multifamily did not require PBCAs to report complaint intake and resolution in a manner to ensure resolution was completed on a timely basis; at best, Multifamily would not know the full extent of complaints received or their resolution status for 30 days.
- Multifamily has not established specific timeframes for resolving life-threatening or non-life-threatening health and safety issues in Multifamily housing, as it had for other HUD program areas, such as Housing Choice Vouchers and public housing.

The OIG recommend that the Multifamily deputy assistant secretary:

- Develop a comprehensive process to ensure that complaints received by the Multifamily Housing Clearinghouse are resolved in a timely manner
- Develop agencywide policies and procedures for the intake, monitoring, and tracking of health and safety complaints
- Develop an automated real-time system for receiving, tracking, and resolving health and safety issues
- Revise the Multifamily annual contributions contract to define more clearly contractor and property management responsibilities and deadlines for resolving health and safety issues

“Multifamily Health and Safety Complaint Process” (Audit Report Number:2021-KC-0004) is at: <https://bit.ly/3rQhZeR>

More about Project-Based Rental Assistance is on [page 4-64](#) of NLIHC's *2021 Advocates' Guide*.

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## HUD Publishes FY22 Fair Market Rents (FMRs)

HUD announced in the August 6 *Federal Register* its publication of [FY22 Fair Market Rents \(FMRs\)](#). FMRs are used to determine payment standards for the Housing Choice Voucher (HCV) program; initial renewal rents for some expiring project-based Section 8 contracts; initial rents in the Moderate Rehabilitation Single Room Occupancy program; and rent ceilings for the HOME Investment Partnerships program and the Emergency Solutions Grants program. They are also used to calculate flat rents in public housing.

FMRs are based on the most recent American Community Survey (ACS) data, trended through 2022. Public housing agencies (PHAs) and other interested parties may comment on the FMRs and request a reevaluation between now and September 30. PHAs representing at least half of the voucher tenants in multijurisdictional FMR areas must agree that the reevaluation is necessary. On or around October 2, HUD will post a list of areas requesting reevaluations, keeping FY21 FMRs in effect in those areas. No later than Friday January 7, 2022, requestors for reevaluations must supply HUD with data more recent than the 2019 ACS about gross rents of standard quality rental units.

Questions about how to conduct rent surveys (data collection) can be addressed to the Program Parameters and Research Division at [pprd@hud.gov](mailto:pprd@hud.gov). HUD will use the data provided to them to reevaluate FMRs. HUD will post a list of areas failing to deliver data on Monday January 10, 2022, making the FY22 FMRs effective in these areas.

Comments and requests for reevaluations must be submitted through <http://www.regulations.gov/> or by mail to: HUD Regulations Division, Office of General Counsel, Department of Housing and Urban Development, 451 7th Street, SW, Room 10276, Washington, DC 20410-0500. HUD encourages electronic submissions.

The FY22 FMRs and related documents are available at: <https://bit.ly/3jrbum>.

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## Opportunity Starts at Home

### Study Reports Neighborhood Impacts on Long-Term Outcomes for Children

A recently released [study](#) from the National Bureau of Economic Research finds that longer exposure to more advantaged neighborhoods during childhood improves long-term health, well-being, and neighborhood quality outcomes during adulthood. The study identifies neighborhood stressors and health-related behaviors such as smoking as key predictors of adult health. The study explores five factors that appear to mediate place effects on children: school quality, peer influences, pollution, exposure to violence, and criminal justice policies.

“How does one’s place of residence affect individual behavior and long-run outcomes?” ask the study’s authors. “Understanding neighborhood and place effects has been a leading question for social scientists during the past half-century. Recent empirical studies using experimental and quasi-experimental research designs have generated new insights on the importance of residential neighborhoods in childhood and adulthood.”

Read study findings [here](#).

Follow the *Opportunity Starts at Home* campaign on social media: [Twitter](#), [Instagram](#), [Facebook](#), and [LinkedIn](#). Be sure to [sign up](#) for our e-newsletter to get the latest updates about the campaign, including new multi-sector partners, [calls to action](#), events, and [research](#).

## Research

### Latino Households Face Challenges in Accessing Housing Assistance Programs

A new study published in *Cityscape*, “[Understanding Low-Income Hispanic Housing Challenges and the Use of Housing and Homelessness Assistance](#),” finds that despite facing severe housing challenges, Latino households do not access housing resources and programs at rates relative to their poverty level. Latinos make up 18% of the U.S. population but as much as 27% of those living below the poverty line. They account for 19% of all households living in subsidized housing. This rate aligns with their share of the total population, but not with their income eligibility for HUD programs.

To examine Latino representation in housing programs and in the homeless population, the authors created a database of HUD program utilization rates and HUD Point in Time (PIT) homelessness counts. While Latinos account for up to 27% of the population in poverty, they account for 24% of households in public housing, 18% of households with Housing Choice Vouchers, and 16% of households in project-based Section 8 homes. As of 2019, Latinos comprised 22% of the population experiencing homelessness.

To examine variation in experiences by county, the authors used the dataset they assembled to identify counties in which Latino people were underrepresented in HUD housing, overrepresented in the homeless population, sheltered at lower rates than other non-Latino people experiencing homelessness, or all the above. Of the 3,076 counties that have HUD-subsidized stock, Latino underutilize the stock in 71%, indicating that they make up a larger share of the poverty population than of the population in HUD-subsidized properties in those counties. Counties where Latinos are underrepresented in HUD-subsidized housing have higher shares of Latino residents, a higher Latino poverty rate, a larger share of foreign-born Latino residents, and a larger share of the foreign-born who are noncitizens.

Getting accurate county-level estimates of overrepresentation or underrepresentation among people experiencing homelessness is more difficult, because in many counties the Latino population is very small. In the 786 counties with at least 5,000 Latino people, Latinos are overrepresented among those experiencing homelessness in just 15%. The counties where Latinos are highly overrepresented among people experiencing homelessness are concentrated in the West and Midwest, particularly the mountain states and west north central states. Though Latinos are often underrepresented among people experiencing homelessness, the authors note that this does not show they do not face serious housing challenges. Instead, it may reflect barriers to access to homelessness services or coping mechanisms that involve serious hardship—like accepting overcrowded or poorer quality housing.

To better identify reasons for lower levels of access to subsidized housing, the authors conducted a case study of Latino households in Philadelphia, where there is a growing Latino population and increasing attention on Latino homelessness. For the case study, they drew on data from the Philadelphia Housing Authority and qualitative surveys with 15 Latino community stakeholders. Interviewees cited required English proficiency, literacy, and immigration-status concerns as systemic barriers to access. While few interviewees believed that the PHA or city actively discriminates against Latino residents, they indicated that perceptions of government may affect the extent to which Latino residents choose to access programs. The interviewees noted that Latino Philadelphians depend on social networks including immediate family and neighbors to find and retain housing, which may result in fewer opportunities to interact with homelessness services or municipal agencies.

Find the article here: <https://bit.ly/3lygcKh>

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### Research Examines Measurement of Eviction Rates in the American Housing Survey

An article in *Cityscape*, “[Estimating the Prevalence of Eviction in the United States: New Data from the 2017 American Housing Survey](#),” examines key findings from the 2017 American Housing Survey (AHS) regarding forced displacement, how these results differ from other sources, and why the AHS might underestimate formal evictions. While AHS estimates 5.5 informal evictions for every one formal eviction, the authors identify reasons to believe that formal eviction prevalence may be even higher.

The paper was authored by researchers from Eviction Lab, who compare responses to the forced displacement questions in the 2017 American Housing Survey with a national database of eviction court records compiled by Eviction Lab. They also draw on data from New York City’s Poverty Tracker, a local survey begun in 2012 that tracks reasons why households made recent moves.

Questions were added to the American Housing Survey in 2017 asking households why they had moved. Among those who had moved in the past 2 years, 6.2% were forced to move, 13.6% moved in response to negative housing and neighborhood conditions (e.g., increased rent), 72.8% reported a voluntary move, and 7.4% did not provide a reason. Among forced moves, 72.3% were the result of informal evictions—landlords using various means to force tenants to move without relying on a legal authority. Formal evictions accounted for 13.1% of forced moves. This ratio of 5.5 informal evictions for every formal eviction is significantly higher than previous research, which suggests there are 2 informal evictions for every formal eviction. The formal eviction rate suggested by the AHS (0.8% of household moves in the last two years) is also lower than the estimate produced from Eviction Lab’s national database of eviction court records (2.3% of all renter households in 2016).

The authors suggest several reasons why the AHS may underestimate the prevalence of formal evictions. First, the AHS measurement differs in kind from the Eviction Lab’s estimate. Households who were formally evicted but worked out a plan to stay anyway would not be asked the displacement questions in the AHS. Households who were evicted and then moved again would not report their eviction in the AHS. Changes in household composition because of an eviction (e.g., a family member moving into the household) would not register as a forced displacement. Since the AHS is a survey of housing units, households who become homeless following an eviction would not be surveyed. Finally, the ratio of informal to formal evictions may be affected by the underrepresentation of the lowest-income renters in national surveys, who may have fewer resources with which to undertake a move before they are brought to court (which means they experience a formal eviction instead of an informal one). As a result, the authors recommend caution when estimating the rate of informal evictions or the ratio of informal to formal evictions from the AHS.

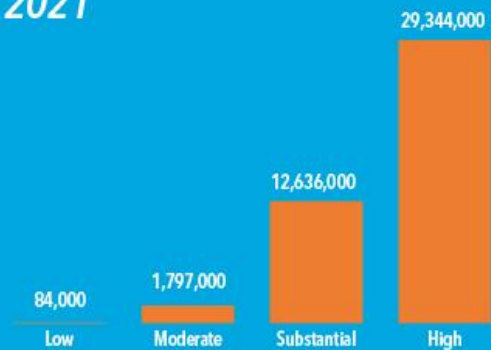
Read the full paper at: <https://bit.ly/37pcR7S>

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## **Fact of the Week**

### **Nine in Ten Renter Households are in Counties with High or Substantial Rates of COVID-19 Transmission**

## Renter Households in Counties by COVID-19 Community Transmission Level on August 4, 2021



Source: County transmission level status on 8/4/2021 from CDC COVID Data Tracker. Renter households by county from American Community Survey, 2019 5-year.



Source: CDC COVID Data Tracker and 2015-2019 American Community Survey.

## From the Field

### New Jersey Budget Includes Significant Housing Investments

The New Jersey state budget signed by Governor Phil Murphy on June 29 preserves full funding of New Jersey’s Affordable Housing Trust Fund (AHTF) and uses general funds to pay for other non-AHTF programs, [including ones to broaden access to homeownership for moderate-income families](#). Governor Murphy also signed a series of bills on August 4 that [will provide comprehensive housing eviction prevention](#), legal protections, and utility assistance for renters who have been financially impacted by the COVID-19 pandemic. Advocates such as the Housing and Community Development Network of New Jersey (Network), an NLIHC state partner, worked to secure critical housing investments and protections for the lowest-income renters who need safe, affordable, accessible places to live, especially during the pandemic.

The [Department of Community Affairs administers the AHTF](#), which provides financial assistance to developers to produce and rehabilitate affordable homes across the state. These funds are legally intended for lower-income residents, targeted to households below 80% of area median income. The initial budget proposal included transferring a portion of the money in the AHTF to New Jersey Housing and Mortgage Finance Agency’s programs geared towards middle-income families. [The Network led a major advocacy campaign which included testifying](#) on behalf of its nearly 300 members before the Assembly Budget Committee and the Senate Budget and Appropriations Committee to express objections to the proposal. These efforts ultimately prevented the diversion of funds from the AHTF.

“The budget deal that preserves the intent of the Trust Fund and directs general revenue to other housing programs is a win-win for New Jersey residents and communities,” said Staci Berger, president and chief executive officer of the Network. “Before the pandemic, New Jersey homeowners and renters – especially Black and Brown households – have suffered from a persistent lack of affordable homes. We have an opportunity to create post-pandemic recovery where our state thrives and using the Affordable Housing Trust Fund as intended, to build affordable homes for our more vulnerable residents, gets us on that path.”

The Network [advocated for other bills](#) to protect tenants from evictions, utility shutoffs, and the dire consequences that follow these actions. S.3691 appropriates an additional \$500 million for emergency rental assistance (ERA) and \$250 million for utility assistance. It also extends New Jersey’s eviction moratorium until the end of August for all state residents with household incomes between 80% and 120% of area median incomes (AMI) who were unable to pay rent from March 1, 2020 to August 31, 2021. Tenants with household incomes below 80% of AMI who have applied for rental assistance and who have experienced an economic impact since COVID-19 are protected from evictions for nonpayment of rent until December 31, 2021, although they must have their eligibility certified. If they do not qualify for the state program, they could be covered under the CDC’s eviction moratorium. In addition to extending the state’s eviction moratorium, S.3691 also prevents landlords from applying late fees to arrears, disclosing non-payment of rent to others, and reporting delayed rent to crediting agencies.

The governor also signed A.4463 which establishes confidentiality standards for court records of certain eviction actions initiated during the pandemic. Individuals’ court records pertaining to nonpayment of rent from March 1, 2020, through the end of the state’s moratorium will be kept confidential. Eviction records make it difficult for renters to find subsequent rental housing, so this law will ensure renters will not be harmed by circumstances out of their control.

“This bill is going to direct money to the people and programs that need it most,” said Governor Murphy. “Housing and access to utilities are fundamental to human health and safety and we want to ensure that as many eligible applicants impacted by the pandemic get the help they need during this challenging time.”

To find out more about the Network visit: [www.hcdnnj.org](http://www.hcdnnj.org)

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## Events

### **NHLP to Hold Webinar on Crime-Free Programs and Nuisance Property Ordinances**

The National Housing Law Project (NHLP) will conduct a webinar, “Crime-Free Programs and Nuisance Property Ordinances: How Their Enforcement May Implicate Civil Rights and Other Laws,” on Thursday, August 12 at 2 pm ET.

Many local governments have enacted some form of crime-free housing program or nuisance property ordinance. While the stated intent of these laws and programs is to reduce the amount of criminal activity in communities, they can cause long-lasting harm for renters, especially survivors of violence and people in other protected classes. The webinar will explain how these local ordinances may run afoul of federal and state laws, deter survivors of violence from seeking help, and undermine public safety and efforts within a community to increase racial equity. Speakers will discuss a recent settlement between HUD and a local government regarding its crime-free program and nuisance property ordinance.

Presenters include:

- Kate Walz, senior attorney, NHLP
- Nathanael Hill, lead equal opportunity specialist, HUD
- Mariel Block, moderator, staff attorney, NHLP

The webinar will be held on Thursday, August 11 at 2 pm ET. Register at <https://bit.ly/3ij6rgW>

### NLIHC Seeks ERASE Project Coordinator

The National Low Income Housing Coalition (NLIHC) seeks a project coordinator for its ERASE (End Rental Arrears to Stop Evictions) project to ensure that the historic emergency rental assistance (\$46 billion) appropriated by Congress reaches the lowest-income and most marginalized renters it is intended to help. This is a one-year position with the possibility of extension, depending on funding. The position will report to the ERASE senior project director.

#### Project Summary

The COVID-19 pandemic has caused two unprecedented developments affecting low-income renters. The first is ominous and potentially catastrophic: it has caused many millions of people to fall behind in their rent, placing them at risk of ultimate eviction. The second is more promising: unprecedented emergency rental assistance to eliminate and avoid rental arrears.

This project, led and coordinated by NLIHC, is designed to ensure that the historic aid enacted by Congress reaches the lowest-income and most marginalized renters in need. The project – which would End Rental Arrears to Stop Evictions (ERASE) – seeks to eliminate rental indebtedness caused by the pandemic and to prevent evictions by: tracking and analyzing emergency rental assistance utilization; documenting and sharing best practices and toolkits; influencing and shaping program design at federal, state, local levels; developing key partnerships for outreach and education; and assessing the remaining needs to inform advocacy for long-term investments to end housing instability and homelessness in the United States. A key part of ERASE will be to develop and nurture a cohort of state partners working to ensure equitable ERA programs.

#### Job Description:

The ERASE project coordinator, working closely with the senior project director, will:

- Work with the senior director to support the activities of a team of NLIHC staff and consultants dedicated to the ERASE project:
  - Work closely with the senior director to develop and implement all aspects of the ERASE project plan
  - Support the ERASE advisory council, made up of model program administrators, CBOs, representative tenant organizer networks and impacted people
- Work with and support the NLIHC ERASE team to build upon and advance the ERASE Research and Learning Network:
  - Translate research into action base tools to support program implementation
  - Prepare and broadly disseminate materials designed to ensure that ERA advances racial equity and reaches the lowest-income and most marginalized renters
  - Track and highlight developing trends related to landlord participation, self-attestation (of need, income, rental payments, etc.), and direct-to-tenant assistance, and ensure language translation and other accessibility features
  - Develop and disseminate tools
  - Assist with the development and dissemination of toolkits, model forms, model programs and case studies to support jurisdictions in implementing key features in their ERA programs
  - Identify, document, and share best practices, lessons learned, challenges and success related to emergency rental assistance with a specific lens towards equity

- Support opportunities for peer-to-peer learning, through a listserv, peer calls, and other mechanisms, to allow for program administrators to share lessons learned and useful tools/information with each other
- Organize and host webinars and other trainings for activists and non-profit organization leaders, as well as relevant state and local agency officials
- Ensure effective grants management and support to the ERASE grantees to achieve program goals:
  - Working closely with the senior director, administer and support grants to state partners and ensure effective partner grants management: ensure grantees are carrying out the terms of their grants and are effectively and appropriately using the grants provided to achieve intended outcomes
  - Review grantee project plans and reports to determine ongoing effectiveness and course correct as needed
  - Provide technical assistance and support to assist grantees in engaging in robust advocacy at the state and local level needed to ensure ERA funds are utilized effectively and efficiently and assist the lowest-income people in need
  - Ensure that state and local grantees have the materials, tools, best practices, and other supports needed to support the ERASE Call to Action including engaging in effective outreach and sign-up efforts of low-income households, especially for programs or assistance that did not exist before.
  - Virtually convene grantees, plan and facilitate webinars to facilitate for peer learning, problem solving, and strategy-sharing
  - Track and share the impact of ERASE through data collection, storytelling and other methods
- Coordinate with the senior director and policy team to identify areas for national advocacy and to ensure effective integration of state and local efforts into national efforts
- Support the senior director in preparing reports for NLIHC donors on activities, outputs, and outcomes of ERASE, including summaries of activities undertaken by state and local grantees, the project steering committee, and other relevant progress
- Other duties as assigned

**Qualifications:** To receive serious consideration for this position, an applicant should have the following attributes and background:

- Bachelor's degree (master's degree preferred). Relevant life experience may be substituted for years of education
- Minimum of five years previous experience working in, coordinating, or leading efforts on one or more complex, multi-faceted projects or campaigns
- Demonstrated commitment to the alleviation of poverty (affordable housing experience is a plus)
- Experience successfully building partnerships among organizations
- Demonstrated excellence in organizational skills
- Excellent communications skills, both orally and in writing
- Experience in grant management, providing technical assistance, and in reporting to donors, a plus
- Ability to work in a diverse, fast-paced environment

**Compensation and Benefits:** An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. This is a full-time position which can be remote or located in Washington, DC.

**Status:** Full-time (exempt)

**Reports To:** ERASE Senior Project Director

**Job Application Process:** Candidates for this position should send a cover letter, resume, and two writing samples to: Sarah Gallagher, ERASE senior project director at [sgallagher@nlihc.org](mailto:sgallagher@nlihc.org). The cover letter should



describe the candidate's interest in, and relevant experiences for, the position, and it should include salary requirements and the names and contact information for at least three people serving as candidate references, two of which should be current or former supervisors (NLIHC will not contact references before consulting with the candidate).

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## **NLIHC Seeks Fund Development Intern for Fall Semester**

Help the NLIHC end homelessness and housing poverty in America! NLIHC seeks a fund development intern for the fall semester (August or early September to December) to support NLIHC activities and events that enable the Coalition to obtain the resources necessary to fulfill its mission. The work will involve researching prospective funders, monitoring incoming donor data, coordinating mailing campaigns, maintaining client relations management data, and other fundraising activities. The intern will also support NLIHC with other key operational needs. NLIHC seeks someone with strong organizational skills, attention to detail, and communications (oral, interpersonal, and written) skills, as well as a strong commitment to social justice. Experience using Salesforce a plus. The position will report to the NLIHC development coordinator, and NLIHC provides a modest stipend to interns.

Please submit a cover letter, resume, and one writing sample to NLIHC Development Coordinator Catherine Reeves via email at: [creeves@nlihc.org](mailto:creeves@nlihc.org)

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## **NLIHC Research Intern Bids Coalition Adieu**

My name is Isabel Weir, and I just finished my last week as a research intern at NLIHC during the summer of 2021. During my time at the Coalition, I worked closely with the research team on emergency rental assistance, tracking program implementation and program spending and helping with qualitative research on direct-to-tenant assistance and Tribal nation emergency rental assistance. I particularly enjoyed learning from program administrators about the innovative ways people are preventing evictions and getting help to those most in need.

Next year, I will be a senior year at the University of Pittsburgh as a mathematics-economics major. I hope to continue pursuing my passion for universal, affordable housing in my last year as an undergraduate and after I graduate college.

I want to thank everyone I worked with this summer. It was an incredible opportunity to work with and learn from such passionate and hardworking people who are making a real difference in millions of peoples' lives. I also especially want to thank the research team for being such great mentors during my summer and helping me and teaching me so much.

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## **NLIHC in the News**

### **NLIHC in the News for the Week of August 1**

The following are some of the news stories that NLIHC contributed to during the week of August 1:

- "Covid-19 spike prompts Biden to launch new eviction ban," *Forbes Advisor*, August 3 at: <https://bit.ly/3jogn88>

- “The CDC extending the federal eviction moratorium is expected to cover about 90% of renters,” *CNBC*, August 3 at: <https://cnb.cx/3jsLbVz>
- “Here’s what you need to know about the new eviction ban,” *NPR*, August 6 at: <https://n.pr/3itaWpx>

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## NLIHC Staff

Olivia Arena, Housing Advocacy Organizer, x209  
 Xavier Arriaga, Policy Analyst, x231  
 Andrew Aurand, Vice President for Research, x245  
 Sidney Betancourt, Housing Advocacy Organizer, x200  
 Victoria Bourret, Senior Organizer for Housing Advocacy, x244  
 Jen Butler, Director, Media Relations and Communications, x239  
 Alayna Calabro, Policy Analyst–COVID-19 Response, x252  
 Josephine Clarke, Senior Executive Assistant, x226  
 Bairy Diakite, Operations Manager, x254  
 Emma Fairfield, Field Intern  
 Emma Foley, Research Analyst, x249  
 Dan Emmanuel, Senior Research Analyst, x316  
 Ed Gramlich, Senior Advisor, x314  
 Sarah Gallagher, Senior Project Director, ERASE, x220  
 Patrick Hanrahan, Graphic Design/Communications Intern  
 Stephanie Jean, Development Coordinator, x203  
 Kim Johnson, Housing Policy Analyst, x243  
 Paul Kealey, Chief Operating Officer, x232  
 Mike Koprowski, Director, Multisector Housing Campaign, x317  
 Joseph Lindstrom, Director, Field Organizing, x222  
 Mayerline Louis-Juste, Communications Specialist, x201  
 Imani Mayo, Policy Intern  
 Khara Norris, Senior Director of Administration, x242  
 Neetu Nair, Research Analyst, x291  
 Noah Patton, Housing Policy Analyst, x227  
 Ikra Rafi, Creative Services Specialist, x246  
 Catherine Reeves, Development Coordinator, x234  
 Sarah Saadian, Vice President, Public Policy, x228  
 Brooke Schipporeit, Housing Advocacy Organizer, x233  
 Sophie Siebach-Glover, Research Specialist, x205  
 Seulgi Smith, Graphic Design/Communications Intern  
 Lauren Steimle, Web/Graphic Design Specialist  
 Dan Threet, Research Analyst, x202  
 Chantelle Wilkinson, Housing Campaign Manager, x230  
 Isabel Weir, Research Intern  
 Renee Willis, Vice President for Field and Communications, x247  
 Rebecca Yae, Senior Research Analyst–COVID-19 Response  
 Diane Yentel, President and CEO, x225