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## Public Charge

### Department of Homeland Security Publishes Final Public Charge Rule

The U.S. Department of Homeland Security (DHS) [issued a final rule](#) on the “public charge” regulation on September 8, adding critical protections to immigrant families’ access to social safety net programs, including housing. The final rule clarifies that several health and social services are not considered in a public charge determination, a decades-old test to deny temporary admission into the U.S. or deny requests to change one’s status to lawful permanent resident (i.e., green card holder). The final rule takes effect on December 23, 2022, and restores the historical understanding of public charge, according to which receipt of certain non-cash benefits – such as housing and Medicaid benefits – are not considered under public charge determinations. Advocates hailed the final rule as a major win for immigrant families but are continuing to call on Congress and the administration to fully repeal the public charge provision.

Prior to 2019, almost all non-cash government benefits, such as Medicaid and housing benefits, were excluded from the public charge consideration. A harmful rule issued under the Trump administration in 2019 (and that is no longer in effect) [caused](#) a significant drop in enrollment in programs such as government health care and pandemic aid, undermining the response to the pandemic and widening economic and health disparities. NLIHC joined more than 1,000 organizations in signing on to a public charge comment letter led by the [Protecting Immigrant Families](#) (PIF) campaign (*see Memo 4/25*). The sign-on letter recognized that the public charge test is “an antiquated policy reflecting centuries of racial and class bias” and urged the Biden administration to quickly finalize public charge rule reform to assure eligible immigrant families that they can use safety net programs without immigration concerns. Members of Congress also sent letters to DHS in support of needed reforms in May (*see Memo 5/02*).

After numerous advocacy efforts, NLIHC celebrates the release of a final rule that does not consider housing assistance – such as assistance through public housing, Housing Choice Vouchers, and Project-Based Rental Assistance (PBRA) – in the public charge test. An individual participating in other “non-cash” programs (such as SNAP, WIC, and the Child Tax Credit) in addition to receiving housing assistance will not be penalized if they seek to change their immigrant status or apply for permanent residency. The final rule will take effect on December 23, 2022.

DHS has also announced plans to conduct public outreach and engagement to minimize the chilling effects of the 2019 rule among immigrant communities. Stay up to date on NLIHC’s efforts by visiting [Keep Families Together](#), a shared initiative of the National Housing Law Project.

Read a press statement from the Protecting Immigrant Families Coalition at: <https://bit.ly/3d0yCBy>

Read DHS’s statement announcing the final public charge rule at: <https://bit.ly/3TTc7z3>

Read the text of the final public charge rule at: <https://bit.ly/3L3KWxE>

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## HUD

### HUD Invites Tribal Consultation on Youth Homelessness Demonstration Program

HUD’s Office of Special Needs Assistance Programs (SNAPS) is [seeking feedback](#) from tribal leadership, tribal staff, and tribal members regarding the [Youth Homelessness Demonstration Program](#) (YHDP). A consultation session will be hosted via Webex on September 15 at 2 pm ET. HUD is also inviting tribal parties to submit written comments via email. (Those sending an email should include “Tribal Consultation” in the subject line.)

Congress approved \$72 million in YHDP grants through the “Consolidated Appropriations Act of 2022,” with communities with substantially rural populations receiving priority. HUD is now seeking feedback regarding how the funds should be awarded. HUD’s desire to consult with tribes comes after the Biden administration committed to “regular, meaningful, and robust consultation with Tribal Nations” in a January 2021 memorandum (see [Memo, 2/01/2021](#)). HUD called input from tribal leaders “essential” for developing the department’s programs and observed that “these calls are an opportunity for HUD to learn more from Tribal leadership and members regarding the needs of Tribal youth at-risk of or experiencing homelessness.”

Read the “Dear Tribal Leader” letter announcing the consultation here: <https://bit.ly/3Qod7IA>

Tribal leaders, staff, and members can attend the September 15 consultation using this link: <https://ems8.intellor.com/login/844908>

Tribal leaders and other tribal-affiliated housing advocates can submit written comments regarding YHDP to: [CoCTribalConsult@hud.gov](mailto:CoCTribalConsult@hud.gov)

Non-tribal housing advocates can submit feedback on youth homelessness to: [youthdemo@hud.gov](mailto:youthdemo@hud.gov)

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

### **Join Today’s (September 12) NLIHC, NAEH, and CBPP Webinar on Homelessness and Housing First!**

NLIHC, the National Alliance to End Homelessness (NAEH), and the Center on Budget and Policy Priorities (CBPP) invite advocates nationwide to register for “Long-Term Solutions and Successful Strategies,” the third webinar in our four-part webinar series on homelessness and Housing First. Decades of learning, experience, and research have proven that [Housing First](#) is the most effective approach for ending homelessness. Housing First recognizes that affordable and accessible homes are the foundation on which people thrive, and by combining housing with access to supportive services, Housing First can help people exit homelessness and live stably in their communities. The webinar will be held today (September 12) at 2:30 pm ET. Register at: <https://bit.ly/3vIbn5o>

Urgent action is needed at all levels of government to end America’s housing and homelessness crisis. In communities across the nation, however, some misguided policymakers are responding to this crisis by advancing dangerous rhetoric and harmful, dehumanizing measures that will make it even harder for people to exit homelessness. It is critical that advocates nationwide are unified in pushing back against stigmatizing and counterproductive efforts that seek to criminalize homelessness, impose punitive requirements, and even prevent the development of affordable housing.

Today’s webinar will feature Peggy Bailey, vice president for housing policy at CBPP; NLIHC President and CEO Diane Yentel; Lisa Glow, CEO of Central Arizona Shelter Services; Mindy Woods, a resident of Seattle, Washington and member of NLIHC’s board of directors; Kathryn Monet, CEO of the National Coalition for Homeless Veterans and NLIHC board member; and John Meier, support services for veteran families program manager at the West Central Texas Council of Governments.

The series’ final webinar, “How to Address Unsheltered Homelessness,” will be held on Wednesday, September 28, at 2:30 pm ET.

Register for webinars in the series at: <https://bit.ly/3vIbn5o>

Read a summary of the August 15 webinar at: <https://bit.ly/3Ky8F8T>

Read a summary of the August 29 webinar at: <https://bit.ly/3Ky8xpV>

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

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

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## **Budget and Appropriations**

### **House Returns to Session This Week with FY2023 Appropriations Deadline Fast Approaching – Take Action Today!**

Members of the U.S. House of Representatives are set to rejoin their Senate colleagues on Capitol Hill this week, marking the official end of August recess. The new fiscal year (FY) begins on October 1, but Congress has a long road ahead to enacting an FY2023 budget. Absent a budget agreement, Congress will need to pass a continuing resolution (CR) by October 1 to maintain current levels of funding for federal programs and avoid a partial government shutdown.

Lawmakers still need to reach an agreement on how long the CR should last, as well as any provisions that could be added to the legislation. Both parties are reportedly open to enacting a CR that would last until either December 9 or December 16, buying Congress another few months to reach an agreement on the FY2023 budget. However, Republicans would like a “clean CR,” while Democrats are pushing to include additional provisions in the CR, including a request from the Biden administration for \$47.1 billion in emergency funds to combat COVID-19 and monkeypox, provide additional aid to Ukraine, and supply resources to fight natural disasters. Negotiations over what – if anything – to include in the CR could stall the process and risk a government shutdown, which could have [disastrous consequences](#) for HUD’s affordable housing and homelessness programs. Even so, a government shutdown is unlikely.

Once a CR is finalized, Congress will have until the CR expires to enact an FY2023 budget. Both the House and Senate have released draft spending bills written with little or no Republican input, raising concerns that a final spending package will offer significantly less funding than either the House or Senate drafts. The House bill for Transportation, Housing, and Urban Development (THUD) would provide roughly \$3 billion more for HUD’s vital affordable housing, homelessness, and community development programs than the Senate’s proposal. See NLIHC’s analysis of the [House](#) draft and the [Senate](#) draft, as well as our [updated budget chart](#), for more information.

The FY2023 spending bill likely represents the last opportunity this year for Congress to make robust investments in affordable housing and homelessness programs. Congress must not pass up the chance to provide the significant funding needed to ensure the nation is moving towards safe, affordable, and accessible housing for all.

NLIHC and our partners in the Campaign for Housing and Community Development Funding ([CHCDF](#)) are leading our [annual 302\(b\) letter](#) to demand that Congress provide the highest possible level of funding for affordable housing, homelessness, and community development resources in FY2023. Advocates should contact their members of Congress and urge them to support significant funding for NLIHC’s top priorities:

- \$32.13 billion for the Tenant-Based Rental Assistance (TBRA) program to renew all existing contracts and expand housing vouchers to an additional 200,000 households.

- \$5.125 billion for the Public Housing Capital Fund to preserve public housing, and \$5.06 billion for the Public Housing Operating Fund.
- \$3.6 billion for HUD’s Homeless Assistance Grants program to address the needs of people experiencing homelessness.
- \$100 million for legal assistance to prevent evictions.
- \$300 million for the competitive tribal housing program, targeted to tribes with the greatest needs.

Additionally, Congress is expected to enact a tax extenders package before the end of the year. Many tax provisions are only authorized for a set number of years, forcing Congress to periodically reevaluate and decide whether to extend expiring tax provisions. With a number of tax provisions up for extension at the end of the year, the tax extenders package represents an opportunity to make needed legislative changes to the Low Income Housing Tax Credit (LIHTC) program so that it better serves households with the lowest incomes.

Senators Maria Cantwell (D-WA), Todd Young (R-IN), Ron Wyden (D-OR), and former Senator John Isakson (R-GA), along with Representatives Susan DelBene (D-WA), Don Beyer (D-VA), and former Representatives Jackie Walorski (R-IN) and Kenny Marchant (R-TX), sponsored in 2019 the “Affordable Housing Credit Improvement Act” ([S.1703/H.R.3077](#)). The bill proposes several key reforms to the LIHTC program that would more deeply target resources to serve households with the lowest incomes, including several of NLIHC’s priority reforms:

- Expanding the LIHTC “basis boost” to 50% to incentivize the development of units affordable to households with the lowest incomes.
- Establishing a 10% set-aside for the development of housing for extremely low-income households.
- Expanding the “basis boost” for rural and tribal areas.
- Strengthening the Right of First Refusal for non-profits to purchase affordable properties.

In addition to pushing Congress for robust funding for affordable housing and homelessness programs in FY23, advocates should continue contacting their members of Congress to urge them to include these provisions in any tax extender package moving forward. Use NLIHC’s [August recess advocacy toolkit](#) to help create your message to Congress!

## National Housing Trust Fund

### NLIHC Issues New Report Summarizing How States Used National Housing Trust Fund Allocations in 2017

NLIHC issued a new report, [The National Housing Trust Fund: An Overview of 2017 State Projects](#), on September 8. Part of NLIHC’s effort to document the impact of the national Housing Trust Fund (HTF), the report summarizes how each state and the District of Columbia planned to use \$219 million allocated in 2017 by the HTF. In 2017 – the second year of HTF implementation – states continued to use most of their HTF resources to target projects that served people experiencing homelessness, people with disabilities, elderly people, or other special needs populations. For example, 26% of funds were to be devoted to projects serving homeless households, 23% to projects serving people with disabilities, 19% to projects serving elderly people, 8% to projects serving veterans, and 2% to projects helping to house domestic violence survivors or previously incarcerated people. The remaining 22% of funds were devoted to projects in the category of “general occupancy” or “family,” a surprising number of which included projects with three or more bedrooms to serve large households.

Although NLIHC is not confident that all states indicated whether a project entailed permanent supportive housing (PSH), 21 states did indicate PSH with 41 projects containing 1,971 units (633 of which were HTF-assisted). A review of state HTF Allocation Plans and requests for proposals (RFPs) identified 14 states with various policies regarding permanent supportive housing, not counting those many other states that offer extra competitive points for applications dedicating HTF-assisted units for PSH.

Most of the 2017 HTF allocation – more than \$144 million – was used to construct new affordable housing units. Another \$7 million was used for adaptive re-use projects creating more affordable housing in properties previously used for non-housing purposes, such as by converting historic industrial buildings, office buildings, and commercial buildings to affordable housing. Although reported to HUD as “rehabilitation,” NLIHC research showed that 16 projects used nearly \$8 million to create new affordable housing. Only three projects seemed to fall exclusively in the category of “acquisition and rehabilitation,” and these projects used only \$1.7 million. Meanwhile, \$38 million of HTF was used to preserve existing affordable housing, helping to ensure that this stock does not revert to market-rate housing. Of that \$38 million, more than \$15 million was used to help preserve earlier federal investment in affordable housing through HUD’s Project-Based Section 8 program and USDA’s Rural Development (RD) Section 515 program.

The HTF remains an essential source of gap financing, used in conjunction with the HOME Investment Partnerships Program (HOME), the Federal Home Loan Banks’ Affordable Housing Program (AHP), and other state affordable housing programs, including state or local Housing Trust Funds. The HTF was used as gap financing for 123 projects also using the Low Income Housing Tax Credit (LIHTC) program’s equity investments in 2017, meaning that some units in LIHTC projects would serve extremely low-income households. Worth noting is the fact that 58 projects in 24 states did not rely on LIHTC equity; in these cases, states tended to use HTF strategically in smaller projects not conducive to the LIHTC process.

The national Housing Trust Fund (HTF) is a relatively new program that provides block grants to states to build, preserve, or rehabilitate housing affordable to extremely low-income households – those with income at or less than 30% of the area median income (AMI), or at or less than the federal poverty line (whichever is greater). The statute authorizing the HTF requires 90% of any funds awarded to a state to be used for rental housing. The amount of HTF resources awarded to a state is determined by a formula established in the statute. The formula is based principally on the shortage of rental homes affordable and available to extremely low-income renter households and the extent to which such households are spending more than half of their income on rent and utilities.

The HTF, authorized by the “Housing and Economic Recovery Act of 2008,” requires Fannie Mae and Freddie Mac to generate funding for the HTF through an annual 4.2 basis point (0.042%) assessment on their new business. The resulting funds are transferred at the end of every calendar year to HUD, which allocates them to the states, the District of Columbia, and U.S. territories using the statutory formula. Since 2016, the amount of money collected for the HTF has grown every year: from \$173.6 million in 2016, \$219.2 million in 2017, and \$266.8 million in 2018, to \$247.7 million in 2019, \$322.6 in 2020, \$689.7 in 2021, and \$739.6 million in 2022.

In September 2018, NLIHC published a preliminary report examining the 2016 HTF awards, [\*Getting Started: First Homes Being Built with National Housing Trust Fund Awards\*](#), later supplementing the report with additional data as more states provided the necessary information (“[\*Supplemental Update to Getting Started\*](#)”). In addition to the new report on how states proposed awarding their HTF allocations in 2017, a report providing an overview of 2018 projects is forthcoming. NLIHC will continue providing such reports in the future.

Read *The National Housing Trust Fund: An Overview of 2017 State Projects* at: <https://bit.ly/3B2utF1>

More information about the national Housing Trust Fund can be found on [page 3-1](#) and [page 3-14](#) of NLIHC’s *2022 Advocates’ Guide* and on NLIHC’s website at <https://bit.ly/2JMafrd>

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## Disaster Housing Recovery Updates

### Mill Fire in Northern California Kills Two and Destroys More Than 100 Homes

The [Mill Fire](#) burned through portions of Siskiyou County in Northern California over Labor Day weekend. The fire began on September 2 near a lumber mill on the outskirts of Weed, a town of approximately 2,600 people that is 250 miles north of San Francisco. The fire quickly burned through the historically Black community of Lincoln Heights – one of the oldest established Black communities west of the Mississippi – killing two residents and destroying around 100 homes. The fire is the second to strike Weed in the last ten years: in 2014, the Boles Fire destroyed nearly one-third of the town’s housing stock.

The fire has also [impacted](#) the nearby town of Lake Shastina, destroying between 30 and 50 homes and becoming the most destructive fire in the town’s history. The fire also destroyed a sewage pump station in Lake Shastina, meaning that even those whose homes were not impacted by the fire will be unable to return to their houses until the station is replaced.

As of late last week, as many as 7,500 people had been forced to evacuate, though the fire had begun to slow. In all, more than [118 structures](#) – including houses, businesses, and other buildings – had been destroyed. In addition to the two people who had been killed, three others had sustained injuries. Siskiyou County authorities were beginning to catalogue the damage caused by the blaze, and displaced households were returning to inspect the damage. Power remained shut off in the immediate area.

California Governor Gavin Newsom issued a state of emergency declaration in Siskiyou County due to the “rapidly-spreading fire.” A Fire Management Assistance Grant has also been [secured](#) from FEMA. Both will provide funding to help contain the fire and those impacted by it.

The NLIHC-led [Disaster Housing Recovery Coalition](#) (DHRC) has been in contact with members from Northern California and remains ready to assist with efforts to ensure an equitable and complete disaster housing recovery for those impacted.

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## Opportunity Starts at Home

### Interactive Map Shows Low-Income Neighborhoods Are Most Impacted by High Temperatures in NYC

In another indication of the close connection between housing policy and climate change, a new interactive [map](#) representing street-by-street heat exposure in New York City demonstrates that low-income neighborhoods bear the highest “heat burdens.” The map, which covers northern Manhattan and the South Bronx, represents ambient temperature (that is, the temperature as felt by humans) as opposed to ground temperature (the measure typically used in similar studies). Volunteers collected data by recording temperatures along the streets with sensors. Upon examining the resulting data, researchers found that heat is distributed unequally around the city. In the South Bronx, one of the poorest areas of NYC, the temperature was found to be 8 degrees Fahrenheit (4.5 degrees Celsius) hotter than in the Upper West and Upper East Sides, much wealthier neighborhoods located just a few miles away.

Heat disparities, coupled with bad air quality and inadequate access to air conditioning, increase the likelihood of heat strokes and deaths. Every year, there are on average 370 heat-related deaths in New York City, with



particularly high numbers of heat-related deaths in the Bronx. The high ambient temperatures in the South Bronx are matched by high temperatures inside apartment buildings, which are on average 90 years old in the neighborhood. In such an aged, energy-inefficient housing stock, outdoor air can easily infiltrate the indoors, and indoor air can quickly escape to the outside, making temperature control within buildings difficult.

The spatial disparities in ambient temperatures in NYC are linked to a long history of discrimination and redlining, which have prevented people of color and low-income people from accessing higher-opportunity neighborhoods with more trees, green spaces, and resources.

Explore the new interactive map [here](#).

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## **Our Homes, Our Votes**

### **Join Monday's (9/19) *Our Homes, Our Votes* Webinar on Early Voting and Vote-by-Mail**

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, "Early Voting and Vote-By-Mail," will be held Monday, September 19, at 2:30 pm ET. Register for the webinar series [here](#).

Early voting and vote-by-mail are important options for people who might face obstacles to voting on Election Day – including people with inflexible schedules, childcare responsibilities, or limited transportation options. The COVID-19 pandemic has made vote-by-mail an especially important option when it comes to ensuring that voting is accessible to all. Panelists in the upcoming webinar will discuss how to navigate state laws and incorporate early voting and vote-by-mail into get-out-the-vote (GOTV) strategies. The panel will feature Bryce Bennett, project director at Vote Early Day, and Cris Wegner, GOTV coordinator at Colorado Cross-Disability Coalition.

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

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## **New Article Documents Changes in State Election Laws since 2020**

The Voting Rights Lab has summarized key trends in election law changes since 2020 in a new article, "[The Lasting Impacts of the 2020 Election: Voter Registration, Voter List Maintenance, and Mail Ballot Applications](#)." The article's author notes that while many states expanded voting access leading up to the 2020 election in response to the COVID-19 pandemic, certain provisions, such as voting by mail, became politicized. As a result, some states have increased barriers to voter registration and have restricted mail ballot access. The article cites examples of new barriers to registration enacted in Texas, Arizona, Tennessee, Florida, Montana, Missouri, and New Hampshire, as well as restrictions on mail ballot access enacted in Florida, Texas, Georgia, Delaware, Oklahoma, South Carolina, and Arizona. At the same time, other states have expanded access to voter registration and mail ballots. The article cites examples of voter registration improvements in Delaware, Massachusetts, New Jersey, Oklahoma, Georgia, and Louisiana, as well as examples of expanded mail ballot access in California, Nevada, Vermont, Delaware, Rhode Island, and New York. The Voting Rights Lab will continue to monitor the impacts of election law changes on voters.

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## Events

### Join Today's (September 12) "Tenant Talk Live" Webinar for Renters and Resident Leaders on the Community Land Trust Model

NLIHC will host a session of "Tenant Talk Live" – a webinar with and for renter and resident leaders – today (September 12) at 6 pm ET. During the webinar, NLIHC staff will be joined by tenants who live in Community Land Trusts (CLTs) to discuss CLTs and tenant experiences becoming homeowners. Register for today's Tenant Talk Live webinar at: <https://bit.ly/361rmy2>

[CLTs are nonprofit organizations led by residents and public representatives](#) who work to preserve a shared equity homeownership model or affordable homeownership program in their communities. CLTs are often resale-restricted, deed-restricted, or co-op organizations. The organization [New Communities, Inc. was credited with starting the first CLT in Albany, Georgia, in 1969](#). The movement to create CLTs was led by [Black farmers in the South](#) and aimed to make housing permanently affordable for families and communities with the lowest incomes. The movement has grown throughout the United States and has led to the creation of over 225 CLTs in both rural and urban areas. CLTs have also developed over the past decade to include renters in their model. One example of the new renter-inclusion model is the [the Albany Community Land Trust \(ACLT\)](#) in Albany, New York. ACLT and approximately 22 other CLTs across the country have focused on helping renters develop their wealth in order to become homeowners.

Because forming a CLT can be an intimidating task, today's webinar will include residents of CLTs who can share their experiences with Land Trusts and explain how CLTs can serve as wealth-building tools. To learn more about starting a CLT, visit the [Grounded Solutions Network's Startup Community Land Trust Hub](#).

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

Register for today's Tenant Talk Live webinar at: [bit.ly/361rmy2](https://bit.ly/361rmy2)

Stay up to date on Tenant Talk Live events via the [Facebook group](#)

Check out the newest issue of *Tenant Talk*: [Housing is Built with Ballots](#)

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## Research

### Study Finds Providing Legal Information to Tenants Facing Eviction Decreased Unfavorable Eviction Outcomes

A new study from researchers at Tulane University and Jane Place Neighborhood Sustainability Initiative, "[Eviction Court Outcomes and Access to Procedural Knowledge: Evidence from a Tenant-Focused Intervention in New Orleans](#)," examines whether access to knowledge about eviction court procedures affected tenants' eviction case outcomes. Information about the eviction process was distributed through the Tenant Early Eviction Notification System (TEENS), an outreach program aimed at better protecting tenants facing eviction. Analysis then found that tenants who were contacted with eviction procedure information had a 13% lower probability of receiving a "rule absolute judgement" compared to tenants who were not contacted. Direct

contact with tenants through phone calls and in-person canvassing was the most effective means of decreasing unfavorable eviction rulings.

Using tenant contact information from eviction filing paperwork, volunteers contacted tenants via door-to-door canvassing, postcards, and phone calls. The information provided to the contacted tenants included court hearing procedures and explanations of how to apply for rental assistance. Because the study took place while the federal eviction moratorium was in effect, the outreach materials also encouraged tenants to complete a CDC declaration form attesting to financial hardship. Volunteers attended each eviction hearing to record the eviction case ruling. Due to limited volunteer capacity, only a portion of tenants were contacted. Even so, the successful hearing visits allowed researchers to compare the eviction case outcomes for tenants who received information with the outcomes of tenants who did not.

The researchers found that for the 215 tenants who were successfully contacted, the probability of receiving a rule absolute judgement was 13% lower compared to tenants who were not contacted. This type of ruling appears on a tenant's record and requires the tenant to vacate a property, typically within 24 hours. Among tenants who were contacted, 25.6% had their case dismissed compared to 14.0% of those who were not contacted. Tenants who were contacted also had a higher chance of reaching a consent judgement agreement (31.6%) compared to those who were not contacted (24.0%). While a consent judgement often resulted in an order to vacate, these tenants were given more time to leave the property, and the judgement did not go on the tenant's record.

Direct contact with tenants via a phone or in-person conversation was shown to be a more effective means of providing information than indirect contact. Phone calls were shown to be most effective; tenants who had a phone conversation with a volunteer had a 25% lower probability of receiving an eviction on their record, compared to an 18% lower probability for tenants who received a voicemail.

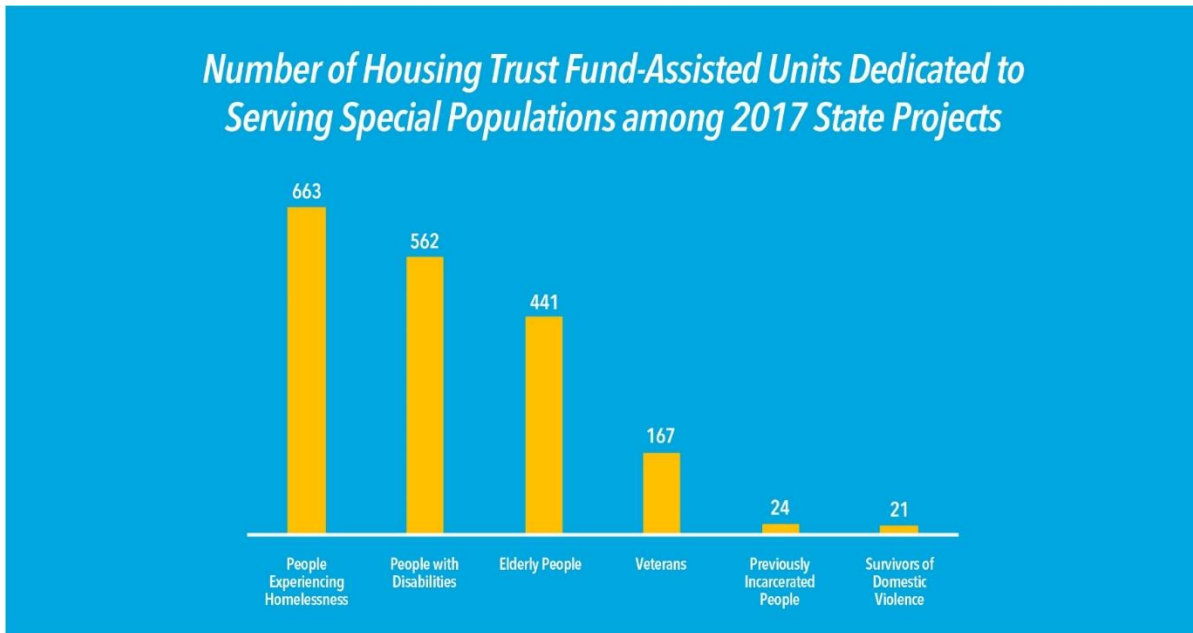
Procedural case information is not easily accessible to tenants, but these findings reveal that such information could help protect renters in eviction cases. The authors highlight right-to-counsel programs as one promising way to equip tenants with lawyers who have existing knowledge of court processes. The authors also emphasize the importance of municipal funding for eviction prevention programs, such as TEENS, to ensure their survival and success.

Read the article at: <https://bit.ly/3x3Hxck>

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## **Fact of the Week**

**Most Housing Trust Fund Units Are Targeted to People Experiencing Homelessness, People with Disabilities, and Elderly People**



Note: Projects may serve people in more than one category, resulting in some double counting of units.  
 Source: NLIHC, "The National Housing Trust Fund: An Overview of 2017 State Projects," 2022, <https://bit.ly/3D6rPRs>.



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Source: NLIHC, "The National Housing Trust Fund: An Overview of 2017 State Projects," 2022, <https://bit.ly/3D6rPRs>.

## From the Field

### Georgia Awards \$62 Million to Affordable Housing Organizations to Fight Housing Insecurity and Homelessness

Georgia Governor Brian Kemp [announced](#) the award of \$62 million to housing initiatives in the state dedicated to fighting homelessness and housing insecurity that have been exacerbated by the COVID-19 pandemic. The funds will be awarded to 20 organizations for the construction of more affordable housing, the improvement of existing properties, and the provision of mental health services and assistance to people experiencing homelessness.

“As Georgians faced the unprecedented challenges and economic downturn of the pandemic, COVID-19 robbed some of their financial stability, expanding the homeless population in vulnerable communities,” said Governor Kemp in a statement. “Those who were already homeless faced even greater difficulties, with many already struggling with mental health or substance abuse issues. By investing these funds in those who are already making a difference around our state on these fronts, we will provide those most in need with resources that will aid them on the road to personal and financial recovery.”

Funding for the initial round of awards will be drawn from the American Rescue Plan and State Fiscal Recovery Funds. Among the 20 organizations that will receive funds, several are members of NLIHC state partner Georgia ACT. These organizations – Mercy Housing Southeast, Quest Community Development, and SUMMECH Community Development – each focus on providing affordable housing in Atlanta and the surrounding areas.

“With the growing number of persons facing housing insecurity and homelessness, significant investments are vital to Georgia’s most vulnerable residents,” said Dr. Bambie Hayes-Brown, president and CEO of Georgia ACT. “Although we applaud the awarding of these funds to Georgia’s nonprofits (including some Georgia ACT members), Georgia needs long-term, sustained federal, state, and local government, and philanthropic investments for Georgia’s nonprofit affordable housing agencies.”

Governor Kemp’s office will announce additional awards under the program in the upcoming weeks.

Learn more about the program and see a full list of organizations receiving awards [here](#).

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## **NLIHC Careers**

### **NLIHC in the News**

#### **NLIHC in the News for the Week of September 4**

The following are some of the news stories to which NLIHC contributed during the week of September 4:

- “Fair Market Rent Gets Major Bump – Here Are the 25 Areas with the Biggest Increases” *Nasdaq*, September 2 at: <https://bit.ly/3B4IO59>
  - “Nearly 4 Million Renters At Risk Of Eviction Amid Relentless Surge In Housing Cost” *BisNow*, September 6 at: <https://bit.ly/3B4GbiL>
  - “Changes to federal housing guidance unlock extra funding for affordable housing” *Yahoo News*, September 8 at: <https://yhoo.it/3qwXSSU>
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## **NLIHC News**

### **NLIHC Welcomes Zak Zethner as Research Intern**

NLIHC is pleased to welcome Zak Zethner as research intern for the 2022-2023 academic year. Zak is currently pursuing his bachelor’s degree at George Washington University, majoring in political science and minoring in law and society. He became interested in affordable housing through his involvement in local politics on Long Island, New York, where he worked as a specialist in the New York State Emergency Rental Assistance program. Meeting with tenants and landlords to help them with their applications demonstrated to Zak the overwhelming need for substantial housing reform, and he has been invested in affordable housing ever since. As an intern, Zak is excited to learn about other ERA programs around the country and develop skills to analyze and address our nation’s systemic housing problems. We are excited to welcome Zak to NLIHC!

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### **David Foster Joins NLIHC as Field Intern**

NLIHC welcomes David Foster as field intern for the 2022-2023 academic year. David is a student at the University of Maryland-Baltimore, where he is currently working on a master’s degree in social work with a specialization in community action and social policy. Previously, David completed a bachelor’s degree in social work at Salisbury University. As an undergraduate, David served as an intern coordinating homeless services

and providing case management services in an emergency rental assistance program in Howard County, Maryland. Seeing the transformative effect of ERA on low-income renters led to David's interest in joining the NLIHC team and working to increase the accessibility of affordable housing. We are pleased to have David on board!

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## Where to Find Us – September 12

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

- Hudson County New Jersey Food and Shelter Coalition monthly meeting – Virtual, September 13 (Lindsay Duvall)
- [Hoosier Housing Needs Coalition Meeting](#) – Virtual, September 15 (Gabby Ross)
- New Mexico Mortgage Finance Agency Housing Summit, “[Federal Advocacy 101: How to Tap into Federal Resources](#)” – Albuquerque, NM, September 15 (Sidney Betancourt)
- Ayuda Legal Puerto Rico: Hurricane María 5th Anniversary Event – Virtual, September 20 (Diane Yentel)
- The Hill: A New Housing Market: Accessibility, Affordability & Equity in the Year Ahead Panel – Washington, DC, September 20 (Diane Yentel)
- [AARP](#) Housing Workshop Plenary Panel – Virtual, September 22 (Diane Yentel)
- World Economic Forum “[Attainable Housing Workshop](#)” – Virtual, September 27 (Sarah Saadian)
- Texas Homeless Network 2022 Conference on Ending Homelessness, “Advocacy 101: How to Engage Your Elected Officials on Housing Solutions” – Austin, TX, September 28 (Sidney Betancourt)
- Philadelphia Department of Behavioral Health and Intellectual disability Services’ Voter Registration Info Session – Virtual, September 28 (Lindsay Duvall)
- [Early Care & Learning Council’s](#) It Takes a Village: To Reduce/ Eliminate Expulsion & Suspension Summit – Latham, NY, September 29 (Lindsay Duvall)
- [Inaugural Statewide Conference on Ending Homelessness, Nevada Homeless Alliance](#) – Las Vegas, NV, September 29 (Sidney Betancourt)
- Neighborhood Preservation Coalition of New York State [Annual Housing Conference](#), Federal Policy Update – Saratoga Springs, NY, October 3 (Lindsay Duvall)
- [Housing Washington 2022, “Understanding LIHTC Preservation Challenges”](#) – Spokane, WA, October 3 (Dan Emmanuel)
- [Homeless Leadership Alliance of Pinellas, “Our Homes, Our Votes Training”](#) – Virtual, October 6 (Courtney Cooperman)
- [Housing Opportunities Community Partners, Inspire Gala](#) – Keynote Speaker, October 13, Rockville, MD (Diane Yentel)
- [WISCAP Poverty Matters Conference](#), Housing & Homelessness Federal Policy Update – Middleton, WI, October 19 (Courtney Cooperman)
- 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](#) – Keynote Speaker, Virtual, November 14 (Diane Yentel)
- Maine Affordable Housing Coalition’s Housing Policy conference – Keynote Speaker, Portland, ME, November 17 (Diane Yentel)

- [Fargo-Moorhead Coalition to End Homelessness, Annual Town Hall](#) – Virtual, November 17 (Courtney Cooperman)
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## NLIHC Staff

Andrew Aurand, Vice President for Research, x245  
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Victoria Bourret, ERASE Project Coordinator x244  
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Kennedy Sims, Communications and Graphic Design Intern  
Lauren Steimle, Web/Graphic Design Specialist, x246  
Jade Vasquez, ERASE Project Coordinator, x264  
Maya Ward-Caldwell, Fund Development Intern  
Chantelle Wilkinson, Housing Campaign Manager, x230  
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Diane Yentel, President and CEO, x225

