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## **Budget and Appropriations**

### **Senate Prepares for Vote on HUD Funding Bill, While House Republicans Unveil Continuing Resolution That Would Drastically Cut HUD Funding – Take Action!**

Lawmakers are closing in on a September 30 deadline to reach an agreement to keep the federal government funded or else risk a partial government shutdown. Despite widespread agreement that a short-term spending measure to extend government funding, known as a continuing resolution (CR), will be needed to avoid a shutdown, progress on enacting a CR has been slow and contentious.

CRs maintain the previously appropriated year's level of funding for federal programs for a specified period of time, giving lawmakers more time to reach an agreement on appropriations bills for the upcoming fiscal year (FY). Because the cost of housing and development rises every year, [it is crucial](#) that HUD's affordable housing and homelessness assistance programs receive increased annual appropriations just to maintain the current number of people and communities served. Without additional funding, people who rely on HUD's programs for safe, stable housing will be in danger of losing their assistance.

Republicans in the House reached an [agreement](#) over the weekend on a proposed CR that would extend government funding for 30 days, in exchange for slashing non-defense spending by 8%. The U.S. Departments of Veteran Affairs and Defense would remain funded at current levels. The proposal also includes a border security bill championed by House Republicans. However, the proposal does not include the White House's requested supplemental funding for FEMA disaster relief efforts, nor does it include additional aid for Ukraine.

While it is uncertain whether the bill will muster the Republican votes needed to pass in the House – House Speaker Kevin McCarthy (R-CA) can only afford to lose four votes from members of his party if he wants to move legislation through the chamber without Democrats' support – the bill is guaranteed to fail in the Democrat-controlled Senate. The Senate will instead likely take up and pass its own, bipartisan CR to send back to the House. Speaker McCarthy will then have the option of bringing the Senate-passed CR to the House floor for a vote, or – knowing the bill would likely pass with bipartisan support – caving to the demands of far-right Republicans and refusing to do so, forcing a government shutdown.

Meanwhile, in the Senate progress on passing a “minibus” of three FY24 spending packages – including the Transportation, Housing, and Urban Development (THUD) funding bill – stalled last week, after Senators Ron Johnson (R-WI) and Rand Paul (R-KY) and others refused to provide unanimous consent to move forward on a rules package governing how the chamber would carry out the minibus vote. The members cited concerns about moving three bills at once, requesting instead to consider and vote on each bill individually.

Still, the chamber is expected to vote on the THUD spending bill this week. While the House and Senate will not be able to reach an agreement on any of the 12 FY24 appropriations bills by the deadline, Senate Appropriations Committee Chair Patty Murray (D-WA) and Vice-Chair Susan Collins (R-ME) are aiming to pass all 12 of the Senate's FY24 spending bills through the chamber by October 1, strengthening the Senate's hand in final budget negotiations.

## Take Action

Together, we can achieve – and have achieved before – [historic protections and resources](#) for renters with the lowest incomes, and together we can continue to fight back against the ongoing threat of cuts to HUD’s vital affordable housing and homelessness resources. Advocates can use NLIHC’s [Legislative Action Center](#) to call or email their members of Congress and urge them to expand – not cut – funding for HUD’s vital affordable housing and homelessness programs in the FY24 budget.

Thanks to the hard work of advocates across the country, who mobilized to weigh in with their elected officials, HUD’s vital rental assistance, homelessness assistance, and tribal housing programs were spared from cuts in the Senate draft bill. However, due to rampant increases in the cost of rent, the House’s proposed funding for the Tenant-Based Rental Assistance (TBRA) program is not expected to be sufficient to cover renewals for all existing contracts. We still have work to do to ensure these funding levels remain in a final bill, and that other critical programs, such as Public Housing, are also fully funded.

Keep making your voice heard, and tell Congress that it cannot balance the federal budget at the expense of people with the lowest incomes! Advocates can take action TODAY in the following ways:

- [Contact your senators and representatives](#) to urge them to expand – not cut – investments in affordable, accessible homes through the FY24 spending bill, including by:
  - **Providing the Senate’s proposed funding for Tenant-Based Rental Assistance (TBRA) and Project-Based Rental Assistance programs.** While both the House and Senate provided increased funding for these vital programs, it is unlikely that the House’s proposed funding levels would be sufficient to renew all existing contracts. The Senate bill provides funding not only sufficient to renew existing voucher contracts, but to expand vouchers to an additional 4,000 households.
  - **Ensuring full funding for public housing operations and repairs.** Both the House and Senate bill proposed funding cuts to the Public Housing Capital Fund, despite an over \$70 billion capital needs backlog in the public housing portfolio. While the Senate bill provided increased funding for Public Housing Operations – which the House bill cut – it is crucial that these programs receive increased funding in FY24 just to maintain the current level of services.
  - **Allocating the Senate’s proposed funding for Homeless Assistance Grants.** HUD’s Homeless Assistance Grants (HAG) program provides vital funding to respond to the needs of people experiencing homelessness.
  - **Protecting funding for legal assistance to prevent evictions in the Senate bill.** The Senate maintains \$20 million in funding for a new grant program for legal assistance to prevent evictions, which the House proposal eliminated.
  - **Appropriating the House’s proposed funding for Native housing.** While both the House and Senate bills would provide increased funding for native housing programs, the House spending bill would provide a more than 40% increase from FY23 to the Native American Housing Block Grant program – a significant investment towards addressing the housing crisis on tribal lands.

- Join over 2,000 organizations by signing on to a [national letter](#) from the Campaign for Housing and Community Development Funding ([CHCDF](#)), calling on Congress to oppose budget cuts and instead to support the highest level of funding possible for affordable housing, homelessness, and community development resources in FY24.

## **Want to Support NLIHC's Work? Become a Member!**

One way to support NLIHC and this work is by becoming an NLIHC member. NLIHC membership is open to individuals, organizations, corporations, and government agencies, and annual membership dues are suggested amounts, meaning you can join at any amount that works for you.

You can join easily online at [nlihc.org/membership](https://nlihc.org/membership) – or contact [outreach@nlihc.org](mailto:outreach@nlihc.org) with any questions.

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## **Homelessness and Housing First**

### **VA Announces Progress toward 2023 Goals for Preventing and Ending Veteran Homelessness**

The Department of Veterans Affairs (VA) [announced](#) on August 28 that it had permanently housed 26,470 veterans through July 2023 and was on pace to exceed its goal of housing 38,000 veterans experiencing homelessness in 2023. The VA also announced more than \$1 billion in grants through the [Supportive Services for Veterans Families](#) (SSVF) and [Homeless Providers Grants and Per Diem programs](#).

Earlier this year, the Biden administration [announced](#) new actions to prevent and reduce homelessness among veterans, including providing legal services for veterans experiencing or at risk of homelessness; launching supportive services to quickly rehouse veterans experiencing homelessness; and funding programs to help veterans experiencing or at risk of homelessness find jobs (see *Memo*, [7/10](#)). The actions build upon historic investments by the Biden administration that have driven significant reductions in veteran homelessness. The number of veterans experiencing homelessness has [decreased by 11%](#) since early 2020 and by more than 55% since 2010 (see *Memo*, [11/7](#)).

The VA's efforts to combat veteran homelessness are grounded in the evidence-based [Housing First approach](#), which prioritizes helping veterans access housing and then providing them with voluntary wraparound services they need to stay housed – including health care, job training, legal and education assistance, and more.

Read the VA announcement at: <https://tinyurl.com/4pts5j2v>

Learn more about Housing First at: <https://bit.ly/3ViLyU6>

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## **Congresswoman Cori Bush Reintroduces “Unhoused Bill of Rights”**

Congresswoman Cori Bush (D-MO), co-chair of the [Congressional Caucus on Homelessness](#), reintroduced the “[Unhoused Bill of Rights](#)” ([H.Res.634](#)) on July 28. The Unhoused Bill of Rights is the first federal resolution to declare unalienable rights for people experiencing homelessness and provide solutions to permanently end the homelessness crisis.

The NLIHC-supported resolution urges the federal government to declare the homelessness crisis a life-threatening public health emergency and provides a comprehensive list of recommendations to guarantee housing, healthcare, and livable wages for unhoused people. Those recommendations include universal rental assistance, funding the national Housing Trust Fund at \$40 billion annually, and enacting a permanent emergency rental assistance program – three of [NLIHC’s HoUSed campaign](#)’s policy priorities.

In addition to supporting historic federal funding for affordable housing and homelessness programs, the federal resolution outlines the fundamental civil and human rights that must be enforced to protect people experiencing homelessness. The Unhoused Bill of Rights also calls on the federal government to collaborate with advocates and community-led organizations to develop holistic, non-carceral, and health-based solutions to the homelessness crisis.

“Housing is a human right, and bold solutions – including universal rental assistance, preservation and expansion of public housing, investments in the national Housing Trust Fund, and robust and enforced tenant protections – are necessary to end homelessness,” stated NLIHC President and CEO Diane Yentel in a [press release](#) announcing the resolution. “Homelessness is one of our country’s most urgent, tragic, and solvable crises, and Congress must use every opportunity to advance the policy solutions needed to end it. I applaud Congresswoman Bush for helping to build the political will necessary to end this entirely preventable crisis.”

View the press release at: <https://tinyurl.com/3r8hvjvt>

Learn more about the “Unhoused Bill of Rights” at: <https://tinyurl.com/mtc2ke3a>

Read the resolution at: <https://tinyurl.com/39tvxb8s>

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## **Register Now for Framework for an Equitable Homelessness Response’s “Healthy Parents Healthy Babies” Webinar on 9/21**

[Join](#) the Framework for an Equitable Homelessness Response’s “[Healthy Parents Healthy Babies](#)” webinar on September 21 from 12 to 1:30 pm ET. The webinar will focus on *Healthy Parents Healthy Babies* ([HPHB](#)), a recent report from the Framework team that documents and disseminates strategies to reduce racial disparities, increase housing stability, and improve maternal health, birth outcomes, and child health.

The webinar will feature findings from the *HPHB* report, including recommendations to improve housing and health outcomes for pregnant people facing extreme housing instability or

homelessness and their families. The report and its recommendations are informed by women's experiences navigating housing and healthcare systems across the country while pregnant.

Register for the "Healthy Parents Healthy Babies" webinar [here](#).

Read the *Healthy Parents Health Babies* report [here](#).

View other resources from the Framework for an Equitable Homelessness Response at: [housingequityframework.org](https://housingequityframework.org)

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## **Recap of 9/11 Homelessness and Housing First Webinar**

More than 13,400 people registered for the Homelessness and Housing First webinar hosted by NLIHC, the National Alliance to End Homelessness (the Alliance), and the Center on Budget and Policy Priorities (CBPP) on September 11. The webinar, "Getting the Message Right: Reevaluating How We Talk about Housing First," was the final webinar in the series and examined the challenges involved in messaging about the success of Housing First. We were joined by Jen Butler, vice president of external affairs at NLIHC; Tom Murphy, senior director of communications at the Alliance; Marisol Bello, executive director of Housing Narrative Lab; Lindsay Knotts, managing director of impact strategies at TheCaseMade; and Mark Horvath, founder of Invisible People.

In recent years, widespread misinformation about the Housing First model – what it is, how it works, and what it entails – has sown confusion and misunderstanding about the model among lawmakers, the media, and members of the public. The panelists offered their perspectives on how to reorient messaging to illustrate the model's benefits more effectively.

We have uploaded a [recording](#) of the call, as well as the [presentation slides](#).

Did you attend a Homelessness and Housing First webinar? We want to hear from you! We invite you to [fill out this brief evaluation](#) of the webinar series. Your input will help inform the trajectory of future webinars. You can access the survey at: <https://bit.ly/3Z48E3M>.

Did you miss the previous webinars on homelessness and Housing First? Check out the [webinar recaps](#), including links to the recordings and presentation slides.

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

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## **Congress**

**Senate Banking Subcommittee on Housing, Transportation and Community Development Holds Hearing on Housing Supply and Innovation**



The U.S. Senate Committee on Banking, Housing and Urban Affairs' Subcommittee on Housing, Transportation and Community Development held a [hearing](#), "Housing Supply and Innovation," on September 12. Witnesses and members of the Subcommittee discussed local reforms to boost housing supply, such as zoning reforms, land use regulations, and alternative housing development models like modular housing. Witnesses included Dr. Jenny Schuetz, senior fellow at Brookings Metro; Janne Flisrand, co-founder and executive director of Neighbors for More Neighbors; Gregory Good, chief real estate officer and director of asset management at Invest Newark; and Eric Shaefer, chief business development officer at Fading West Development.

Senator Tina Smith (D-MN), chair of the Subcommittee, opened the hearing by emphasizing the severe shortage of affordable housing, stating that the "annual supply of housing units is running severely behind demand, and needs to dramatically increase in order to catch up." Chair Smith cited NLIHC's [Gap](#) data, referencing a shortage of 7.3 million homes affordable and available to extremely low-income renters. Chair Smith noted that the housing shortage exists in rural, suburban, and urban areas, and that innovation is strong at the local level, stating that "we have made it very hard, and very complicated, and too expensive to build homes. And yet, we have great examples of local innovation."

Witnesses testified to the housing shortage and shared proposals for ways Congress can adopt innovative solutions. Dr. Jenny Schuetz summarized the persistent and widespread housing shortage in the U.S. and emphasized that tight housing supply and rising housing costs have put the greatest stress on low- and moderate-income households. Dr. Schuetz addressed the role of regulatory barriers like zoning ordinances that limit housing development. "Reducing regulatory barriers to new development, especially for smaller homes, could help increase housing supply and improve affordability," stated Dr. Schuetz. She recommended that Congress take action to require HUD to serve as a connector and facilitator between both state and local policymakers as they reduce barriers to housing and enact pro-housing policies. Dr. Schuetz also recommended that HUD and other federal agencies assemble and disseminate clear, accessible guidelines on the types of policies that support housing production. Her final recommendation was that Congress work with HUD, the Department of Transportation, and other relevant federal agencies to create well-targeted financial incentives that encourage local and state governments to better integrate investments in housing, land use, transportation, and other infrastructure. This recommendation has already been embodied in the form of fiscal year (FY) 2023 appropriations bills included in the enactment of the [Pathways to Remove Obstacles to Housing](#) ("PRO Housing") Grants, drawn from the "Housing Supply and Affordability Act" ([S.902](#)) introduced by Senator Amy Klobuchar (D-MN). Further progress could be made with enactment of the "Yes in My Backyard Act" ([S.1688](#)) introduced by Senator Todd Young (R-IN), which would use Community Development Block Grant (CDBG) funding to incentivize localities to act against discriminatory land-use policies.

Janne Flisrand, co-founder of Neighbors for More Neighbors, stated that Minnesota has a deficit of about 95,000 homes that are unbuilt, and that Minneapolis alone needs 4,000 new homes a year in order to house its growing population and respond to its housing shortage. Flisrand credited recent policy challenges in Minneapolis with addressing this housing shortage. Minneapolis city leaders recognized how local zoning laws and permitting processes were barriers to meeting the demand for housing supply and acted by shifting regulations away from the kind of arbitrary, discretionary, project-by-project approvals that have been the status quo.



“We used humor, art, social media, and blogs to focus attention on the problems and demand solutions,” Flisrand stated. Together, advocates, city staff, and elected officials worked together to implement “policies that match our stated values: affordable, inclusive, and climate-friendly.” Flisrand recommended that Congress incentivize similar local zoning reforms, subsidize new homes, and re-establish federal low-interest loan programs for affordable housing for urban and rural communities.

Gregory Good, chief real estate development officer and director of asset management at Invest Newark, summarized how the Newark Land Bank serves as the vehicle powering the City of Newark’s economic development agenda. Connecting housing supply to local government support, Good highlighted that Newark’s Mayor Ras J. Baraka has committed his administration to creating and/or preserving 6,600 affordable units by 2026, with the Newark Land Bank providing capacity to prioritize local homeownership and counteract investor-owner trends. Good attributed the Newark Land Bank’s success to its ability to leverage public assets to preserve and support affordability, explaining that “there remains a key missing ingredient – affordable financing not just to buy, but to build.” Good recommended that Congress develop additional incentives or mandates for banks to lend to housing developers for smaller projects and to small-scale developers receiving bank commitments.

Eric Shaefer, chief business development officer at Fading West Development, testified to how his organization helps the homebuilding industry “continue to innovate and thereby be a partner in resolving the housing shortages across several states and localities.” Shaefer named four root causes of the nation’s affordable housing crisis: a declining skills trades workforce, supply chain disruptions and escalating building costs, complex regulations, and unique jurisdictional approval issues. Shaefer lauded his organization’s construction process for eliminating inefficiencies in housing development. Shaefer recommended that Congress enact legislation to provide grants and loans to modular manufacturing facilities to increase housing supply rather than “subsidizing demand side projects”; require federally funded housing projects meet a standard construction code; and mandate the streamlining of building codes.

Read witnesses’ testimony and watch the hearing at: <https://tinyurl.com/3yfkayek>

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## **Our Homes, Our Votes**

### **Celebrate National Voter Registration Day Tomorrow (Tuesday, 9/19)!**

*Our Homes, Our Votes* is NLIHC’s nonpartisan campaign to boost voter turnout among low-income renters and educate candidates about housing solutions. NLIHC and *Our Homes, Our Votes* are proud partners of National Voter Registration Day, a nonpartisan celebration of civic engagement that raises awareness about voter registration opportunities. NLIHC encourages all housing advocates to use the brand-new [Our Homes, Our Votes Action Center](#) to register to vote, check their voter registration status, and find information about upcoming elections in their communities.

Here are four ways to celebrate our democracy, make sure you are prepared to vote, and encourage nonpartisan civic engagement in your community tomorrow:

1. Visit the [Our Homes, Our Votes Action Center](#) to register, confirm that your voter registration is updated, or find information about elections in your community. It is especially important to update your registration with your new address if you have recently moved.
2. Once your registration is updated, send [this link](#) to at least three friends or family members. Research shows that personal outreach is one of the best ways to increase voter registration rates!
3. Visit National Voter Registration Day's [website](#) to find an in-person event taking place in your community or an online event.
4. Spread the word on social media! Use the hashtags #VoteReady and #OurHomesOurVotes and be sure to tag @OurHomesVotes. You can also use resources [from National Voter Registration Day's communications hub](#) to amplify the celebration.

For more information about National Voter Registration Day, visit:

<https://nationalvoterregistrationday.org/>

For more information about *Our Homes, Our Votes*, visit: <https://www.ourhomes-ourvotes.org/>

Questions? Reach out to [ourhomes@nlihc.org](mailto:ourhomes@nlihc.org).

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## Events

### **Join Today's (9/18) "Tenant Talk Live" on Section 202 Supportive Housing for the Elderly Program**

NLIHC will host the next session of "Tenant Talk Live" – a webinar geared towards tenant and resident leaders – today, September 18, at 6 pm ET. The webinar will focus on Section 202, a HUD-administered program designed to provide affordable housing to older adults with extremely low incomes. NLIHC staff will be joined by Linda Couch, vice president of housing and aging services policy at LeadingAge. Register for today's Tenant Talk Live webinar [here](#).

LeadingAge is a coalition comprising aging service providers and various organizations dedicated to serving older adults. At LeadingAge, Linda plays a pivotal role in shaping the organization's housing policies and strategic priorities. She works closely with congressional leaders on Capitol Hill, engages with top-level officials at HUD, and interacts with key federal agencies. Her primary mission is to ensure that federally assisted elderly housing policies are given adequate attention and support. In addition to her involvement at the federal level, Linda works with LeadingAge members to keep them informed about the latest developments in federal policies. She actively seeks their input on policies to ensure that LeadingAge's policy agenda aligns with the needs of its members. Among the many issues Linda addresses in her advocacy work, Section 202 is a top priority.

Section 202 Supportive Housing for the Elderly is a HUD program that extends funding to nonprofit organizations to establish and maintain housing for older adults with extremely low incomes. The program, established under the “Housing Act of 1959,” provides a way for older adults to stay housed without being displaced or institutionalized. Between 2012 and 2016, Section 202 did not receive any funding, which resulted in rental assistance contracts expiring. The absence of funding in the mid-2010s demonstrates why Congress should adequately fund this program. The House’s fiscal year (FY) 2024 budget bill would include \$913 million for Section 202, which would result in a cut of \$162 million from 2023-enacted levels. If this cut were to pass, it would result in many older adults losing their housing assistance, putting them at higher risk for housing instability, eviction, and homelessness. During today’s webinar, Linda will guide participants through the Section 202 program, explain why expanding funding for the program is important, and share tools and resources for older adults seeking affordable housing.

“Tenant Talk Live” webinars are held the first and third Monday of every month at 6 pm ET. For more information on future topics, view our website: <https://nlihc.org/tenant-talk-live-webinar>. To stay up to date on “Tenant Talk Live” events and connect with other attendees, join the [Tenant Talk Facebook group](#).

“Tenant Talk Live” would not be possible without tenants like you! We strive to connect and engage with residents and tenant leaders through our webinars. If you are a low-income tenant and have a topic you would like to propose for an upcoming “Tenant Talk Live,” or if you would like to participate as a speaker on an upcoming call or webinar, please email: [sbetancourt@nlihc.org](mailto:sbetancourt@nlihc.org). Webinars like “Tenant Talk Live” also depend on the support of our members. Become an NLIHC member [here](#)!

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## End Rental Arrears to Stop Evictions

### ERASE Cohort Stories Released to Supplement 2022 *Blueprint* Report

NLIHC released on September 14 [Emergency Rental Assistance in Action](#), a collection of stories revealing how the U.S. Department of the Treasury’s (Treasury) Emergency Rental Assistance (ERA) Program has benefited the lowest-income renters around the country. Provided by members of NLIHC’s End Rental Arrears to Stop Evictions (ERASE) 2021/2022 Cohort, the stories highlight tenant and landlord experiences with ERA that align with important takeaways from the ERASE project’s 2022 report [Emergency Rental Assistance: A Blueprint for a Permanent Program](#).

The COVID-19 pandemic and its economic impact caused millions of people to fall behind on their rent, placing them at risk of eviction and increased exposure to a life-threatening virus. In response, the federal government created the ERA Program, a temporary initiative administered by Treasury and designed to help low-income renters address rent and utility arrears, and appropriated an unprecedented \$46.55 billion in funding for the program.

NLIHC’s ERASE project seeks to ensure that this historic aid reaches the lowest-income and most marginalized renters and that pandemic-era emergency rental assistance programs and

renter protections continue into the future. To this end, the ERASE project published [Emergency Rental Assistance: A Blueprint for a Permanent Program](#) in 2022. The report gathers together research, innovative tools, and shared experiences involving the implementation of ERA to provide a blueprint for establishing permanent ERA programs. In particular, the report recommends that such ERA programs be accessible, visible, and preventative.

The stories included in the new supplement illuminate the many ways ERA programs have succeeded in promoting accessibility and visibility and being preventative. Among other features, the supplement reveals how flexibilities, direct outreach, court partnerships, and housing navigation services were instrumental in ensuring that ERA benefited tenants and landlords.

Read the new supplement, *Emergency Rental Assistance in Action*, [here](#).

Read *Emergency Rental Assistance: A Blueprint for a Permanent Program*, [here](#).

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## HUD

### **HUD Recap Office Issues *RAD Choice Mobility Guidebook***

HUD's Office of Recapitalization (Recap) issued a [RAD Choice Mobility Guidebook](#) to promote effective implementation of residents' "Choice-Mobility" rights in the Rental Assistance Demonstration (RAD) program. The *Guidebook* was written with significant input from the Poverty & Race Research Action Council (PRRAC), which has advocated extensively for residents with Housing Choice Vouchers (HCVs or vouchers) to be able to use their vouchers in better-resourced neighborhoods that have lower racial and ethnic concentrations of poverty. Choice-Mobility is a term created by HUD for RAD and refers to the right of residents to request to move with a regular HCV after one or two years if they are living in former public housing properties that converted to the Project-Based Voucher (PBV) or Project-Based Rental Assistance (PBRA) programs as a result of RAD.

Although Choice-Mobility has been an official RAD requirement from the beginning of the program, a 2019 study revealed that nearly 50% of RAD residents were not aware of their right to move, and that many public housing agencies (PHAs) had not developed Choice-Mobility policies and procedures. The purpose of the *Guidebook* is to provide PHAs, owners, and managers of RAD properties with RAD's Choice-Mobility requirements, along with a set of non-required "best practices." To assist PHAs, owners, and managers, the *Guidebook's* appendix has eight sample fact sheets, forms, checklists, and templates.

The *Guidebook* describes the basics of Choice-Mobility and offers suggestions about structuring a Choice-Mobility policy, notifying residents about their Choice-Mobility rights, managing residents' requests for a Choice-Mobility voucher, creating and maintaining a Choice-Mobility Priority list, treating "turnover caps," and ensuring coordination between PHAs and owners/managers of PBRA properties.

Residents whose public housing development has converted to PBV through RAD are eligible to obtain an HCV beginning one year after their development converts to PBVs or one year after they move into the property, whichever comes later. Because a household transitioning from a PBV to an HCV continues to be a participant in the HCV program, it is not subject to any screening requirement. Residents whose public housing development has converted to PBRA through RAD are eligible to obtain an HCV beginning 24 months after their development converts to PBRA or 24 months after they move into the property, whichever comes later. PBRA households must qualify for assistance under their PHA's HCV program (e.g., meet income requirements).

The right to a Choice-Mobility voucher does not expire as long as a resident still lives in the RAD property. Also, if a resident with a Choice-Mobility voucher does not use it to lease a unit on the open market within a PHA's prescribed HCV search times (generally 60 days), they remain eligible for a Choice-Mobility voucher in the future, as long as they continue to live in the same RAD project.

Access to a RAD Choice-Mobility voucher depends on a regular HCV becoming available (or "turning over"). RAD Choice-Mobility residents go to the top of the HCV waiting list. The regular Project-Based Voucher (PBV) program, created in 2005, established the right to move with an HCV. Therefore, many PHAs might have existing lists of regular PBV households who have requested to move with an HCV. A RAD resident does not have priority for receiving an HCV over a non-RAD PBV resident. Therefore, the *Guidebook* suggests PHAs create a single priority list for all requests from PBV developments (both RAD and non-RAD) and RAD PBRA developments, sorted by the date and time a resident requested an HCV.

The *Guidebook* provides many good suggestions regarding informing residents of their Choice-Mobility rights. To ensure that residents are fully aware of and understand their mobility rights, PHAs are encouraged to provide clear information about Choice-Mobility to residents at multiple times in the RAD process. At the beginning of the RAD process, the [RAD Notice](#) (the official document that PHAs and owners must follow as if it is a regulation) specifies that before even submitting an application to participate in RAD, a PHA must provide written notice in the form of a "RAD Information Notice" (RIN) to residents of public housing projects to inform them of the PHA's intent to apply for RAD conversion and of their rights in connection with a proposal. The discussion of resident rights in the RIN must include information on a resident's ability to request and move with a Choice-Mobility voucher.

Before a PHA applies for RAD but after it issues a RIN, the RAD Notice states that the PHA must hold two meetings with residents of projects proposed for conversion to discuss conversion plans and resident rights, including the Choice-Mobility right. Before a RAD conversion deal "closes" but after a RAD Conversion Commitment (RCC) is issued, a PHA must notify residents that conversion has been approved by Recap and, among other things, also inform them about how they can use Choice-Mobility.

After RAD conversion, PHAs are encouraged to give all residents a plain language written notice of their Choice-Mobility rights at multiple points in time. It is a best practice to provide a Choice-Mobility notice to new residents at lease signing. Subsequently, Choice-Mobility a notice could be provided at least annually, including at a household's income recertification. The

*Guidebook* encourages PHAs to provide a plain-language notice to each resident at least four months prior to the date they would first become eligible for an HCV.

Read the *RAD Choice Mobility Guidebook* at: <https://tinyurl.com/36kd7wyb>

More RAD information oriented to residents is on Recap's RAD [Resident Information webpages](#)

Read Recap's RAD webpage at: <https://www.hud.gov/RAD>

Read more about RAD on [page 4-46](#) of NLIHC's *2023 Advocates' Guide*, and on [NLIHC's public housing webpage](#)

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## **HUD Announces NSPIRE Inspection Resident Feedback Survey**

HUD announced a new [survey](#) to obtain feedback from residents whose homes were inspected under the new National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection process. [Notice PIH 2023-24/H-2023-10](#) explains that HUD intends to use a new Inspection Feedback Survey ("Survey") to identify and address residents' "pain points" in the inspection process and to guide HUD's efforts to improve residents' general satisfaction with their housing conditions. HUD's goal is to ensure the voices of residents in HUD-assisted housing are given the same representation as the voices of other stakeholders. The Notice states that HUD recognizes the importance of direct resident involvement in creating a positive living environment and in advancing the overall mission of affordable housing.

NSPIRE is replacing HUD's former physical inspections standards, the Uniform Physical Conditions Standards (UPCS) and the Housing Quality Standards (HQS). NSPIRE inspections of public housing units began on July 1, 2023. On October 1, NSPIRE inspections will begin for private multifamily properties assisted with Section 8 Project-Based Rental Assistance; Section 202 Supportive Housing for the Elderly; Section 202 Direct Loans; Section 811 Supportive Housing for Persons with Disabilities; the HOME Investment Partnerships Program; the national Housing Trust Fund; Housing Opportunities for Persons with AIDS; Emergency Solutions Grants; the Continuum of Care program; and mortgages insured or held by HUD. The Survey will not be offered to residents assisted with a Housing Choice Voucher or a Project-Based Voucher because public housing agencies (PHAs) conduct the physical inspections for those programs. Project-Based Contract Administrators (PBCAs) or HUD inspectors conduct physical inspections for the other programs.

The Notice indicates that HUD staff hosted workshops with resident council members to gather input about the Survey questions, questionnaire format, and the Survey instrument. The Survey is designed to take approximately five minutes, with residents replying to only four questions and indicating "Strongly Agree" to "Strongly Disagree" along a five-point scale when appropriate:

- I was present during the HUD inspection process of my unit – yes or no.
- I trust HUD to provide housing that is safe and habitable.
- How would you rate your satisfaction with your housing conditions?



- How would you rate your satisfaction with HUD’s inspection process?

There is also an open-ended question enabling residents to indicate whether they would like to share anything else with HUD. If residents respond to the open-ended question indicating persistent conditions that impact the health and safety of residents, HUD might decide to inspect a property.

Under NSPIRE, only a random sample of units in a property will be inspected, along with five units recommended by a resident organization; only residents of these units will receive the Survey. [Survey Flyers](#) will be placed by inspectors on a kitchen counter or another noticeable location in an inspected unit. The Survey Flyer has a link and a QR code to the actual survey. Participation in the survey is voluntary and anonymous.

The Notice states that HUD will confirm with PHA management whether there are people with a disability who need an alternative communication method. While the Survey Flyer will have common language translations indicating that language access to the Survey is available, HUD will also consult with PHA management to determine whether there are any limited English proficient (LEP) residents who may need materials in additional languages. NLIHC notes that PHAs will not be aware of people with disabilities or LEP residents at the many other non-public housing properties subject to NSIRE inspections. HUD should instruct PBCAs to engage in similar consultation with property owners of buildings they inspect.

If a public housing resident does not have broadband internet or internet devices at home, the Notice reminds PHAs that their Operating Funds and Capital Funds may be used to make purchases and provide access to services and devices. Learning how to use the devices is not discussed, nor does the reminder help the many residents of non-public housing properties subject to NSPIRE inspections.

If residents experience health and safety violations requiring follow-up, they may contact the REAC Technical Assistance Center (TAC) at 1-888-245-4860 or REACTAC@hud.gov to request HUD's intervention.

HUD published final overall NSPIRE regulations on May 11, 2023 (see *Memo*, [5/15](#)). Two *Federal Register* notices and one PIH/Housing Notice supplement the final rule.

- HUD published a physical Standards notice, along with a link to 295 pages of detailed “[inspectable items](#),” on June 22 (see *Memo*, [6/26](#)).
- An Administrative Procedures Notice was posted on June (see *Memo*, [7/10](#)).
- A Scoring notice was published on July 7 (see *Memo*, [7/17](#)).

Read Notice PIH 2023-24/H-2023-10 at: <https://tinyurl.com/2xaespm7>

The HUD Inspection Feedback Survey is at: <https://tinyurl.com/ywwf6upu>

The Survey Flyer is at: <https://tinyurl.com/38swbupu>

NLIHC’s summary of key provisions of the final NSPIRE rule is at: <https://bit.ly/3Oweh7H>



HUD's NSPIRE website is at: <https://bit.ly/2V9qvV3>

More information about all HUD programs subject to the new NSPIRE rule is available in NLIHC's *2023 Advocates' Guide*.

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## Renter Protections

### PowerSwitch Action and Local Progress Impact Lab Release New Toolkit on Rent Stabilization Policies

National advocacy organizations [PowerSwitch Action](#) and [Local Progress Policy Institute](#) (also known as Local Progress Impact Lab) released last month a new toolkit to support elected officials, community leaders, and housing advocates as they design and implement rent stabilization ordinances (RSOs) at the state and local levels. Bringing together examples and insights drawn directly from community leaders who have worked to implement these protections for their own constituents, the new toolkit focuses on topics such as how far to extend the scope of RSOs, when to implement RSOs, and how much RSOs should allow rents to increase.

“Local elected leaders are on the frontlines of their communities, hearing directly from their constituents that ongoing, destabilizing rent hikes are untenable for renter households,” said Christina Rosales, Housing and Land Justice Director at PowerSwitch Action. “Rent stabilization is a tool to address this immediate need, and we co-created this toolkit to help advocates, organizers, and local elected officials work together to craft a policy that works for their communities.”

Rent stabilization ordinances, also referred to as “rent control,” seek to establish or codify centralized control over rental costs by prohibiting landlords and property owners from increasing a tenant’s rent by more than a certain amount each year. RSOs establish allowable rental increases that are commonly decided upon by a rent board or commission. A rent board or commission sets allowable rental increases using metrics like yearly changes to the cost of living and sometimes factors in the U.S. Bureau of Labor Statistics’ [Consumer Price Index \(CPI\)](#), which is the average yearly change in prices paid by consumers for goods and services. In some cities and towns, like [Berkeley, California](#), a Rent Board also oversees petitions and appeals stemming from the city’s rent stabilization policy. For example, Berkeley often holds hearings on a range of issues, including situations where a landlord is seeking to increase a tenant’s rent by more than the allotted amount.

When RSOs are passed, their purpose is to ensure housing stability over the long-term by preventing landlords and property owners from pricing tenants out of their homes by making their monthly rental costs unaffordable. Rental rates are unaffordable when a tenant pays more than 30% of their monthly income towards their rent. In 2023, the national one-bedroom Housing Wage, which is the hourly wage a person working full-time needs to earn to afford a one-bedroom apartment, as outlined in NLIHC’s [Out of Reach](#) report, is \$23.67 – more than three times the federal minimum wage. Making matters worse, rental rates soared during the

COVID-19 pandemic, [increasing](#) by more than 15% between 2020 and 2022. As a result, the momentum for RSOs has been steadily increasing, and RSOs were even cited in the Biden-Harris administration's [Blueprint for a Renters Bill of Rights](#) brief as one of the administration's top priorities for ensuring housing stability for renters.

Using examples from the field, the new toolkit highlights the rate at which RSOs are being passed nationwide. In all, the new toolkit notes more than 10 states and localities across the country that have passed rent stabilization policies, highlighting a statewide RSO in Minnesota and more than five RSOs enacted in California. NLIHC has meanwhile been tracking the implementation of rent stabilization laws and policies that have been implemented across the country in its [State and Local Tenant Protections Database](#). Since 2019, more than 20 jurisdictions have passed rent stabilization policies, with an uptick in such passages between 2021 and 2023 as pandemic-era policies and programs expired or were rolled back.

The toolkit, which also includes a [guide](#) on effective messaging tips and talking points, also focuses on how to combat opposition to RSOs. Specifically, the toolkit includes information on how to mitigate the negative consequences that state-level preemptions can have when it comes to passing tenant protections. Preemptions, passed in the form of laws by state lawmakers, seek to diminish the power of local governments to enact their own rules and regulations. In the housing sector, preemptions can take the form of prohibitions imposed on localities working to enact protections that deal with source-of-income (SOI) discrimination or rent control laws. To date, three states nationwide have preempted the passage of SOI laws, and 33 states have banned localities from enforcing rent control policies.

“Corporate landlords have pushed lawmakers in 33 states to ban local communities from enacting these protective policies, but if local leaders – elected ones and community groups – can come together to shine a light on the need for common-sense rent stabilization policies, this can till the soil to roll back preemptive state legislation that has roots in white supremacy and is driven and backed by corporate interests” said Rosales, speaking of the need to fight back against state preemption laws.

Finally, the new toolkit details the importance of passing additional protections, in conjunction with passing rent stabilization laws and policies, that can keep renters stably housed over the long term. Specifically, the toolkit mentions the importance of companion policies that can better ensure the success of RSOs, including laws related to rental registries, anti-harassment protections, and just cause eviction standards. Rental registry laws, for example, can be used to promote transparency and accountability between landlords and tenants, ensuring that a unit's rental payments will be predictable. The toolkit also pushes for the passage of anti-harassment and just cause policies to ensure that tenants faced with the threat of eviction will not be forced out of their apartments due to fraud, intimidation, or coercion and instead are only ever evicted for good or “just” causes.

To read more about the toolkit, visit the following [link](#).

To learn more about the protections NLIHC tracks through its State and Local Tenant Protections database, please visit: <https://nlihc.org/tenant-protections>

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## From the Field

### City of Palo Alto Expands Just Cause Eviction Protections

The Palo Alto City Council officially [approved](#) a new ordinance on August 21 that reduces the lease term required to qualify for just cause eviction protections. Under California state law, just cause protections take effect after 12 months of tenancy. The newly adopted ordinance will lower this threshold to six months for Palo Alto renters. The expansion of just cause protections builds on a [series of recent victories for Palo Alto renters](#), including an earlier ordinance to strengthen statewide just cause standards and a lowered cap on security deposits. Organizers with the Palo Alto Renters' Association played an integral role in the campaign to secure these new protections.

“Palo Alto renters have not had representation for 50 years but are almost 50% of the voters,” said Lauren Bigelow, board chair of Palo Alto Renters' Association. “Thanks to Palo Alto Renters' Association's work, the City of Palo Alto finally understands that renters deserve to have rules that help them stay in their homes. Having local jurisdictions create renter protections that strengthen the state's bare-bones policy ensures that those protections suit the individual needs of its constituents, renters and landlords alike.”

The California state legislature enacted Assembly Bill [1482](#), which established statewide just cause eviction protections, in 2019 (see [Memo, 9/23/19](#)). The law bans no-cause evictions for renters who have been in their homes for more than one year. Landlords can still evict tenants with cause, such as nonpayment of rent or destruction of property. AB 1482 also restricts landlords to annual rent increases of 5% plus the rate of inflation. The law does not apply to renters living in single-family homes or homes built within the past 15 years, or renters who have lived in their homes for less than one year. The provisions of AB 1482 will sunset in 2030.

Palo Alto City Council's latest ordinance will extend the protections of AB 1482 to renters who have been in their homes for at least six months. The Council [approved](#) the ordinance on a first reading on August 7 and officially adopted it with a second reading on August 21. The provisions will take effect on September 21.

This ordinance marks Palo Alto City Council's second major expansion of just cause protections in 2023. The Council voted [on June 5](#) to apply just cause protections to buildings constructed within the past 15 years and to make its protections permanent, unlike the statewide just cause law that expires after 10 years. This new ordinance took effect on July 20 and [requires](#) landlords to give renters notice of their right to just cause evictions in the future, state the specific just cause reason for eviction in a termination notice, provide renters with the opportunity to address curable lease violations prior to issuing a termination notice, and provide financial relocation assistance or a rent waiver in cases of no-fault just cause evictions.

“Homeowners have the predictability agreed upon in their mortgage and the incentives codified in our taxes,” said Angie Evans, cofounder of Palo Alto Renters' Association. “By beginning to close these policy loopholes, we move California's most exclusive city toward a more fair and

stable place for tenants. And in this city where 80% of our lower income tenants are rent-burdened, it couldn't happen soon enough!"

The Council also voted on June 5 to limit security deposits to 150% of the monthly rent for unfurnished apartments. Under state law, landlords can charge security deposits up to 200% of rent. The city is also in the process of developing a new rental registry, [approved](#) by the Council on May 31, which was a longstanding priority for Palo Alto Renters' Association and other local advocates.

Palo Alto Renters' Association officially [launched](#) during the COVID-19 pandemic in response to the persistent underrepresentation of renters in city government. Renters in Palo Alto, who constitute approximately 46% of Palo Alto residents, must navigate the housing market in one of the least affordable regions of the country. According to NLIHC's [Out of Reach](#) report, workers in the San Jose-Sunnyvale-Santa Clara metropolitan area, in which Palo Alto is located, must earn an hourly wage of \$56.56 to afford a standard two-bedroom apartment at fair market rent, making it the third most expensive metropolitan area in the country.

"The reality is evictions happen every day in Palo Alto, primarily impacting seniors, single parents, and BIPOC community members," said Katie Causey, former tenant organizer and current board member of Palo Alto Renters' Association. "Thanks to the Palo Alto Renters' Association, tenant protections are finally getting on track in Palo Alto!"

The passage of new tenant protections in Palo Alto builds on the momentum of more than 200 state and local tenant protections passed since January 2021. The End Rental Arrears to Stop Evictions (ERASE) Project at NLIHC has been working to track protections passed across the country in its [State and Local Tenant Protections Database](#). The ERASE Project was formed in January 2021 to ensure that the historic \$46.6 billion in emergency rental assistance aid enacted by Congress reached the lowest-income and most marginalized people for whom the aid was intended. The ERASE Project has been working closely with its coalition of state and local partners this year to advocate for the passage of stronger tenant protections.

For more information about the ERASE campaign and tenant protections, visit: <https://nlihc.org/tenant-protections>

For more information about Palo Alto Renters Association, visit: <https://www.paloalto renters.org/>

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## **Opportunity Starts at Home**

### **Students Partner with Housing Fellowship to Build Affordable Housing in Iowa City**

The Housing Fellowship, a non-profit organization that aims to provide affordable housing to families with low incomes in Iowa City, is partnering with students to build a two-family energy-efficient home. The opportunity, which is being provided through the Student Built House

program, provides students with on-site vocational training as they work with an experienced team of trade partners. The initiative – the first multi-sector partnership of its kind – involves the Housing Fellowship as well as the Iowa City Community School District, Iowa City Home Builders Association, Iowa City, and the Vocational Training Council. The project is set to be completed by May 2024. Plans are currently underway to begin a second student-built house in the same neighborhood. Read an article about the project [here](#).

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## Research

### Child Poverty Rate Doubles as Pandemic-Era Supports End

The U.S. Census Bureau released two annual reports, [Poverty in the United States: 2022](#) and [Income in the United States: 2022](#), on September 12. The official poverty rate in 2022 was 11.5%, relatively unchanged from 2021. However, the Supplemental Poverty Measure (SPM), which takes into account noncash benefits from anti-poverty programs and tax credits and removes from income certain necessary expenses, shows a very different picture. The SPM poverty rate increased from 7.8% to 12.4% between 2021 and 2022, making it the highest rate since 2018. The SPM rate more than doubled for children – from 5.2% to 12.4% – driven partly by the expiration of the pandemic-era expanded refundable tax credit and stimulus payments.

Based on the SPM, children under the age of 18 saw a greater increase in poverty rates than adults. The poverty rate for adults aged 18 to 64 increased from 7.9% to 11.9%, while the rate increased for seniors from 10.7% to 14.1%. Seniors have the highest poverty rate.

The SPM indicates the impact of certain government benefits on individual poverty. Housing subsidies lifted 2.6 million people out of poverty in 2022. Social Security had the biggest impact, lifting 28.9 million people out of poverty, many of whom were seniors. Refundable tax credits lifted 6.4 million people out of poverty in 2022. In comparison, refundable tax credits and economic stimulus payments lifted 9.6 million and 8.9 million people out of poverty in 2021, respectively.

Real median household income decreased by 2.3% to \$74,580 between 2021 and 2022. Income inequality declined by 1.2%, representing the first decline in income inequality since 2007. This decrease in inequality was the result of declines in real income at the middle and top of the income distribution. Household incomes at the 40<sup>th</sup> through 70<sup>th</sup> percentiles declined by more than 2%, and incomes at the 80<sup>th</sup> and higher percentiles declined by more than 4%. Meanwhile, income changes at the 10<sup>th</sup>, 20<sup>th</sup>, and 30<sup>th</sup> percentiles were not statistically significant.

Racial disparities are significant in both income and poverty. Black households have the lowest median household income, at \$52,860, following by Hispanic (\$62,800), non-Hispanic White (\$81,060), and Asian (\$108,700) households. The SPM poverty rate was highest for American Indians and Alaska Natives (23.2%), followed by Hispanics (19.3%) and Blacks (17.2%). The poverty rate was 11.6% for Asians and 9.1% for white, non-Latinos.

*Poverty in the United States: 2022* can be found at: <https://bit.ly/3PDRR4n>

*Income in the United States: 2022* can be found at: <https://bit.ly/469j3gT>

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## **Migration Patterns Impact Low-Income Renters**

A report published by researchers at the University of Southern California's Sol Price School of Public Policy, Occidental College, and the University of California, Davis's Center for Regional Change analyzes intra-state migration from the greater San Francisco Bay Area to the Central Valley region. The authors of the report, "[Bay Area to Central Valley Migration and its Impacts](#)," discuss how, amid a lack of growth in the housing stock that has prevented the accommodation of growing populations, rising prices in the Bay Area have acted as a push factor that has combined with the pull of relatively lower prices in the Central Valley to encourage migration. This dynamic has in turn pushed prices upwards in the receiving areas of the Central Valley, negatively impacting low-income renters who were already suffering from financial burdens.

Between 1990 and 2020, the housing stock in both the Bay Area (San Francisco, Alameda, Santa Clara, San Mateo, and Contra Costa Counties) and the Central Valley (Sacramento, Yolo, El Dorado, Placer, Solano, San Joaquin, Stanislaus, and Merced Counties) increased, but the growth in housing stock did not keep pace with population growth. The Bay Area saw a 23% increase in its housing stock, but a 30% increase in its population. The Central Valley experienced a 47% increase in its housing stock and a 55% increase in its population. The authors also compared job growth to housing growth. The Bay Area, particularly San Francisco and San Mateo Counties, saw significantly higher rates of job growth compared to housing growth, while most counties in the Central Valley saw job growth rates similar or lower than housing growth (except for Sacramento), indicating that communities in the Central Valley are likely functioning as bedroom communities where residents commute to other regions for work.

Neither the Bay Area nor the Central Valley is densifying by adding greater shares of multi-family housing as their populations grow. Between 1990 and 2020, the share of Bay Area housing that was multi-family remained consistent – around 40% – while the share in the Central Valley declined from 25% to 21%. Of the newly built units in the Central Valley, 14% were multi-family. The authors note that little developable land is left in the Bay Area, and the fact that current development patterns are dominated by single-family homes means the Central Valley could also eventually run out of land.

Renters, particularly low-income renters in the Central Valley, have been hit especially hard by rising rents in recent years. Between 2017 and 2022, median rents increased in Central Valley counties by 25% to 44% as the rental supply was significantly underproduced compared to population growth. Rent increases were greater in the Central Valley compared to the Bay Area both pre-COVID and during COVID. Rents in San Francisco, which were the most expensive in 2017, declined by 10% between 2017 and 2022. Other Bay Area counties saw rent increases of 4% to 12%. As low-income renters are displaced by higher rents, they have likely been pushed further away from their support networks, including social services agencies where they are clients. Focus groups conducted for the study also identified another effect of displacement:



renters displaced to new areas may not be aware of local policies designed to protect renters, exposing them to higher rates of eviction and substandard or hazardous housing conditions.

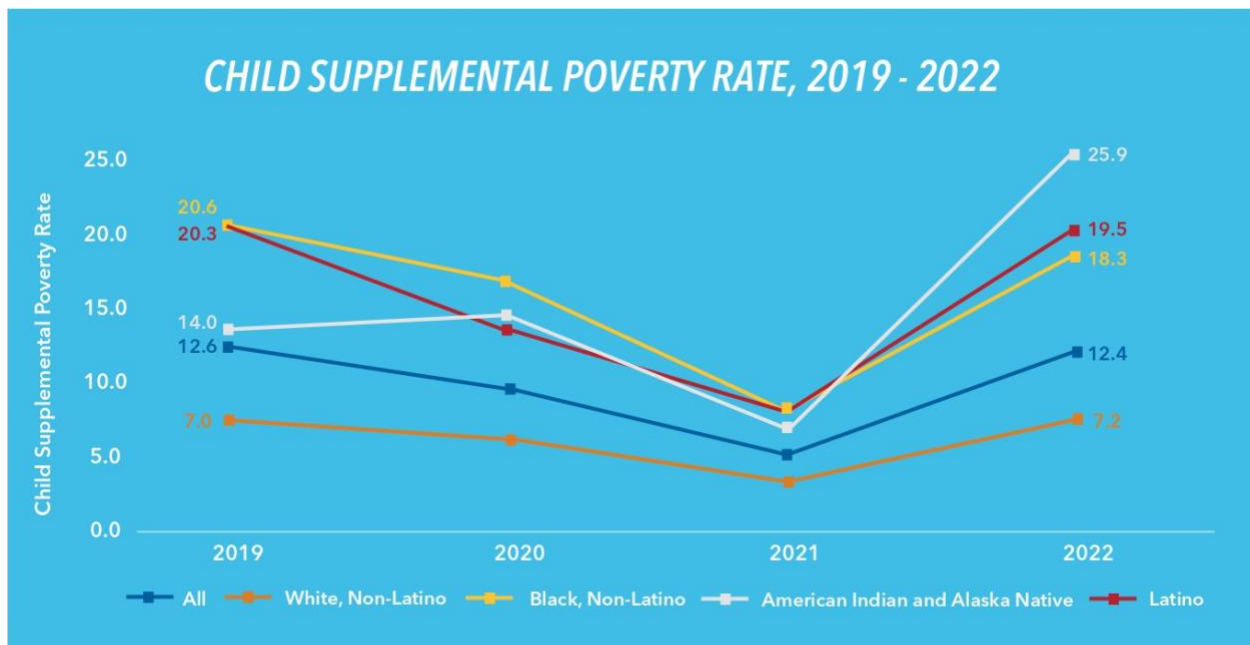
The authors suggest that housing subsidies act as both a sprawl deterrent and a diversifier of the housing stock, in addition to providing affordable rents, because subsidized housing is often multifamily. The reality, however, is that the subsidized affordable housing stock is very limited in size.

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

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## Fact of the Week

### Child Supplemental Poverty Rate Doubles as Pandemic-Era Relief Ends



Source: Shrider, E. & Creamer, J. (2023). Poverty in the United States: 2022. Washington, DC: U.S. Census Bureau. <https://bit.ly/3sYJobj>



Source: Shrider, E. & Creamer, J. (2023). Poverty in the United States: 2022. Washington, DC: U.S. Census Bureau. <https://bit.ly/3sYJobj>

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## NLIHC in the News

### NLIHC in the News for the Week of September 10



The following are some of the news stories to which NLIHC contributed during the week of September 10:

- “I’m a working mom who was evicted after being hospitalized with cancer – What I came home to find was embarrassing” *The U.S. Sun*, September 10 at: <https://tinyurl.com/y5cnt4nk>
  - “Minimum wage hike to nearly \$19 an hour proposed for unincorporated King County” *The Center Square*, September 11 at: <https://tinyurl.com/nd8x2b85>
  - “Bellingham cracking down on campers and RVs parked around the city by unhoused dwellers” *Yahoo News*, September 8 at: <https://tinyurl.com/2m3hvemv>
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## NLIHC News

### NLIHC Welcomes Sam Schick as Research Intern

NLIHC is excited to welcome Sam Schick as research intern for the fall 2023 semester. Sam is a third-year economics and community development student at the University of California, Davis, where he has conducted research on the housing crisis in his hometown of Oakland, California. Sam has a professional background in food service and public infrastructure, and he spent four years facilitating educational workshops with the Jewish Youth for Community Action, where he delved into solutions for social, political, and economic issues, preparing comprehensive presentations for community members. At NLIHC, Sam hopes to develop his research skills and gain experience that will prepare him to better combat the housing crisis, both in his hometown and across the country.

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### Where to Find Us – September 18

- Wisconsin Council on Physical Disabilities September Housing Committee Meeting – Virtual, September 18 (Courtney Cooperman)
- [Neighborhood Preservation Coalition of New York Annual Conference](#) – Saratoga Springs, NY, September 19 (Lindsay Duvall)
- [Community Development Advocates of Detroit 2023 Community Development Week: “Housing for All”](#) – Detroit, MI, September 19 (Andrew Aurand)
- New York Regional Housing Collaborative – New York, NY, September 20 (Lindsay Duvall)
- [Housing Oregon Industry Support Conference](#) – Portland, OR, September 27 (Courtney Cooperman)
- National Coalition for the Homeless Conference – Washington, DC, September 30 (Diane Yentel)
- [San Diego Housing Federation 2023 Affordable Housing & Community Development Conference](#) – San Diego, CA, October 3 (Kim Johnson)
- [Housing Washington](#) – Tacoma, WA, October 5 (Brooke Schipporeit)

- Habitat for Humanity of the Greater La Crosse Region Advocacy Committee Meeting – Virtual, October 20 (Courtney Cooperman)
  - [Southern California Association of Non-Profit Housing](#) – Los Angeles, CA, November 3 (Sarah Saadian)
  - Sinergia NY Housing Advocacy Program – Virtual, November 8 (Lindsay Duvall)
  - [Pennsylvania Housing Finance Agency](#) Conference – Hershey, PA, December 7 (Sarah Saadian)
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Renee Willis, Senior Vice President for Racial Equity, Diversity, and Inclusion, x247

Diane Yentel, President and CEO, x225