

Volume 27, Issue 32
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HoUsed Campaign for Universal, Stable, Affordable Housing

House Sends Budget Reconciliation Bill to President Biden’s Desk without Essential Affordable Housing Investments

The U.S. House of Representatives passed a reconciliation package on August 12 providing roughly \$433 billion in new spending over the next 10 years for climate-, energy-, and health-related provisions. Dubbed the “[Inflation Reduction Act of 2022](#),” the bill excludes vital affordable housing investments needed to address skyrocketing rents and the severe shortage of affordable, accessible rental homes available to the lowest-income renters despite the [central role housing plays](#) in inflation. The cost of housing is the single largest component of the Consumer Price Index (CPI), a key measure of inflation, and addressing the rising cost of housing is vital to efforts to relieve inflationary pressure on households, especially in the long term.

The House previously passed the “Build Back Better Act,” which included [\\$150 billion in targeted affordable housing investments](#) to bridge the [widening gap between incomes and rising housing costs](#) and address the [severe lack of deeply affordable, accessible rental homes](#). By leaving the act’s historic affordable housing investments out of the reconciliation package, Congress has missed a once-in-a-generation opportunity to address homelessness and housing poverty in the U.S.

The U.S. Senate passed the bill last week (see *Memo*, [8/8](#)), and President Biden is expected to sign the bill into law this week.

New NLIHC, NAEH, CBPP Webinar Series on Homelessness and Housing First Begins Today at 2:30 PM ET – Register Now!

[Join](#) the first webinar in a new four-part webinar series on homelessness and Housing First hosted by NLIHC, the National Alliance to End Homelessness (NAEH), and the Center on Budget and Policy Priorities (CBPP) today at 2:30 pm ET! The webinar, “Emerging Threats Facing People Experiencing Homelessness,” will begin with remarks from NLIHC President and CEO Diane Yentel, NAEH CEO Ann Oliva, and CBPP Vice President for Housing Policy Peggy Bailey. Dr. Va Lecia Adams Kellum, president and CEO of the St. Joseph Center in Los Angeles, California, will provide an overview of Housing First and explain how its guiding insight – that prioritizing access to permanent, stable, accessible, and affordable housing is a prerequisite for effective psychiatric and substance use treatment and for improving quality of life – is fundamental to ending homelessness. Eric Tars, legal director of the National Homelessness Law Center, will discuss emerging threats to Housing First, and Donald Whitehead, executive director of the National Coalition for the Homeless, will discuss the impact of these threats on people experiencing homelessness. NLIHC Senior Vice President of Policy and Field Organizing Sarah Saadian, NAEH Vice President for Programs and Policy Steve Berg, and CBPP Manager of Government Affairs Alex Berger will also join the call to share how advocates can take action to advance the bold policies and anti-racist reforms needed to ensure all people have safe, stable, affordable, and accessible places to call home.

The next webinar, “Homelessness is a Housing Problem,” will be held on Monday, August 29. The third webinar, “Long-Term Solutions and Successful Strategies,” will be held on Monday, September 12. The final webinar, “How to Address Unsheltered Homelessness,” will be held on Wednesday, September 28. Each webinar in the four-part series will take place from 2:30 to 4:00 pm ET.

Register for the four-part series at: <https://bit.ly/3vIbn5o>

Read more about Housing First at: <https://bit.ly/3vHf8YR>

Take action during the August congressional recess using this toolkit: <https://bit.ly/3d8XNSd>

HUD

HUD Announces Tribal Funding Opportunities for ICDBG and IHBG Programs

HUD [announced](#) two new funding opportunities on August 8 for housing and community development projects in tribal communities. According to the announcement, approximately \$129 million will be made available for the Indian Housing Block Grant (IHBG) Competitive Grant Program and approximately \$92 million for the Indian Community Development Block Grant (ICDBG) Program through fiscal year (FY) 2022. The [IHBG program](#) supports tribes and Tribally Designated Housing Entities (TDHEs) in building, preserving, and acquiring affordable housing and addressing affordable housing-related infrastructure needs. The [ICDBG program](#) helps eligible tribes and Alaska Native villages develop infrastructure for housing, community facilities, and economic development projects.

The IHBG program was created by Congress as part of the FY2018 omnibus spending package and directed HUD to award grants to tribes based on need and capacity. Due in part to the leadership of Senator Mike Rounds (R-SD), the program allows TDHEs to build and rehabilitate desperately needed affordable homes for American Indians and Alaska Natives (see [Memo](#), 11/5/2018). Funding for the IHBG program increased from \$100 million in FY2021 to \$150 million in FY2022, thanks to advocacy from tribal housing leaders.

View the Notice of Funding Opportunity (NOFO) for the IHBG program at: <https://bit.ly/3SCS1Zn>

View the NOFO for the ICDBG program at: <https://bit.ly/3diqFaB>

Emergency Rental Assistance

June ERA Data Show 84% of ERA1 Expended on Assistance and Administration

The U.S. Department of the Treasury (Treasury) has released emergency rental assistance (ERA) [spending data](#) through June 2022. ERA grantees spent nearly \$538 million of ERA1 and \$997 million of ERA2, for a total of \$1.53 billion of ERA disbursed to households in June alone. Since January 2021, nearly \$21 billion of ERA1 has been spent on financial assistance to households, housing stability services, and administrative expenses. This represents nearly 84% of the \$25 billion available under ERA1. Most grantees are statutorily required to obligate all ERA1 funds by September 2022. Grantees that received reallocated ERA1 funds have until December 2022 to obligate all ERA1 funds. Overall, \$31.8 billion of ERA1 and ERA2 have been spent on assistance to households, administrative expenses, and housing stability services. The ERA program has made over 6.3 million payments to households since January 2021.

After aggregating the spending of all grantees within each state, spending data through June reveal continued variability in spending rates across states. Six states and the District of Columbia have disbursed over 80% of total ERA funds allocated on assistance to households. California's state and local grantees have spent 86% of their ERA funds – the highest proportion of ERA spent among states. Conversely, seven states have spent less than 30% of their total ERA allocations. Several of these states do not have any local grantees which, on average, disburse assistance more quickly than state grantees.

ERA1 Trends: State grantees have spent over \$13.3 billion in ERA1 funds, or 80% of \$16.6 billion of revised state allocations, and local grantees have spent nearly \$5.3 billion, or 77% of \$6.8 billion of revised allocations.

By the end of June, 24 state grantees and the District of Columbia had expended 75% or more of their revised ERA1 allocations on assistance to households. California, Connecticut, Massachusetts, Minnesota, New York, North Carolina, and Virginia had spent 90% or more of their revised ERA1 allocations. Because grantees are allowed to spend 10% of their allocations on administrative expenses, it is likely that these grantees have exhausted their entire ERA1 allocations. Conversely, eight state grantees had expended less than 50% of their revised ERA1 allocations by the end of May 2022, despite having [reallocated a portion](#) of their initial ERA1 funds in late 2021. Treasury has not yet released detailed data on reallocations made based on unobligated ERA1 funds. This final round of reallocation is expected to be based on obligations through the end of March 2022.

ERA2 Trends: State grantees had spent nearly \$7.8 billion of ERA2 funds by the end of June, approximately 49% of the \$15.9 billion allocated to states. Similarly, local grantees have spent approximately 49% of their allocation, or \$2.6 billion of the \$5.3 billion allocated to localities. Fourteen state grantees and the District of Columbia had spent over 50% of their ERA2 allocations by the end of June. Two state grantees – Idaho and Ohio – have yet to spend any of their ERA2 funds. Two other state grantees – Arkansas and Nebraska – have not accepted ERA2 funds.

The June Monthly Compliance Report is the last monthly spending report grantees are required to submit. Grantees are still required to submit spending data quarterly. NLIHC continues to track ERA spending on the [ERA Dashboard](#) and [Spending Tracker](#). Our tracking integrates Treasury data with real-time data from program dashboards and program administrators to provide a closer estimate of how much ERA funding has been obligated to date.

NLIHC to Host National Convening on Emergency Rental Assistance in October

NLIHC will host a national convening, “Emergency Rental Assistance: A Path to a Permanent Program,” in Washington, D.C., on October 17, 2022. The convening will bring together state, local, and research partners, officials from the Biden administration and Congress, and impacted people for a one-day exploration of the Emergency Rental Assistance (ERA) program. Attendees will hear about lessons learned from the implementation of emergency rental assistance, as well as the programmatic, policy, and systems changes needed at all levels to establish a permanent rental assistance program that meets the needs of low-income renters. The in-person event will also be livestreamed to allow remote attendees to participate.

The convening will include presentations on national research findings regarding ERA program implementation; panel discussions with ERASE cohort members, program administrators, federal partners, and tenants on how to ensure ERA programs are visible, accessible, and preventive; and sessions focused on developing recommendations for model program design, policy reforms, and advocacy priorities to sustain ERA and ensure the permanency of eviction prevention infrastructure developed through ERA programs.

The convening’s sessions will include:

- An Overview of ERA Research Findings with NLIHC and The Housing Initiative at Penn (HIP)
- Successful Outreach and Marketing Strategies to Advance Equity within ERA
- Ensuring Equitable Disbursement of Financial Support to the Lowest-Income, Most Marginalized Renters in Time to Prevent Eviction
- Sustaining Eviction Prevention and Diversion Programs through State and Local Court Partnerships
- The Future of Emergency Rental Assistance: Policy Reform and Advocacy

To attend the convening in person, please register [here](#). Registration for a virtual livestream option will be available at the end of August.

State and Local Fiscal Recovery Funds

Treasury Hosts Webinar on New Guidance for Using SLFRF for Affordable Housing Production and Preservation

The U.S. Department of the Treasury (Treasury) hosted a [webinar](#) on August 10 to provide an overview of the department’s recently released guidance on using State and Local Fiscal Recovery Funds (SLFRF) for affordable housing production and preservation. The new guidance, which can be found in [Final Rule FAQs 2.14 and 4.9](#), expands presumptively eligible affordable housing uses and increases flexibility for using SLFRF to fully finance long-term affordable housing loans (*Memo*, [8/1](#)). In the webinar, Treasury highlighted the “[Affordable Housing How-To Guide](#)” published jointly by the department and HUD. The guide provides information about layering SLFRF funds with other funding opportunities to develop and preserve affordable housing. Treasury also discussed several promising examples of ways recipients are using SLFRF for affordable housing, highlighting projects undertaken by the Lac du Flambeau Band of Lake Superior Chippewa Indians, as well as recipients in Illinois, Rhode Island, and Greenville, South Carolina.

Watch a recording of the webinar at: <https://bit.ly/3SL4gmE>

View the webinar presentation slides at: <https://bit.ly/3drR1Hm>

Read the “Affordable Housing How-To Guide” at: <https://bit.ly/3Q2wtTS>

Access NLIHC’s SLFRF resources at: <https://bit.ly/3cRRJgV>

Housing Leadership Awards

NLIHC Invites Nominations for 2023 Housing Leadership Awards

NLIHC is accepting nominations for our 2023 Housing Leadership Awards recipients. Every year, NLIHC celebrates leaders in the fight for affordable housing by honoring three individuals or organizations at the Housing Leadership Awards reception. To submit a nomination, please email Benja Reilly at breilly@nlihc.org by Friday, September 9.

The Edward W. Brooke Housing Leadership Award is named for the late Senator Brooke (R-MA), who championed low-income housing as a U.S. senator and as chair of the NLIHC board of directors after he left the Senate. The Brooke award goes to an exemplary housing leader with a record of fighting for affordable housing on the national level.

The Cushing Niles Dolbeare Lifetime Service Award is named after NLIHC’s late founder, who has been referred to as the “godmother” of the affordable housing movement. The award goes to an individual who has demonstrated an unyielding commitment to achieving safe, decent, and affordable homes for low-income people over a long period of time.

The Sheila Crowley Housing Justice Award is named for former NLIHC President and CEO Sheila Crowley, who led NLIHC for more than 17 years. The Crowley award goes to an outstanding leader who has elevated the conversation around affordable housing for the lowest-income people in America.

Learn more about NLIHC's 2022 Leadership Awards Celebration and honorees at: <https://bit.ly/3zNtUi5>

Submit a nomination by emailing Benja Reilly at breilly@nlihc.org by Friday, September 9.

Opportunity Starts at Home

Register for Screening of Documentary on Multi-Sector Work in Colorado

Join the Colorado Coalition for the Homeless (CCH) and other Opportunity Starts at Home partners for a virtual documentary screening and panel discussion highlighting the intersectional nature of housing instability. A Colorado-based, multi-sector coalition and Opportunity Starts at Home state partner, CCH is working to generate widespread support for federal policies that correct long-standing racial inequities and economic injustices by ensuring housing for people with low incomes. The [virtual event](#) will take place on Tuesday, August 23, from 3:30 to 5 pm MT. Register for the documentary screening [here](#), and learn more about the OSAH campaign's state partners [here](#).



Our Homes, Our Votes

Register for August 22 *Our Homes, Our Votes* Webinar on Voting while Experiencing Homelessness

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, "Voting While Experiencing Homelessness," will be held on Monday, August 22, at 2:30 pm ET. Register for the webinar series [here](#).

People experiencing homelessness, service providers, and election officials often face uncertainty about the process of voter registration and obtaining voter ID for those without a permanent address. This webinar will discuss how people experiencing homelessness can exercise their voting rights and overcome the obstacles to making their voices heard in the political arena. Experts will discuss best practices for unhoused voters, shelters and outreach agencies, and election administrators. The panel will feature Kat Calvin, founder of Project ID and Spread the Vote, and Jessica Margeson, tenant organizer with the Granite State Organizing Project.

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

Research

Higher-Income, Suburban Neighborhoods More Likely to Be Rental Deserts

A report published by Harvard University’s Joint Center for Housing Studies, “[Rental Deserts Perpetuate Socioeconomic and Racial Segregation](#),” examines the composition of “rental deserts” – neighborhoods where less than one-fifth of the housing stock is occupied by or available to renters. The report finds that rental deserts are more common in suburban neighborhoods, neighborhoods with high median incomes, and neighborhoods with higher concentrations of white households. The report notes that policies such as exclusionary zoning help maintain rental deserts and are contributing to ongoing segregation.

The authors define “rental desert” as a neighborhood where less than 20% of the housing stock is currently rented or available to be rented. They find that over 22,000 census tracts – or more than 30% of all census tracts – qualify as rental deserts. Far more rental deserts exist than high-rental areas, which are defined as neighborhoods where at least 80% of the housing stock is being rented or is available to rent. Only 5% of census tracts are high-rental areas.

The report finds that rental deserts are more likely to be suburban and have a large share of single-family homes. Sixty-four percent of rental deserts are suburban neighborhoods, yet these neighborhoods make up only 54% of all census tracts. Urban neighborhoods are far less likely to be rental deserts. While 29% of census tracts are urban, only 9% of rental deserts are in urban neighborhoods. Rental deserts are also less likely to include multi-family housing. Eighty-five percent of housing units in rental desert census tracts are single-family homes, compared to 17% in high-rental neighborhoods.

Rental deserts also have higher concentrations of white residents and house higher-income households. Nearly 80% of households in rental deserts have a white head of household, compared to 33% in high-rental neighborhoods. Rental deserts have a median income that is more than double that of high-rental neighborhoods: the median income in rental deserts is \$86,000, compared to \$42,000 in high-rental neighborhoods.

The report suggests that rental deserts perpetuate both racial and economic segregation by offering few housing options for renters, who are more likely to have lower incomes and be people of color. The authors emphasize that current policies of exclusionary land use regulation that prevent multi-family housing from being built in certain neighborhoods perpetuates these inequities. While less restrictive zoning and increased multi-family housing supply could help reduce the prevalence of rental deserts, the authors also recommend expanding housing subsidies.

The report can be found at: <https://bit.ly/3JNObZs>

Fact of the Week

Final Monthly Spending Report Shows Nearly \$30 Billion in Emergency Rental Assistance Has Been Distributed to Households

Emergency Rental Assistance Quarterly and Cumulative Spending, by Tranche (in billions)



Source: U.S. Department of the Treasury, "June 2022 ERA Monthly Data," <https://bit.ly/3bIGLd9>.

Note: Spending numbers include funds spent toward forward rent, arrears, and utilities. Additional funds that have gone toward administrative expenses and housing stability services are not depicted in this graph.



Source: U.S. Department of the Treasury, "June 2022 ERA Monthly Data," <https://bit.ly/3bIGLd9>.

Note: Spending numbers include funds spent toward forward rent, arrears, and utilities. Additional funds that have gone toward administrative expenses and housing stability services are not depicted in this graph.

From the Field

City of Detroit Releases \$203 Million Affordable Housing Plan

Detroit Mayor Mike Duggan and Detroit City Council Members Mary Waters, Latisha Johnson, and Angela Calloway [announced](#) a seven-point, \$203 million affordable housing plan on July 21. The plan will increase housing services to Detroit residents with the greatest needs, rehabilitate affordable homes, streamline the approval process for affordable housing development, and provide down-payment assistance to new homeowners.

"We are excited to hear the City's announcement regarding affordable housing," said Ruth Johnson, public policy director of Community Development Advocates of Detroit. "Our over 200 members are experiencing and have been addressing the systemic issues underlying Detroit's housing and eviction crises and long-standing disinvestment and displacement issues. We look forward to working with the City and other community stakeholders to develop and implement effective services, solutions, and supports."

The plan will use \$20 million in "American Rescue Plan Act" State and Local Fiscal Recovery Funds (SLFRF) to create a new Detroit Housing Services division, which will operate a hotline for people at risk of housing displacement or homelessness and implement a comprehensive homelessness diversion program. The hotline is expected to be operational by October 2022. These efforts build on the city's existing [database](#) that connects renters with affordable housing options. In addition, the plan will fund at least six Detroit Housing Network neighborhood service centers for present and aspiring homeowners. Nonprofit providers will operate these service centers and provide housing counseling, foreclosure prevention resources, and other programs.

The Detroit Housing Commission (DHC) will acquire 10 to 12 vacant apartment buildings, rehabilitate them, and lease their units at affordable rates to extremely low-income renters. DHC will allocate \$20 million from the sale of the Brewster-Douglass site, formerly the home of Detroit's largest public housing complexes until their demolition in 2014, to financing and leveraging opportunities for this initiative. DHC is currently considering four buildings with 10 to 20 units each. After four to six months of evaluating potential sites, construction on the properties is expected to begin in the spring of 2023.

The plan will also use \$3 million in SLFRF to launch a Detroit Land Bank affordable home program. Detroit Land Bank Authority (DLBA) will sell 20 to 50 of its homes to local community development organizations, which will use city subsidies to rehabilitate the homes. These homes will be rented for at least 10 years to low-income renters with incomes that are 50% and 60% of Area Median Income (AMI), with renters being given the option of buying their properties and becoming homeowners. The City of Detroit estimates that home repairs will begin in the spring of 2023 and the first homes will become available for residents in the winter of 2023.

The Detroit City Council and Detroit Housing & Revitalization Department will collaborate to streamline the approval process for housing developments that include affordable units (targeted to renters making 60% of AMI or below). Currently, the approval process for affordable housing development has at least nine steps. The plan also directs \$132 million in state and federal funds to construct 1,600 new affordable homes, with 250 of these homes designated as permanent supportive housing for people transitioning out of homelessness.

The plan allocates \$13 million in SLFRF to launch a down-payment and homeowner assistance program, which will help 600 Detroit renters transition into homeownership. One-third of these renters will receive support, including capital improvements and homeownership counseling, to purchase the homes they are currently renting. Two-thirds of participants will receive down-payment assistance to buy homes that they are not currently renting.

The plan directs \$5 million in SLFRF to bring more than 1,000 rental homes into compliance with city code. These resources will be divided among three programs. One program will rehabilitate vacant second-floor units in commercial areas and transform them into affordable housing. The other programs will provide property management and improvement training to small-scale landlords. After completing the training programs, landlords can apply for matching grants to renovate their properties and ensure compliance with the rental code.

Finally, the plan directs \$10 million in SLFRF to provide self-sufficiency support to Detroiters facing rising rents. These resources will be invested in the city's [Detroit at Work program](#), which helps residents gain access to job placement and educational opportunities.

To explore other jurisdictions that are allocating SLFRF to housing programs, visit NLIHC's [State & Local Fiscal Recovery Funds database](#).

NLIHC Careers

NLIHC Seeks Executive Assistant

NLIHC seeks an executive assistant who will be responsible for providing administrative and support services to the President and CEO and the Chief Operating Officer (COO) to assist in the effective and efficient management of the Coalition, with particular emphasis on assisting the Board of Directors.

Responsibilities:

Office of the President and CEO

- Provide the full range of administrative support to ensure that the Office of the President and CEO operates in an efficient manner.
- Receive and screen telephone calls to President and CEO, take messages, and make or facilitate return calls.
- Receive and schedule meetings and appointments for President and CEO, as assigned by President and CEO.
- Keep track of all speaking engagements and submit relevant documents to requesting organizations. Pay particular attention to whether requests are for virtual or in-person speaking.
- Work with Communications team to ensure all media requests are scheduled in a timely manner.
- Keep track of all activities of President and CEO and complete monthly program tracking.
- Receive and prioritize requests for President and CEO's input, feedback, or approval from other staff; ensure that all requests are dealt with in a timely manner.
- Provide President and CEO with daily itinerary listing time and place of all appointments; know President and CEO's whereabouts and provide information to staff, Board, and others.
- Prepare acknowledgement letters for all memberships and donations for President and CEO's signature within five days of receipt.
- Arrange for and set up meeting space and conference calls, as needed.
- Maintain President and CEO's and the Coalition's permanent files, including chronological files; assist with management of archives.
- Generate minutes and letters; draft documents as requested by President and CEO and perform formatting, data entry, and copying.
- Place orders for materials and other purchases for President and CEO and entire office; ensure all equipment used by President and CEO is in good working order and supplies are replenished.
- Assist in completing organizational and funding reports.
- Provide support to President and CEO's research projects.
- Provide assistance on fund development activities as needed.

Board Operations

- Serve as primary liaison with Board of Directors for logistical and informational purposes. Make facility arrangements for in-person and virtual meetings and arrange board travel and accommodations, as needed.
- Send timely notices for all scheduled meetings of the Board, Executive Committee, and Board Committees: Finance, Nominating, Investment, and others. Collect RSVPs.
- Prepare and distribute monthly Board packets and all meeting materials. Maintain annual Board book and up-to-date contact and other information on all Board members.
- Assist with staffing/assigning board committee members.
- Prepare correspondence from Board Chair and other Board members as needed.
- Take minutes of Board and Board committee meetings and draft complete minutes in a timely manner.
- Arrange for recognition of outgoing members at annual meeting.

Operations Support

- Receive, open, date, and sort all mail and incoming packages. Ensure mail is stamped and mailed every workday afternoon.
- Monitor general voicemail, fax, and info and general in-boxes; forward communications to appropriate staff.
- Copy and mail *Memo to Members and Partners* newsletter every Monday to those who receive it via U.S. Post.
- Respond to all requests and orders for NLIHC publications. Mail out requested publications in a timely manner.

- Provide administrative support to the COO on an ongoing basis related to calendar updates (NLIHC shared/COO calendar), Outlook contacts, and Intern postings.
- Receipts
 - *Income Tracking.* Prepare income tracking forms on all revenue received for coding by the Chief Operating Officer within one day of receipt. Stamp date on all checks. Make copies of all checks and accompanying documents.
 - *Deposits.* Prepare and make bank deposits on Fridays, the last day of each month, and upon receipt of large checks.
 - *Cash Log.* Maintain accurate log of revenues as they are received.
 - *Enter* all data in database within five days of receipt.
 - *Prepare* receipts for submission to Senior Director of Administration.
 - *Ensure* income tracking forms are completed.
- Assist with maintenance of CRM database (Salesforce). Assist with member prospects and other data entry.
- Maintain adequate inventory of all routine office supplies; ensure all supplies are maintained in an orderly and accessible fashion.
- Ensure that office door and elevators are secured/unsecured, as needed.
- Ensure orderliness of reception area, workroom, and copy room.
- Assist National AIDS Housing Coalition with logistical support in its use of NLIHC office space.

Organizational Support

- Provide assistance as assigned for annual Housing Policy Forum and Housing Leadership Celebration/Reception, semi-annual state coalition meetings, and other events. (Report to COO.)
- Compile and ensure updating of standard operating procedures (SOPs) for the Coalition.
- Attend all meetings of Board of Directors, state coalitions, and Board standing committees; participate in staff meetings, retreats, training, and all Coalition events. (Report to CEO and COO.)
- Other duties as assigned. (Report to CEO and COO.)

Qualifications

Applicants must possess highly developed organizational, administrative, interpersonal, oral, and written communications skills; proficiency in all Microsoft Office software applications; knowledge of and skill in operating office equipment; ability to perform several tasks simultaneously; and a commitment to social justice. A bachelor's degree is required; non-profit experience is preferred.

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

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

NLIHC in the News

NLIHC in the News for the Week of August 7

The following are some of the news stories to which NLIHC contributed during the week of August 7:

- “Senate Approves Democrats’ Sweeping Climate and Health Bill,” *RouteFifty*, August 7 at: <https://bit.ly/3zUCj30>
 - “Evictions spiking as assistance, protections disappear,” *AP*, August 10 at: <https://bit.ly/3QDAcax>
 - “As homelessness rises, some states make it illegal to sleep outside,” *MarketPlace*, August 11 at: <https://bit.ly/3dgwyVK>
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NLIHC News

NLIHC Releases Annual Report 2021

NLIHC released its 2021 *Annual Report* on August 11. The report provides a comprehensive picture of the organization’s advocacy activities, campaigns, research and publications, media accomplishments, and other achievements in 2021, as well as financial information and a list of members, partners, and donors. Read the 2021 *Annual Report* [here](#).

In a letter to members and partners introducing the report, NLIHC President and CEO Diane Yentel celebrates the many triumphs of NLIHC’s partners and allies, especially in countering the impact of the pandemic on the housing stability of the lowest-income renters. “The pandemic has shown in profound and unforgettable ways who we are as a country and just how much we can accomplish when we work together,” writes Diane. “In 2021, we fought for – and won – a series of extensions of the national moratorium on evictions, keeping it in place for almost a year. We secured \$46.5 billion in emergency rental assistance (ERA) for low-income renters and worked together to build a national infrastructure to disburse these vital resources to those most in need. We advocated successfully for the enactment or implementation of more than 130 new tenant protections by state and local governments around the country. And we launched the “End Rental Arrears to Stop Evictions (ERASE)” project to gather information about ERA programs and expedite assistance to renters in need to stop evictions. These achievements helped keep millions of families safely housed during the pandemic.”

The report highlights additional ways in which NLIHC responded to the challenges posed by the pandemic in 2021. These included:

- Helping ensure that, as of December 2021, \$20.6 billion in ERA had been disbursed by state and local emergency rental assistance programs, keeping nearly 8 million renters in 3.2 million households stably housed. Treasury data indicate that 66% of beneficiaries were extremely low-income households, over 40% were Black households, and 20% were Latinos.
- Launching an Emergency Rental Assistance Resource Hub, Dashboard, and Program Table to monitor trends, facilitate resource sharing, and help renters access ERA.
- Releasing a State and Local ERA Tenant Protections Database, with information about the more than 130 ERA tenant protections enacted over the past year in response to advocacy by ERASE cohort members.
- Testifying at two hearings devoted to ERA: “Oversight of Pandemic Evictions: Assessing Abuses by Corporate Landlords and Federal Efforts to Keep Americans in their Homes” (July 27); and “Protecting Renters During the Pandemic: Reviewing Reforms to Expedite Emergency Rental Assistance” (September 10).
- Releasing nine reports and briefs – several with our partners at the Housing Initiative at Penn and the NYU Furman Center – examining the development and implementation of ERA programs.

NLIHC also launched its new “HoUSed” campaign in March 2021 to advance anti-racist policies and achieve the large-scale, sustained investments and reforms necessary to ensure renters with the lowest incomes have affordable and accessible places to call home. With more than 1,800 organizational partners, the campaign advocates for solutions to America’s housing crisis, including by expanding rental assistance to every eligible household, increasing the supply of affordable housing for people with the lowest incomes, providing emergency housing assistance to help stabilize families in a crisis, and strengthening and enforcing robust renter protections.

The report overviews NLIHC’s work advancing racial equity, diversity, and inclusion in 2021. Among other achievements, NLIHC developed new vision and mission statements to express its commitment to racial equity. NLIHC also created and filled a new senior vice president for racial equity, diversity, and inclusion position. NLIHC’s efforts to advance racial equity resulted in a range of other accomplishments, including:

- Publishing two study briefs on racial equity and ERA program design, as well as a report on the racial inequity of the mortgage interest deduction and a brief on advancing racial equity in ERA programs issued jointly with the Penn Housing Initiative.
- Releasing a special edition of *Tenant Talk*, “Fighting for Racial and Housing Justice.”
- Collaborating on the creation and release of *Dot’s Home*, a video game that gives players a chance to explore the harmful systems dictating our relationships to race and place. (The game received the Game of the Year Award at the Games for Change Festival’s awards ceremony in NYC on July 8 of this year.)
- Issuing resources on gender and racial justice in collaboration with the National Women’s Law Center.
- Updating the Opportunity Starts at Home multi-sector affordable homes campaign’s national policy agenda to reflect racial equity more strongly in the campaign’s policy priorities.

In 2021, NLIHC continued to distinguish itself in the arena of advocacy, as the *Annual Report* makes clear. The organization:

- Made more than 13,600 contacts with congressional offices.
- Made 455 contacts with administration departments and offices.
- Conducted 319 meetings/convenings/webinars/forums attended by 46,000 participants.
- Participated in 20 sign-on or comment letters to federal decision makers.
- Issued 270 calls to action and updates to our network of 145,000 advocates.
- Presented at 217 events and forums attended by 30,655 people.
- Testified at six congressional hearings.
- Participated in 457 media interviews
- Offered research and expertise featured in 17,055 stories by media around the country – up from 11,006 stories in 2020, 6,137 in 2018, and 2,295 in 2016.

At the same time, NLIHC saw continuing growth in its social media presence, with 4.02 million unique web visitors, approximately 65,500 Twitter followers, and almost 20 million Twitter impressions.

NLIHC published two new editions of *Tenant Talk* – “The Enduring Crisis: Fighting for Racial and Housing Justice” and “The Intersections of Housing and Disability Rights” – and continued to organize and host monthly Tenant Talk Live webinars with tenants and tenant leaders from across the country to address the issues and concerns of tenants related to COVID-19 tenant protections, emergency rental assistance, tenant empowerment, federal advocacy, racial justice, and other topics.

NLIHC released a series of annual flagship publications, according to the report, including:

- *The Gap: A Shortage of Affordable Homes*, finding that extremely low-income renters in the U.S. were facing a shortage of nearly 7 million affordable and available rental homes. The report showed that only 37 affordable and available homes existed for every 100 extremely low-income renter households, and nearly 8 million extremely low-income households spend more than half of their limited incomes on housing.
- *Advocates' Guide 2021*, which included new information about COVID-19 housing and homelessness response programs; NLIHC's HoUsed campaign for racial housing justice and universal, stable, and affordable housing; and actions taken by the Biden administration to advance fair housing and strengthen protections for immigrant households and LBGTQ individuals, among other topics.
- *Out of Reach 2021: The High Cost of Housing*, showing that millions of low-wage renters were struggling to afford their homes before the pandemic and would remain in economically precarious positions without significant congressional action. According to the report, the national "housing wage" needed to afford rental housing was \$24.90 per hour for a modest two-bedroom home at fair market rent and \$20.40 per hour for a modest one-bedroom rental home. In no county in America could a renter earning a fulltime prevailing minimum wage afford a modest two-bedroom apartment, and in only 7% of U.S. counties could they afford a modest one-bedroom rental.
- *The Road Ahead for Low-Income Renters*, a research note summarizing research on how renters had fared during the pandemic and their likely needs in the future. Based on the U.S. Census Bureau's Household Pulse Survey and other sources, the report showed that approximately 6.5 million renter households were behind on rent as of early July 2021.
- *Picture of Preservation 2021*, a joint report released with the Public and Affordable Housing Research Corporation (PAHRC) that characterized the nearly 5 million homes constituting the nation's federally assisted housing stock, analyzed the preservation risks faced by these homes, and identified policy priorities to support their preservation. The report estimated that 176,760 federally assisted homes could be lost from the affordable housing stock over the next five years if preservation efforts are not expanded.

The *2021 Annual Report* also summarizes major events hosted by NLIHC in 2021. These included the Virtual Housing Policy Forum, which was attended by more than 1,100 people and featured an appearance by HUD Secretary Marcia L. Fudge – her first at a housing conference in her new role – and special presentations by Senators Elizabeth Warren (D-MA), Rob Portman (R-OH), Ron Wyden (D-OR), Brian Schatz (D-HI), and Chris Van Hollen (D-MD), and Representatives Joyce Beatty (D-OH), Jesús "Chuy" García (DIL), and Mario Diaz-Balart (R-FL). NLIHC also hosted its annual Housing Leadership Awards Reception, during which it presented awards to Senator Sherrod Brown (D-OH) and Representative Maxine Waters (D-CA); Joy Johnson, a former NLIHC board member and the founder of Charlottesville's Public Housing Association of Residents; and the National Housing Law Project's Housing Justice Network.

The report lists additional achievements, including regulatory triumphs such as the withdrawal by HUD of a proposed mixed-status rule after opposition by NLIHC and our partners; the withdrawal by HUD of an equal access rule following an NLIHC-led week of action; and the publication by HUD of a proposed rule to reinstate the 2013 disparate impact rule following advocacy by NLIHC and our allies. In the area of disaster recovery, NLIHC successfully pushed FEMA to announce improvements to help low-income disaster survivors access assistance; published along with PAHRC a report examining the locations of project-based federally assisted properties in relation to risks for 18 types of natural hazards; and testified twice before Congress in support of disaster housing recovery.

NLIHC also received a number of notable recognitions, highlighted in the report, including a recognition from the Corporation for Supportive Housing for NLIHC's role in developing the Framework for an Equitable COVID-19 Response to Homelessness, an "Exceptional Community Partner" award from the Housing and

Community Development Network of New Jersey, a “Best National Advocacy Group” award from *Beyond Chron*, and an “Equal Opportunity/Affirmative Action Exemplary Practice Award” from the American Society for Public Administration.

Read the 2021 *Annual Report* [here](#).

NLIHC to Publish End-of-Week Recap Beginning August 19

NLIHC is pleased to announce the creation of a new weekly e-newsletter, *The Connection*. The newsletter will bring together news and updates from NLIHC, making important information available to advocates, partners, and members through a single, consolidated newsletter that will be published on Friday of every week. Beginning August 19, subscribers to NLIHC’s email lists – including subscribers to this list – will receive the first issue of *The Connection*, which will include updates related to federal policy developments, advocacy activities, research and publications, disaster housing recovery, field operations, NLIHC campaigns, and more. Stay tuned for more from *The Connection*!

Where to Find Us – August 15

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

- [HousingNext Grand Rapids Michigan Policy Conference](#) – Grand Rapids, MI, August 16 (Diane Yentel)
 - [Annual Utah Housing Matters Conference](#) – Keynote Speaker, Midway, UT, August 29-31 (Renee Willis)
 - [HousingIowa Conference](#) – Des Moines, IA, September 7 (Sarah Saadian)
 - Hudson County New Jersey Food and Shelter Coalition Monthly Meeting – Virtual, September 13 (Lindsay Duvall)
 - [AARP](#) Housing Workshop Plenary Panel – Virtual, September 22 (Diane Yentel)
 - [Early Care & Learning Council](#), It Takes a Village: To Reduce/Eliminate Expulsion & Suspension summit – Latham, NY, September 29 (Lindsay Duvall)
 - Neighborhood Preservation Coalition of New York State, [Annual Housing Conference](#), Federal Policy Update – Saratoga Springs, NY, October 3 (Lindsay Duvall)
 - Southern California Association of Non-Profit Housing, [Annual Conference 2022](#), “Inflation, COVID and Build Back Better: Federal Housing Policy Update After the Midterm Election” Panel – Los Angeles, CA, October 28 (Sarah Saadian)
 - [California Rural Housing Coalition Summit](#), Reconnecting to Build Affordable Homes and Equitable Communities – Keynote Speaker, Asilomar, CA, November 3 (Diane Yentel)
 - Partnership for Strong Communities, [2022 Connecticut Affordable Housing Conference](#) – Virtual, November 14 (Diane Yentel)
 - Maine Affordable Housing Coalition, Housing Policy Conference – Keynote Speaker, Portland, ME, November 17 (Diane Yentel)
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