

Volume 27, Issue 39
October 3, 2022

Disaster Housing Recovery Updates

- Join Webinar Tomorrow on Disaster Housing Recovery!
- Hurricane Ian Causes Catastrophic Damage in Florida, Impacts South Carolina
- FEMA Approves Assistance to Entire Island of Puerto Rico Following Pressure from Impacted Communities and Advocates
- Senator Warren and Representative Espaillat Send Letter to FEMA and HUD Regarding Failure to Use Proven Disaster Housing Solutions
- Senator Warren and 14 Senate Colleagues Introduce Bill to Expand Accessibility and Effectiveness of FEMA Assistance after Disasters
- Hurricanes Fiona, Ian, and Other Disaster Housing Recovery Updates
- Latest Updates on COVID-19 and Housing/Homelessness

Budget and Appropriations

- Join NLIHC and CHCDF Partners for a National Call-In Day on October 12 to Urge Significant Affordable Housing Investments in FY2023!
- Congress Passes Continuing Resolution Extending Federal Government Funding through December 16 – Take Action!

HoUSed Campaign for Universal, Stable, Affordable Housing

- White House Releases National Strategy on Hunger, Nutrition, and Health
- Court Declares Civil and Criminal Punishments for Homelessness are Cruel and Unusual

Housing Choice Vouchers

- HUD Awards More Than 19,000 New Housing Choice Vouchers in Historic Expansion of Vouchers

HUD

- HUD PIH Announces 18 PHAs Selected for Moving to Work (MTW) Asset Building Cohort
- HUD PIH Extends Deadline for Expedited Review of Two HCV Payment Standard Waivers

Emergency Rental Assistance

- More Than \$464 Million in ERA1 Funds Reallocated in Third Reallocation Round, Bringing Total to \$2.59 Billion

Opportunity Starts at Home

- NLIHC and Opportunity Starts at Home Campaign Host Congressional Briefing on Solutions to Affordable Housing Crisis

- Medicaid Managed Care Could Help Address Housing Insecurity

Our Homes, Our Votes

- Join Today's (Monday, 10/3) *Our Homes, Our Votes* Webinar on Overcoming Voter Suppression
- National Voter Education Week Begins Today – Join Us on Social Media!

Events

- Join Today's (Monday, 10/3) "Tenant Talk Live" Webinar on Knowing Your Rights as a LIHTC Renter

Research

- HUD Annual Homeless Assessment Report Demonstrates Impact of COVID-19 on Sheltered Homelessness

Fact of the Week

- Sheltered Homelessness Decreased across Household Types in 2020, as Shelters Closed and Emergency Assistance Was Made Available

From the Field

- Cincinnati's Affordable Housing Trust Fund Available for Use Four Years after Being Established
- NLIHC Joins Housing Advocates to Support the Preservation of Section 8 Housing in Philadelphia

NLIHC Careers

- NLIHC Seeks ERASE Project Coordinator
- NLIHC Seeks Executive Assistant

NLIHC in the News

- NLIHC in the News for the Week of September 25

NLIHC News

- NLIHC Welcomes New Members in Third Quarter of 2022
- Where to Find Us – October 3

Disaster Housing Recovery Updates

Join Webinar Tomorrow on Disaster Housing Recovery!

[Join NLIHC and our Disaster Housing Recovery Coalition for a national webinar on Tuesday, October 4, from 2 to 3:30 pm ET.](#) Hear how federal, state, and local governments are responding to housing needs related to Hurricanes Fiona and Ian, learn from leaders in impacted communities about the impact on people experiencing homelessness and other low-income households, and join efforts to advocate for a complete and equitable recovery.

Speakers will include representatives from:

- HUD and FEMA
- Ayuda Legal Puerto Rico
- Hispanic Federation's Puerto Rico office
- Housing and Homelessness Coalition of Kentucky
- Legal Services of North Florida
- Florida Housing Coalition
- And more

With widespread displacement and property damage, the path to a complete and just recovery will be long and arduous. After the immediate response and recovery work is finished, the equally difficult and much longer-term work to rebuild will begin in Puerto Rico and Florida, just as it continues in Louisiana, Texas, California, and Kentucky. NLIHC is committed to working with our state and local partners in all impacted communities, and with national and other allies, to achieve an equitable and complete housing recovery that prioritizes the needs of the lowest-income and most marginalized people, including renters and people experiencing homelessness.

NLIHC's Disaster Housing Recovery Coalition includes nearly 850 local, state, and national organizations and impacted people, many with extensive experience in disaster housing relief, recovery, and rebuilding efforts undertaken in response to Hurricanes Katrina, Harvey, Maria, and Michael, as well as other major disasters. The DHRC stands ready to work with low-income survivors and communities impacted by Hurricanes Fiona and Ian. Our [principles for an equitable recovery](#) will guide our work as we advocate for Congress and the Biden administration to advance our top disaster housing recovery and rebuilding priorities.

This work is critical. Disasters are increasing in frequency and severity, just as inequality continues to widen and our nation's housing crisis grows worse. The lowest-income people and communities are consistently the hardest hit by disasters. They are least financially able to evacuate prior to a storm and, without dedicated advocacy on their behalf, most are likely to be left behind in the recovery and rebuilding process. Together, we must ensure that low-income people can access the housing resources they need to recover and rebuild in ways that alleviate the affordable housing crisis and withstand future storms.

Join the webinar [here](#).

Hurricane Ian Causes Catastrophic Damage in Florida, Impacts South Carolina

Hurricane Ian slammed into the southwest and central coast of Florida as a Category 4 storm on September 28. The storm had moved south from its expected path, largely sparing the population center of Tampa but causing devastating destruction in communities such as Fort Myers, Fort Myers Beach, Port Charlotte, Sanibel Island,

Bonita Springs, Cape Coral, and Naples. Winds raged above 100 mph, and historic levels of storm surge flooded oceanfront and inland neighborhoods with over 12 feet of water in some areas. The storm then moved across central Florida, causing further flooding, before exiting the peninsula as a tropical storm, re-strengthening into a Category 1 hurricane, and striking the South Carolina coast during the afternoon of September 30.

Although initial damage assessments are still ongoing at the time of writing, the deaths of over 80 Floridians were being blamed on the storm, hundreds of water rescues had occurred, and power remained out for a large portion of the impacted areas. As authorities work to respond to the destruction caused by the disaster, the amount of damage and the number of injuries and fatalities are expected to rise even more.

The region is home to many manufactured homes. While such homes are an important source of affordable housing across the country, they offer little protection during storms of this magnitude. Early aerial photographs show significant damage to mobile home parks and manufactured housing communities across the impacted area. In addition, the state remains a haven for older adults and people with disabilities, who are two to four times more likely to die or be seriously injured during a disaster.

FEMA quickly [approved](#) assistance for 17 counties across the state along with the Seminole Tribe of Florida. Individuals should apply for assistance [here](#). FEMA assistance to local governments has also been approved for the entire state.

In a [fact sheet](#) released by the White House, President Biden explained that he had “asked FEMA to focus on the housing needs of survivors as well as other immediate challenges they will face in recovering from Ian” and noted that “FEMA Administrator Criswell established an interagency Recovery Leadership Team to proactively address the recovery needs of individual survivors and expedite assistance to those in desperate need of help.”

As the response and recovery process continues, NLIHC, our Disaster Housing Recovery Coalition, and our impacted state and local partners will work to ensure that all disaster survivors receive the assistance they need to fully recover.

Read the White House fact sheet on the response to Hurricane Ian at: <https://bit.ly/3E5nH4y>

FEMA Approves Assistance for Entire Island of Puerto Rico Following Pressure from Impacted Communities and Advocates

In the aftermath of Hurricane Fiona in Puerto Rico, FEMA Administrator Deanne Criswell and the White House have sought to emphasize to wary residents of Puerto Rico that a whole-of-government response will be undertaken to address the disaster. FEMA pre-positioned several hundred employees on the island prior to Fiona’s landfall, and the agency has sought to be much more expedient in addressing the island’s needs as compared to its response and recovery efforts following Hurricane Maria in 2017 – efforts that are still ongoing. However, despite recent changes emphasizing the importance of equity within the agency, as well as changes to assistance application requirements around title documentation that have led to 10,000 additional individuals becoming eligible for assistance during last year’s hurricane season, advocates have been calling for more substantial reforms in order to avoid the sort of slow response that followed Hurricane Maria.

Despite this, FEMA’s initial recommendation for approval of assistance to individuals and households was only for a portion of island. The municipalities left out were home to substantial communities of afro-Puerto Ricans, immigrants, and households with low incomes that were hit hard by Hurricane Fiona. FEMA’s decision led to immediate pressure from advocacy groups, including NLIHC and Ayuda Legal Puerto Rico, which together

sent a [joint letter](#) to FEMA demanding an expansion of the assistance area. As a result, FEMA announced on September 27 that it had approved assistance for the entire island.

As disaster survivors begin to apply for assistance, NLIHC and its partners on the island will continue to monitor and assess the process to ensure that all disaster survivors receive the assistance they need to fully recover.

Read the sign-on letter with demands to remove barriers for Hurricane Fiona recovery at:

<https://bit.ly/3LCFpOB>

Read FEMA's updated Hurricane Fiona page at: <https://bit.ly/3y5eUMi>

Senator Warren and Representative Espaillat Send Letter to FEMA and HUD Regarding Failure to Use Proven Disaster Housing Solutions

Senator Elizabeth Warren (D-MA) and Representative Adriano Espaillat (D-NJ) sent a joint letter to FEMA and HUD on September 29 regarding the failure of the agencies to implement proven disaster housing solutions and calling for the immediate implementation of such solutions in efforts to aid survivors of Hurricane Fiona.

The Disaster Housing Assistance Program (DHAP) has been used following past disasters – including Hurricanes Katrina, Rita, Gustav, Ike, and Sandy – to provide low-income, displaced families with safe, decent, and affordable rental homes while they rebuild their lives and get back on their feet. DHAP provides displaced households with temporary rental assistance, covering the cost difference between what a family can afford to pay and their rent, capping this assistance at a reasonable amount. Over several months, families are required to pay a greater share of their rent to encourage and help prepare them to assume full responsibility for their housing costs at the end of the program. All families receiving DHAP rental assistance are provided wrap-around case management services to help them find permanent housing solutions, secure employment, and connect to public benefits. DHAP is administered through HUD's existing network of local public housing agencies, which have significant local market knowledge and experience administering HUD's Housing Choice Voucher program. Yet despite being supported by both Democratic and Republican administrations, the program has not been activated for recent major disasters, such as Hurricanes Harvey, Maria, Florence, Michael, Laura, or Delta.

When President Biden took office, progress began to be made on the creation of a program based on DHAP: the Disaster Assistance Supportive Housing Program (DASH). However, implementation of that program has stalled despite statements indicating that the program would be available by the 2022 Atlantic hurricane season. The letter sent by Senator Warren and Representative Espaillat is the latest call for the implementation of DASH, which has been a major advocacy priority for NLIHC's Disaster Housing Recovery Coalition.

“By implementing DASH and ensuring supportive services reach the most marginalized communities, FEMA and HUD would advance the Biden administration's effort to advance racial equity in disaster responses and provide disaster assistance where it is needed most,” reads the letter. “We recognize and appreciate your efforts on behalf of low-income disaster survivors. However, we urge you to immediately resume work to implement DASH and to activate the program in response to Hurricane Fiona.”

The letter requests a deadline for proposed implementation of October 12, 2022.

Read the letter at: <https://bit.ly/3RqL0ce>

Senator Warren and 14 Senate Colleagues Introduce Bill to Expand Accessibility and Effectiveness of FEMA Assistance after Disasters

On September 30, Senator Elizabeth Warren (D-MA) and Senators Edward J. Markey (D-MA), Dick Durbin (D-IL), Amy Klobuchar (D-MN), Kirsten Gillibrand (D-NY), Chris Van Hollen (D-MD), Bernie Sanders (I-VT), Richard Blumenthal (D-CN), Bob Menendez (D-NJ), Tim Kaine (D-VA), Michael Bennet (D-CO), Jeff Merkley (D-OR), Cory Booker (D-NJ), Alex Padilla (D-CA), and Raphael Warnock (D-GA) announced the introduction of the “[Housing Survivors of Major Disasters Act](#).” The bill would expand the use of FEMA assistance and ensure that individuals can access the aid for which they are eligible, even when they do not have updated title documentation for homes damaged by disasters. The bill is companion to a piece of legislation introduced in the U.S. House of Representatives and sponsored by Representative Adriano Espaillat (D-NY).

The Senate bill addresses the barriers to assistance experienced by many low-income disaster survivors without titles to their homes. Since at least 1995, FEMA’s title requirement has barred many of the lowest-income survivors – including owners of mobile homes and other low-income homeowners who may not possess updated title documentation – from receiving the assistance for which they are eligible. While FEMA made substantive reforms last year focused on this issue, the new bill would go even further in ensuring that all disaster survivors receive the assistance they need to fully recover.

The bill contains numerous priorities of the NLIHC-led [Disaster Housing Recovery Coalition](#) (DHRC), including:

- Allowing for disaster relief funds to be used for the acquisition of a property title in regions where a natural disaster is declared by the president.
- Requiring FEMA to consider additional forms of evidence when determining assistance eligibility, including a utility bill, merchant statement, pay stub, current driver’s license or state-issued ID, property title or mobile home certificate of title, property tax receipt, school registration, a will and testament, a death certificate that established automatic transfer of ownership, medical records, a charitable donation receipt, or any other documentation, certification, identification, or proof of occupancy or ownership not included in this list that can reasonably link the individual requesting assistance to the applicable property.
- Requiring FEMA to create a declarative statement form, which would allow a disaster relief applicant to self-certify eligibility for assistance.
- Allowing individuals who have previously been denied assistance due to restrictive proof-of-ownership requirements to reopen cases and use new, expanded documentation to become eligible for assistance. (This provision applies to disasters declared after January 1, 2017.)
- Allowing disaster relief funds to be used for repairs, not just rebuilding homes that have been rendered completely uninhabitable.
- Requiring FEMA and HUD to engage in consultations regarding the implementation of a Disaster Housing Assistance Program (DHAP), or a similar joint program, within 60 days of a disaster declaration.

“We’ve witnessed the devastating impact that catastrophic natural disasters have on families, leaving many in search of safe, stable, and affordable housing,” said Senator Elizabeth Warren in a [press statement](#) accompanying the introduction of the bill. “The Housing Survivors of Major Disasters Act would push the federal government to step up for these families and make it easier for them to access help in times of need.”

“Disasters are increasing in frequency and severity, just as inequality and our nation’s housing crisis grows,” said NLIHC President and CEO Diane Yentel in the statement. “The lowest-income people and communities are consistently the hardest hit by disasters – without focused action, they are often left behind in recovery and rebuilding. Senator Warren and Congressman Espaillat’s important legislation would begin to address the

legacy of a failed response to Hurricane Maria, activate needed and proven housing solutions, and authorize reforms to help ensure that the lowest-income and most marginalized survivors of all disasters receive the housing assistance they need to rebuild their lives. NLIHC and our Disaster Housing Recovery Coalition urge Congress to quickly advance this bill.”

Read the text of the bill at: <https://bit.ly/3dVJxwR>

Read the press statement announcing the introduction of the bill at: <https://bit.ly/3y5d3a6>

Hurricanes Ian, Fiona, and Other Disaster Housing Recovery Updates

Hurricane Ian

Hurricane Ian [made](#) a second landfall in the U.S. on September 30 along the South Carolina coast. Life-threatening storm surge occurred, and high winds battered coastal areas, killing four people. The storm has now dissipated.

The President and First Lady will be [visiting](#) hurricane-impacted areas of Florida and Puerto Rico on October 5.

The Red Cross [reports](#) that more than 33,000 people sought refuge in approximately 260 evacuation shelters across Florida during Hurricane Ian. Those numbers are expected to increase as power outages continue. Officials have been asking residents of disaster impacted areas to not return until basic services are restored, which could take many more days.

Along Florida’s Southwest and Central Coast, barrier islands suffered some of the worst impacts of the storm. Residents of Pine Island [remain stranded](#) after causeways to the mainland were severed. Individuals who rode out the hurricane in their homes now find themselves without water or electricity – conditions expected to persist for some time. The Coast Guard is currently conducting evacuations for residents.

Before landfall, Florida was [expected](#) to see winds of more than 130 mph along its Gulf coast, from Naples and Fort Myers in the south to Tallahassee and Apalachicola in the north. Ian made [landfall](#) in southwest Florida at 3:29 pm on September 28 as a Category 4 hurricane with maximum sustained winds of 150 mph. At least 80 deaths in Florida are being [blamed](#) on Hurricane Ian, and hundreds have been rescued from flooded homes. Over the weekend, rescuers went door to door in disaster-impacted neighborhoods, attempting to ensure that fatalities were being accounted for and people were not being left behind. Hurricane Ian is now being called the deadliest hurricane in Florida history.

FEMA has [approved](#) Individual Assistance for Charlotte, Collier, DeSoto, Flagler, Hardee, Hillsborough, Lee, Manatee, Orange, Osceola, Pinellas, Polk, Putnam, Sarasota, Seminole, St. Johns, and Volusia counties. A disaster declaration was also [approved](#) for the Seminole Tribe of Florida. Survivors can apply for assistance [here](#).

Fannie Mae is [reminding](#) homeowners and renters impacted by Hurricane Ian that mortgage assistance and disaster relief options are available – including payment suspension, forbearance, and mortgage assistance. You can make an appointment with Fannie Mae’s Disaster Response Network in both English and Spanish [here](#).

Hurricane Fiona

Hurricane Fiona has caused flooding and catastrophic damage, with about 80% of Puerto Rico’s electricity customers being left without power last week. [The Washington Post](#) has compared the damage of Fiona with

that caused by Hurricane Maria five years ago and finds that Puerto Rico remains ill-prepared. The *Post* further argues that politics has played a role in disaster recovery measures, especially regarding the privatization of energy services.

The U.S. Department of Homeland Security officially [issued](#) a waiver of the “Jones Act” for the purposes of allowing tanker vessels with badly needed diesel fuel to dock at ports on the island on September 28. The Jones Act is a one-hundred-year-old colonial law that prevents any non-American ship from carrying cargo to Puerto Rico. The act has prevented an international vessel with a large cargo of diesel fuel from docking for the past week. Puerto Rican advocates pressed the administration for the waiver in fear that the ship would dock elsewhere, preventing access to the fuel that Puerto Ricans need to power generators amid the ongoing power outage on the island caused by Hurricane Fiona.

FEMA has [approved](#) Individual Assistance for the entire island of Puerto Rico. Survivors can apply for assistance [here](#).

HUD issued [waivers](#) to decrease administrative requirements and broaden the use of multiple programs to help address the impact of Hurricane Fiona. Those programs include the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Housing Trust Fund (HTF), Housing Opportunities for Persons with AIDS (HOPWA), Emergency Solutions Grants (ESG), and Continuum of Care (CoC) programs.

Fannie Mae is [reminding](#) homeowners and renters impacted by Hurricane Fiona that mortgage assistance and disaster relief options are available – including payment suspension, forbearance, and mortgage assistance. You can make an appointment with Fannie Mae’s Disaster Response Network in both English and Spanish [here](#).

Congressional and Executive Actions

The U.S. Senate [voted](#) to move forward with a stopgap funding bill – known as a “continuing resolution” (CR) – on September 27. The CR included a number of disaster recovery measures. Chief among them is a provision supplying nearly \$2 billion in HUD long-term disaster recovery funds for disasters occurring in 2021 and 2022. In addition, the bill includes \$2.5 billion for recovery from the Hermit’s Peak/Calf Canyon Fire – the largest fire in New Mexico’s history – which occurred earlier this year after a controlled blaze started by federal forestry management spiraled out of control. The money will be used as a restitution fund for victims of the fire. Finally, the bill allows funding for the Disaster Relief Fund to be apportioned up to the rate necessary for the agency to respond effectively to disasters occurring in 2022. The CR now goes to the U.S. House of Representatives.

NLIHC and its Disaster Housing Recovery Coalition (DHRC) have endorsed the “[Disaster Survivor Fairness Act](#),” a bill introduced by Representative Dina Titus (D-NV) and Representative Garret Graves (R-LA) that would create a universal application for disaster assistance, expand FEMA’s repair standards and eligible household projects, create front facing dashboards for disaster assistance information, and more. The bill is expected to reach the House floor soon.

State and Local

Alaska

President Biden [approved](#) Governor Michael Dunleavy’s request for a federal disaster declaration to support Western Alaska’s recovery from the impact of Typhoon Merbok on September 17 and 18. With the approval, funding is now available to provide assistance to governments, tribes, individuals and organizations, including grants for temporary housing and home repairs, low-interest loans to cover uninsured property losses, and other programs to help individuals and business owners recover from the effects of the storm.

Illinois

Between 20 and 23 East St. Louis families are still [displaced](#) from their homes two months after mass flooding disrupted communities across the St. Louis metro. According to the United Way of Greater St. Louis, flooding affected an estimated 700 homes region-wide, and residents filed more than 14,000 requests for assistance in the first four weeks after the flood. While the immediate emergency response focused on short-term housing solutions, food and water resources, and financial assistance, the current focus is on home recovery.

Kentucky

The Mayfield-Graves County Long-Term Recovery Group (LTRG) [claims](#) that of the housing in the Mayfield community destroyed by the December tornado, 70% was rental housing. With many residents “essentially homeless,” the LTRG hopes to reclaim vacant properties and rent those homes to people in need of housing.

Governor Andy Beshear [created](#) an advisory council to help guide responses to natural disasters and prepare communities for future disasters with the goal of being ready for whatever disaster comes next. Floyd County has already formed a committee to help return flood victims to normal life.

FEMA [extended](#) the deadline to apply for federal disaster assistance to October 28 for Eastern Kentucky homeowners and renters who saw their property damaged or washed away by the July floods.

Missouri

Residents affected by the historic flooding more than two months ago in the St. Louis region have until October 7 to [apply](#) for FEMA assistance. Residents report receiving rental assistance from FEMA days after applying. Residents who have already received assistance can ask for additional help if they are still in need.

North Carolina

Authorities are [asking](#) families in the southeastern region of the state to prepare ahead of Hurricane Ian’s arrival by creating family communication plans, having emergency kits, and checking local news sources for updates.

To support the victims of Hurricane Ian in Georgia, North Carolina nonprofit [Hearts with Hands](#) is sending heavy equipment, a full trailer, and other items to wait at a campsite in the state until the storm blows over.

Oklahoma

September 28 is the last day for Oklahoma residents to [apply](#) for FEMA disaster recovery assistance for help recovering from damage sustained in May’s storms and flooding.

Oregon

The U.S. Department of Labor (DOL) is [supporting](#) western Oregon’s recovery from wildfires two years ago with an incremental award of \$4.5 million to provide disaster-relief jobs, employment training, and supportive services. Since 2020, DOL has awarded \$11 million for the project.

Tennessee

The American Red Cross – Tennessee Region is [recruiting](#) new volunteers and offering fast-track shelter training in preparation for Hurricane Ian. In addition to helping respond to home and apartment fires, volunteers also provide preparedness services and information before disaster strikes and assist those who have experienced a disaster with their recovery. Volunteers are being deployed to respond to Hurricane Ian, as well as support response efforts in Puerto Rico and Alaska and to the wildfires in California.

Latest Updates on COVID-19 and Housing/Homelessness

National Updates

Department of Housing and Urban Development (HUD)

On September 15, HUD [announced](#) final reallocation amounts for 62 Emergency Solutions Grants Program CARES Act (ESG-CV) recipients totaling \$52 million.

Department of the Treasury

The U.S. Department of the Treasury (Treasury) updated its resource on promising practices for [implementing culturally and linguistically competent outreach](#) into ERA programs on September 16.

On September 26, Treasury released the reallocation amounts for [ERA1 Round 3 Reallocation](#).

Research

The National Women's Law Center's (NWLC) latest [Census Household Pulse Survey analysis](#) takes a deep dive into housing insecurity and food insufficiency based on gender (including sexual orientation and gender identity), race/ethnicity, and disability status for the June 1 – August 8, 2022 surveys. Among other critical findings, the analysis finds that nearly 4.8 million women (16.4% of women who rent) reported being behind on their rent payments. Black, Latina, and Asian women – particularly disabled women of color – and LGBT adults of color were found to be behind on rent at higher rates. You can access NWLC's collection of household pulse survey analyses [here](#).

State and Local News

Arizona

[Arizona evictions are up more than 67%](#) from a year ago, with Maricopa County reporting that evictions in August reached their highest levels since 2008. The rulings are getting more costly, with the average judgment being \$1,400 more than it was a decade ago.

The [City of Phoenix's Emergency Rental Assistance Program](#) has \$22 million in remaining ERA funds. The city has distributed more than \$100 million in aid to nearly 15,000 households, according to the [city's ERA dashboard](#).

California

[San Francisco officials](#) announced on September 22 that the city would stop accepting new applications for its emergency rental assistance (ERA) program immediately. Officials attributed the abrupt pause to an overwhelming demand for assistance after California closed its statewide ERA program. With tenants filing about 300 new applications a week, the city faces a backlog of 4,000 applications.

Florida

The [Sarasota Herald-Tribune](#) reports that Sarasota and Manatee counties have paused accepting new applications for emergency rental assistance (ERA). Sarasota County temporarily paused accepting applications after the U.S. Department of the Treasury denied the county's request for its next allocation of ERA funds. Manatee County temporarily stopped accepting new applications in order to process the remaining applications before requesting its next allocation of ERA funds.

Hawaii

The [Hawaii Tribune-Herald](#) reports that Hawaii's two nonprofit mediation centers are partnering to continue providing free Zoom mediation for landlords and tenants now that landlords are no longer required to send a 15-day eviction notice.

Idaho

A [landlord in Ada County](#) refused to accept emergency rental assistance paid by St. Vincent de Paul on behalf of a tenant, claiming he does not accept assistance from a third party. Jesse Tree – a nonprofit that provides eviction prevention assistance – says the demand for assistance in the Treasure Valley has more than doubled compared to previous years.

Indiana

The [Indianapolis City-County Council](#) voted on September 12 to allocate \$20 million in State and Local Fiscal Recovery Funds to IndyRent, the city's emergency rental assistance (ERA) program. The program has spent \$169.3 million in federal ERA funds and filled over 60,000 applications. City officials are considering how to maintain the IndyRent program post-pandemic, but local dollars cannot solely fund a sustainable, permanent program. NLIHC is working to build cosponsors for the "[Eviction Crisis Act](#)," which if enacted by the U.S. Congress would establish a permanent emergency rental assistance program.

Kentucky

Governor Andy Beshear announced on September 22 that the U.S. Department of the Treasury approved reallocating [nearly \\$7 million](#) of the remaining Healthy at Home Eviction Relief Funds to Lexington's program. Since March 2021, more than \$187 million has been provided to help over 43,000 households in Kentucky stay in their homes and prevent utility shutoffs.

Louisiana

The City of New Orleans announced on September 26 that the Mayor's Office of Housing Policy and Community Development (OCD) has received an [additional \\$24 million](#) in reallocated emergency rental assistance (ERA) funds from the U.S. Department of the Treasury. OCD has received over \$105 million for the city's ERA program and has provided over 16,000 households with rental and utility assistance. New Orleans will use the additional ERA funds to fill financial gaps in affordable housing development projects.

Michigan

The Detroit City Council voted unanimously in May to create a right-to-counsel program for low-income renters. The program was set to launch on October 1, but the [start date has been delayed](#). The program will be funded, over three years, by \$6 million in State and Local Fiscal Recovery Funds (SLFRF) provided through the American Rescue Plan. The city is working to produce requests for proposals (RFPs).

Missouri

[Kansas City's new Right to Counsel program](#), which launched on June 1, has successfully completed 75 cases that have resulted in agreements with landlords, dismissals, or the opportunity for a judge to hear the case. Pre-pandemic, 99% of cases filed in Jackson County resulted in evictions. In the first three months of the Right to Counsel program, Kansas City has seen a drastic change. Initial data indicate that making lawyers available and improving access to emergency rental assistance have together resulted in reducing the eviction rate to less than 20%.

New Hampshire

The New Hampshire Local Welfare Administrators Association reports an [alarming trend in renovation evictions statewide](#), with nearly 600 households evicted from their homes. The New Hampshire Emergency Rental Assistance Program has covered the costs for these households –between 750 to 900 people – to stay in motels, but these funds are expected to run out by the end of the year. The state does not limit how much a landlord can raise a tenant’s rent. Without protections, tenants have no recourse when landlords claim renovation evictions.

New York

While eviction rates in New York are below pre-pandemic rates, evictions are on the rise. Courts are seeing [some of the highest filing points](#), and actual evictions are at their highest point since the pandemic began. These numbers do not fully capture all evictions because some tenants may be forced out of their apartments outside of a court case or may self-evict. Advocates are alarmed by the slow and steady rise in evictions and are warning that the upward trend will continue. Despite a law requiring that every income-eligible tenant have access to free legal counsel, there is a shortage of lawyers to meet the demand. Both landlords and tenants agree that, to an extent, eviction rates reflect the much larger issue of a lack of affordable housing.

North Carolina

[Evictions are on the rise across North Carolina](#). Nearly 15,000 evictions were filed across the state in August – nearly double the number filed in August 2021. Housing advocates are concerned that evictions will continue to increase, especially since emergency rental assistance funds have started to be depleted. While evictions are a problem in almost every community, 75% of recent evictions in Durham County occurred in communities where a majority of residents are people of color.

An [op-ed in the Charlotte Observer](#) calls for pandemic-era programs like the Durham Eviction Diversion Program to be sustained. The COVID-19 pandemic spurred renewed efforts to address housing inequality, propelled by a consensus that stable housing is critical to helping people stay healthy during a public health crisis. The author argues that ensuring equitable, fair, and affordable housing in Durham and across North Carolina should not be just a temporary goal.

Ohio

The [Cincinnati-Hamilton Community Action Agency \(CAA\)](#), which is tasked with distributing the county’s allocation of federal emergency rental assistance (ERA) funds, received a three-month extension to distribute recently reallocated ERA1 funds. CAA suspended new applications at the end of August to catch up on thousands of backlogged applications. Since the program launched in February 2021, CAA has distributed more than \$20 million in ERA to more than 7,000 households. The program is running low on funds and hoping to receive an additional \$9.1 million from Ohio’s ERA2 allocation, but the state has not confirmed the availability of those funds.

The [Toledo Lucas County Emergency Rental Assistance Program](#) application will remain open until the end of the year. The program has provided just under 4,000 households in Toledo-Lucas County with more than \$20 million in assistance.

Oregon

More than 30 residents of a North Portland transitional housing complex are being [evicted due to depleted federal emergency rental assistance](#) (ERA) funds. Many residents of the complex relied on ERA to afford their rent and now face eviction because those funds have dried up. The Oregon Law Center fears that the end of

Safe Harbor Protections – which prohibit evictions for individuals who have applied for ERA – and a prolonged eviction timeline that slowed down the court process during the pandemic will increase evictions and exacerbate the state’s homeless crisis.

[Housing advocates in Oregon](#) are warning of a potential spike in evictions after the state increased the rent cap for next year. On September 13, state economists announced that landlords in Oregon can raise rents by up to 14.6% in 2023. This is the largest increase since the rent cap rule was established in 2019. Advocates warn that the end of eviction protections and skyrocketing housing costs will increase evictions across the state. The Oregon Law Center’s Eviction Defense Project reported a spike of around 2,000 people facing eviction in August – a 45% increase from July.

Pennsylvania

A [study released by the Lehigh Valley Justice Institute](#) (LVJI) found that tenants facing eviction rarely win cases in court without a lawyer. Tenants win just 1.7% of cases in Northampton County, but their chances of winning increase by 470% if they are represented by an attorney. To address this enormous gap, LVJI proposes solutions like providing tenants with information on legal representation, informing landlords about rental assistance programs as an alternative to filing an eviction, and establishing settlement mediation programs.

The Clarion County Housing Authority [announced](#) that the waitlist for the Emergency Rental Assistance 2 Program (ERAP-2) would close on September 29, 2022. Preference will be granted to applicants with household incomes below 50% of AMI.

Texas

The Texas Department of Housing and Community Affairs awarded the Texas Access to Justice Foundation (TAJF) an additional [\\$20 million grant](#) to continue the Emergency Rental Assistance Program (ERAP). TAJF is the state’s largest funding source for legal aid. The ERAP provides legal information and representation to Texans to help them maintain or obtain housing. The grant will support a second year of the program’s legal services through August 31, 2024.

With rental costs on the rise, [more North Texans](#) are seeking housing assistance. Local organizations that distribute emergency rental assistance have been overwhelmed with calls and are running out of funds.

On September 27, the [Harris County Commissioners Court approved \\$4 million](#) to expand access to legal representation for tenants facing eviction. “It would be cruel and irresponsible to ignore our growing eviction crisis ... These are families on the brink of homelessness,” said Commissioner Rodney Ellis. “We know that legal assistance is effective in keeping people housed, healthy, and safe.”

Vermont

Vermont officials say an [estimated \\$20 million dollars](#) will become available for some of the lowest-income people in need of emergency rental assistance (ERA) in the state. Earlier this month, the state announced that its ERA program would be phased out. State officials promise that the [state’s highest priority](#) is extending assistance through April 2023 for Vermonters whose incomes are below 30% of AMI.

Virginia

With [more than 800 evictions](#) scheduled in Richmond’s General District Court, the director of litigation at the Central Virginia Legal Aid Society is referring to the current climate as “grim.”

Washington

The Burien City Council voted on September 12 to [lift the city's eviction moratorium](#) by October 31, 2022. Additionally, the council voted to add rental housing policies to its future agendas.

West Virginia

West Virginia officials estimate that by mid-October, the state will have [returned \\$86 million](#) of its initial \$350 million allocation of federal emergency rental assistance (ERA) funds. Because West Virginia spent the funds too slowly, the U.S. Department of the Treasury redistributed the money to other states. The Central WV Community Action Agency, which is one of 16 agencies that distributed ERA in the state, emphasizes that West Virginians still need assistance to remain in their homes.

Budget and Appropriations

Join NLIHC and CHCDF Partners for a National Call-In Day on October 12 to Urge Significant Affordable Housing Investments in FY2023!

NLIHC and our partners at the Campaign for Housing and Community Development Funding ([CHCDF](#)) are hosting a National Call-In Day on October 12 for advocates to contact their members of Congress and urge them to make significant investments in affordable, accessible housing, homelessness, and community development programs in the fiscal year (FY) 2023 budget. NLIHC will be releasing an updated advocacy toolkit in the coming days that advocates can use to craft their talking points to Congress.

FY2023 Appropriations

Both the U.S. House of Representatives and Senate released draft FY2023 spending bills earlier this year written with little or no Republican input, raising concerns that a final spending package will offer significantly less funding than either draft. 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.

Advocates can help ensure that affordable housing programs receive robust funding by contacting their members of Congress and urging them to support the highest level of funding possible for affordable housing, homelessness, and community development programs, including for NLIHC's top priorities:

- Full funding for the Tenant-Based Rental Assistance (TBRA) program to renew all existing contracts and expand housing vouchers to an additional 140,000 households.
- \$5 billion for the Public Housing Capital Fund to preserve public housing, and \$5.04 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.

Organizations can also join CHCDF's [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.

Congress Passes Continuing Resolution Extending Federal Government Funding through December 16 – Take Action!

Congress passed a continuing resolution (CR) on September 30 to extend level funding for the federal government through December 16, giving lawmakers additional time to reach an agreement on federal funding for fiscal year (FY) 2023 and averting a partial government shutdown.

The CR passed the U.S. Senate on September 29 by a vote of 72-25, with three members abstaining, and the House on September 30, by a vote of 232-193. The bill easily passed in the Senate after West Virginia Senator Joe Manchin (D) agreed to remove a controversial measure to streamline pipeline permits, which both Republicans in the Senate and progressive Democrats in the House opposed. In addition to extending federal funding, the CR includes \$17 billion in emergency spending primarily for Ukraine, and \$19 billion for the Federal Emergency Management Agency (FEMA) for disaster relief. This funding would be used to help address the impacts of Hurricanes Fiona and Ian, as well as other natural disasters.

With the CR finalized, members of Congress will adjourn to their home states until after the November elections. However, Congressional and appropriations staff will resume negotiations over a final FY2023 spending bill throughout the month of October. Congress will need to enact a final spending bill by the new deadline of December 16, pass another CR, or risk a government shutdown.

Take Action

The FY2023 spending bill represents the last opportunity this year for Congress to make robust investments in affordable housing and homelessness programs. Lawmakers 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 a **National Call-In Day on October 12** for advocates to [contact their members of Congress](#) and demand 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:

- Full funding for the Tenant-Based Rental Assistance (TBRA) program to renew all existing contracts and expand housing vouchers to an additional 140,000 households.
- \$5 billion for the Public Housing Capital Fund to preserve public housing, and \$5.04 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. NLIHC is urging Congress to include the following LIHTC reforms in any tax extenders package:

- Provide incentives to serve extremely low-income households and people experiencing homelessness, as well as reforms to encourage affordable housing development in tribal nations and rural areas so that LIHTC better serves communities with the greatest affordable housing needs.
- Eliminate the “Qualified Contract” loophole, ensure data transparency, and clarify and strengthen nonprofits’ right of first refusal to ensure long-term affordability.
- Extend vital renter protections to tenants living in LIHTC properties.

Learn more about key reforms needed to ensure LIHTC is serving households with the lowest incomes [here](#).

In addition to pushing Congress for robust funding for affordable housing and homelessness programs in FY2023, 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 [Fall and Winter 2022 Advocacy Toolkit](#) to help create your message to Congress, and visit our [Take Action page](#) for more ways to get involved!

HoUSed Campaign for Universal, Stable, Affordable Housing

White House Releases National Strategy on Hunger, Nutrition, and Health

The White House released a [National Strategy on Hunger, Nutrition, and Health](#) on September 27. The strategy identifies actions the Biden-Harris administration will take to reach its goal of ending hunger and increasing healthy eating and physical activity by 2030, so that fewer Americans experience diet-related diseases. The administration also hosted the first [White House Conference on Hunger, Nutrition, and Health](#) in over 50 years on September 28. The national strategy calls for a whole-of-government approach to addressing hunger, which will build on the efforts the administration has taken to bolster economic security for families. The strategy outlines specific actions HUD will take to increase access to affordable and nutritious food and highlights the need to address systemic inequities that contribute to food insecurity, including housing insecurity.

NLIHC, the Center on Budget and Policy Priorities (CBPP), the National Alliance to End Homelessness (NAEH), and the *Opportunity Starts at Home* campaign sent a [letter](#) on September 21 urging the Biden administration to ensure that the national strategy focuses on the underlying causes of hunger, including America’s homelessness and rental housing affordability crisis (*Memo, 9/26*). The letter emphasizes that any national strategy to address hunger must include the need for large-scale, sustained investments and reforms to ensure that renters with the lowest incomes have affordable places to call home and can afford to buy adequate and nutritious food. Ending hunger requires expanding proven housing solutions – including Housing Choice Vouchers, the national Housing Trust Fund, and public housing – to help the lowest-income and most marginalized families pay rent and make ends meet.

The Biden administration emphasizes in its national strategy that an essential step to reducing hunger and associated disparities is helping all people become economically secure. To that end, the White House will continue working to reduce food insecurity by urging Congress to expand the Housing Choice Voucher program to ensure that low-income families, seniors, and people with disabilities can afford decent, safe, accessible, and sanitary housing; permanently extend the expanded Child Tax Credit and Earned Income Tax Credit; invest in affordable, high-quality child care; raise the minimum wage to \$15 an hour, and close the Medicaid coverage gap.

The strategy details how federal agencies, including HUD, can facilitate participation in federal assistance programs, leverage housing and other community programs to increase food access, and better understand social determinants of health to help achieve health equity. HUD, for example, will promote flexibilities that allow owners of HUD-assisted properties and public housing authorities to use federal funds to renovate and maintain spaces in public housing developments to improve food access. Further, HUD will propose the use of Community Development Block Grants, Section 108 loan program funding, and Choice Neighborhood funding to support food access and provide case management to help residents connect with health providers. Additionally, the strategy states that HUD will promote the use of Indian Community Development Block Grant dollars to expand food access through the development of food banks and pantries, physical activities, and more in tribal communities, especially those with limited access to affordable and nutritious foods.

The Biden administration emphasizes that [social determinants of health](#) are a significant driver of health disparities and can be a strong predictor of health outcomes. Given this, a better understanding of these factors is critical to advancing health equity. HUD will partner with U.S. Department of Agriculture (USDA) and the U.S. Census Bureau to better understand and address persistent food insecurity among HUD-assisted individuals who are already connected with nutrition assistance programs. HUD will compare USDA's Food Access Research Atlas with HUD data to identify areas with limited access to affordable and nutritious foods and prioritize outreach to HUD grantees in those areas. Further, HUD will incorporate enhancing nutrition and food security research into the next HUD learning agenda for research publications.

The Biden-Harris administration National Strategy on Hunger, Nutrition, and Health is available at: <https://bit.ly/3UFsY8W>

Read the joint letter to the Biden administration at: <https://bit.ly/3QVANUY>

Court Declares Civil and Criminal Punishments for Homelessness Are Cruel and Unusual

The U.S. Ninth Circuit Court of Appeals issued an [opinion](#) on September 29 upholding and clarifying the right of people experiencing homelessness to survive in the absence of housing and declaring that civil and criminal punishments for homelessness are cruel and unusual. The opinion in *Johnson v. City of Grants Pass* (formerly [Blake v. City of Grants Pass](#)) upholds a prohibition on the criminalization of the basic, life-sustaining activities of people experiencing homelessness, such as sleeping outside or in tents. The ruling [supports and affirms rights for unhoused people](#) forced to sleep outside across the country, protecting them from unjust punishment.

The local government of Grants Pass, Oregon, openly engaged in a [campaign](#) to prevent people from sleeping outside on public property by enacting ordinances criminalizing sleeping in public. The ordinances also banned the use of items such as blankets and cardboard boxes relied upon by people to protect themselves from the weather. Like the ruling in *Martin v. Boise* (see *Memo*, [12/23/2019](#)), the court stated that, in the absence of adequate shelter beds, people experiencing homelessness can use tents, sleep in vehicles, or use other forms of protection from the elements without being subjected to civil or criminal punishment and without facing fines.

The growing affordable housing gap and shrinking social safety net have left millions of people unhoused or at-risk of losing their homes, and most American cities have fewer emergency shelter beds than people who need shelter. Despite this lack of affordable housing and shelter space, many cities have chosen to punish people criminally or civilly for living on the street. Criminalization policies are not only ineffective but make homelessness harder to exit. Arrests, unaffordable tickets, and the collateral consequences of criminal convictions make it more difficult for people to exit homelessness and get back on their feet.

Learn more about the criminalization of homelessness on page [6-38](#) of NLIHC's *2022 Advocate's Guide*.

Housing Choice Vouchers

HUD Awards More Than 19,000 New Housing Choice Vouchers in Historic Expansion of Vouchers

HUD Secretary Marcia L. Fudge [announced](#) on September 23 the awarding of more than 19,000 new Housing Choice Vouchers (HCV) to nearly 2,000 public housing agencies (PHAs) across the country. This award marks the most expansive allocation of rental assistance in 20 years. The new vouchers, funded through the fiscal year (FY) 2022 appropriations bill, will span nearly every community in the country, with some communities receiving their first allocations of new vouchers in decades.

In addition to announcing the new vouchers, HUD outlined steps it is taking to make it easier for households to use vouchers. Over the past 18 months, 355,000 families have received and successfully used their vouchers. Too many others, however, were unable to secure housing, partly because the value of their voucher had not kept up with skyrocketing rent increases. The [2023 Fair Market Rents \(FMRs\)](#), which HUD published on September 1, will allow the voucher program to keep up with rising rental costs in the private market. FMRs will increase by an average of approximately 10% from FY2022, with significantly greater increases in metropolitan areas with even faster rent growth (*Memo*, [9/6](#)). Effective October 1, the new FMR levels will make it easier for voucher holders to secure leases in most markets and benefit from the housing affordability and stability that vouchers provide.

The “American Rescue Plan” and FY2022 budget provided nearly 100,000 new HCVs, including the more than 19,000 new vouchers awarded this month. In June, HUD announced \$43 million in FY2021 funding for approximately [4,000 new incremental vouchers](#), or Stability Vouchers, focused on people experiencing unsheltered homelessness. Additionally, HUD has awarded nearly 70,000 new [Emergency Housing Vouchers \(EHVs\)](#) that were provided through the American Rescue Plan. More than 33,000 households are using EHVs to rent homes, and 36,000 households with EHVs are searching for housing. According to HUD, the new HCVs will have similar flexibilities to the EHVs.

Read HUD’s press release at: <https://bit.ly/3LLgMiS>

Survey a list of the awards at: <https://bit.ly/3BOP7ZU>

HUD

HUD PIH Announces 18 PHAs Selected for Moving to Work (MTW) Asset Building Cohort

HUD’s Office of Public and Indian Housing (PIH) [announced on September 27](#) the 18 public housing agencies (PHAs) selected to participate in the Asset Building Cohort of the so-called Moving to Work Demonstration (MTW). PIH posted [Notice PIH 2022-11](#) on April 26, 2022, inviting PHAs to apply for this fourth and final MTW cohort (see *Memo*, [5/2](#)). NLIHC has created a [summary of the key features](#) of the MTW Asset Building Cohort.

PIH’s Asset Building Cohort [webpage](#) provides two- or three-sentence [summaries](#) provided by the 18 PHAs that will implement the asset building MTW flexibilities. In short, these summaries do not provide any insight into how the PHAs will implement the demonstration. Most merely provide generic descriptions of what PHAs are supposed to do on a regular basis. Three of the PHAs indicate that they will focus on the three MTW

statutory objectives of increasing PHA cost effectiveness, promoting resident self-sufficiency, and increasing housing choice. Another three PHAs claim that they will use “the additional resources and regulatory and budget flexibility that comes with MTW”; however, MTW does not provide any additional resources. Only four of the PHAs refer to asset building even in passing, two fairly directly and two indirectly.

The PIH notice defined asset building as comprising activities that encourage the growth of assisted residents’ savings accounts and/or that aim to build credit for assisted households. PIH offered three asset building options for PHAs that wanted to participate in the Asset Building Cohort:

- **Opt-Out Savings Account Option.** A PHA must deposit at least \$10 per month for at least one year into an escrow account for the benefit of assisted households (either public housing or Housing Choice Voucher (HCV) households) with the goal of increasing the number of households that have bank accounts, thereby strengthening household stability.
- **Credit Building Option.** For residents who have given their informed consent, a PHA must report public housing rent payments for at least one year to credit bureaus. The goal is to increase the credit scores of public housing households. A household may withdraw at any time. (This option is not available for HCV households, probably because of the difficulty of having individual landlords report to credit bureaus.)
- **PHA-Designed Asset Building Option.** This option allows a PHA to design its own local asset building program that encourages the growth of savings accounts and/or aims to build credit for assisted households

Prior to PIH’s implementation of the Asset Building Cohort, NLIHC and consumer advocates conveyed to PIH concern that the credit building option for the demonstration would require PHAs to report public housing residents’ rent payment using “full file reporting,” meaning that not only will on-time rent payments be reported, but late and missed payments would also be reported (see *Memo*, [5/16](#)). NLIHC and others had urged PIH to only require PHAs to report on-time rent payments, which the three major credit reporting entities can accommodate. Full file reporting can harm residents if they encounter only one or two slightly late or small missed payments that are episodic due to unforeseen circumstances and otherwise not indicative of serious rent payment problems. NLIHC also urged PIH to define “small” unpaid balances so that participating PHAs do not report minor unpaid rent balances, resulting in damage to a household’s credit. As one potential definition of “small,” NLIHC informed PIH that starting in 2023, the major credit reporting agencies will not include medical collection debt under \$500.

Brief MTW Background

Under MTW, HUD can waive nearly all provisions of the “United States Housing Act of 1937” and the accompanying regulations, including most of the main rules and standards governing HCVs and public housing. MTW agencies are also allowed to shift public housing Capital and Operating Funds and HCV assistance (including Administrative Fees as well as Housing Assistance Payment (HAP) funds) to purposes other than those for which they were originally appropriated (referred to as “fungibility”). More information about the MTW Demonstration expansion can be found on NLIHC’s [public housing website](#).

Find PIH’s MTW Asset Building Cohort webpage at: <https://bit.ly/3wjH18S>

Find PIH’s MTW Expansion webpage at: <https://bit.ly/3LWbelF>

Read NLIHC’s “Summary of the Key Features of the MTW Asset Building Cohort” at: <https://bit.ly/3vnSS6A>

Read more about MTW on NLIHC’s [public housing website](#), and on [page 4-63](#) of NLIHC’s *2022 Advocates’ Guide*.

HUD PIH Extends Deadline to Request Expedited Review of Two HCV Payment Standard Waivers

HUD's Office of Public and Indian Housing (PIH) posted [Notice PIH 2022-30](#) on September 26, extending the deadlines for public housing agencies (PHAs) to request expedited PIH review of two key Housing Choice Voucher (HCV) regulatory waivers. These waivers were originally allowed in [Notice PIH 2021-14](#) and [Notice PIH 2022-04](#) (see [Memo 12/20/21](#) and [3/7/22](#)) as authorized by the "CARES Act" (see [Memo, 5/10/21](#)). Notice PIH 2022-30 retains two of the same provisions as the previous notices regarding expediting waiver approvals for PHAs that choose to provide higher HCV payment standards. The intention of the waivers is to help PHAs respond to the ongoing fluctuations and disruptions in the rental market by providing more flexibility to establish and apply payment standards.

The two HCV expedited waivers are for:

- Allowing a PHA to increase a household's voucher payment standard at any time, rather than being required to wait for a household's next regular income reexamination; and
- Allowing a PHA to have a payment standard above the usual maximum of 110% of the Fair Market Rent (FMR) up to 120% of FMR. If PIH approves, in general this increased payment standard only applies to fiscal year (FY) 2023 FMRs. PHAs may also seek approval to establish an alternative payment standard up to 120% of the Small Area FMR (SAFMR) for a ZIP code.

For PHAs that had previously received PIH approval for one or both waivers, those waivers will expire by December 31, 2022. If a PHA needs to extend one or both of these previously approved waivers, the PHA must send an email to PIH by December 31, 2022, certifying that there are "good cause reasons" that still exist. Upon receipt of the email, the waivers will be automatically extended to December 31, 2023, and will apply throughout calendar year 2023.

PHAs that want to take advantage of one or both of the expedited waivers for the first time must submit a request by September 30, 2023. Section 5 of Notice PIH 2022-30 states a PHA must explain why a waiver is needed, indicate the negative effect on voucher applicants if a waiver is not allowed, and state how long the PHA expects the waiver to be needed. The waiver duration should be limited to the time necessary for a PHA to resume normal operations but may not go beyond December 31, 2023.

The notice offers two examples of "good cause" for allowing an increase in the payment standard during the HAP contract: increases in household rent burdens and potential negative impacts on residents or the onset of housing instability.

If a PHA seeks to establish a payment standard from 111% to 120% of the FMR, it must certify that it meets one of three "good cause" reasons:

1. HUD has identified the PHA's FMR area as one with significant rental market fluctuations. An attachment to the notice lists 227 such areas.
2. A PHA has a voucher utilization rate less than 98% for the current year-to-date or had more than a 5% reduction in the utilization rate between 2019 and 2021. (The utilization rate is the greater of HCV unit-months leased divided by unit-months available or total Housing Assistance Payment (HAP) spent divided by a PHA's HCV budget authority.)
3. Fewer than 85% of the vouchers a PHA has issued have been leased over the last six months.

Previous expedited waiver notices allowed a PHA to grant a household one or more extensions of the initial voucher term regardless of the policy described in the PHA’s Administrative Plan if the PHA requested a waiver by September 30, 2022. (The voucher “term” is the time available to a household with a new voucher to lease a unit, generally 60 days.) Notice PIH 2022-30 clarifies that this expedited waiver is no longer available; however, a PHA may still seek a waiver through the regular waiver process. PIH explains that few PHAs sought this expedited waiver review before September 30, 2022.

Background

The amount of the HCV subsidy for a household is capped at a “payment standard” set by a PHA, which, without the waiver, must be between 90% and 110% of the FMR (that is, the rent in the metropolitan area for a modest apartment). HUD sets FMRs annually. Normally, a PHA may request HUD Field Office approval of an “exception payment standard” up to 120% of the FMR for a designated part of an FMR area. In addition, an exception payment greater than 120% of the FMR can be requested but must be approved by the PIH Assistant Secretary. For either, a PHA must demonstrate that the exception payment is necessary to help households find homes outside areas of high poverty, or because households have trouble finding homes within the 60-day time limit allowed to search for a landlord who will accept a voucher. Notice PIH 2022-30 can speed up this process.

SAFMRs reflect rents for U.S. Postal ZIP Codes, while traditional FMRs reflect a single rent standard for an entire metropolitan region. The intent of SAFMRs is to provide voucher payment standards that are more in line with neighborhood-scale rental markets, resulting in relatively higher subsidies in neighborhoods with higher rents and greater opportunities, and lower subsidies in neighborhoods with lower rents and concentrations of voucher holders.

Notice PIH 2022-30 is at: <https://bit.ly/3LVk3vW>

Read more about Housing Choice Vouchers on [page 4-1](#) of NLIHC’s *2022 Advocates’ Guide*.

Emergency Rental Assistance

More Than \$464 Million in ERA1 Funds Reallocated in Third Reallocation Round, Bringing Total to \$2.59 Billion

The U.S. Department of the Treasury (Treasury) released [new data](#) on reallocations of Emergency Rental Assistance (ERA1) funds. The release details data from the third round of ERA reallocation, a process in which Treasury transfers funds from grantees determined to have “excess” funds to grantees with additional needs. In the third round of ERA1 reallocation, Treasury reallocated just over \$464 million. In total, just over \$2.59 billion of ERA1 funds have been reallocated since September 2021.

Treasury is statutorily required to reallocate ERA1 funds from grantees with “excess” funds to grantees in need of additional resources. In [a press release](#) issued earlier this year, Treasury stated it would reallocate excess funds in a way that leaves grantees with an amount of ERA1 funds equal to what grantees had spent in their strongest quarter. Grantees must spend any funds from their initial ERA1 allocation by September 30, 2022, so this approach aims to ensure that ERA1 funds will not go unused.

In the third round of reallocation, 35 grantees – 25 localities, six states, and four territories – had funds reallocated. In the third round, 61% of funds were reallocated from state grantees, with two state grantees reallocating over \$60 million each. Territories, which were not subject to reallocation prior to April 2022, had \$115 million reallocated, or approximately 25% of all funds reallocated in the third round.

Since ERA1 reallocation began, seven state grantees have either voluntarily or involuntarily reallocated over 50% of their initial ERA1 allocation. In most instances, at least a portion of these funds were transferred to local or tribal grantees within the same state.

In the third round of reallocation, over \$401 million was transferred to grantees in a different state and \$63 million was given to grantees within the same state. More than 78% of funds went to state grantees and the District of Columbia, one-fifth of funds went to local grantees, and just under 2% of funds went to tribal grantees.

Considering what grantees received over the three rounds of ERA1 reallocation, the five grantees that received the most funds are: California (\$310.8 million); New York (\$245.8 million); New Jersey (\$128.9 million); Texas (\$96.2 million); and the City of Indianapolis (\$91.5 million). Grantees that received reallocated ERA1 funds have until December 29, 2022, to use them.

In March of this year, Treasury modified [ERA1 reallocation guidance](#) to state that after June 30, 2022, Treasury would consider whether additional reallocation of unobligated funds was appropriate to ensure ERA1 funds were distributed by the statutory deadline of September 30, 2022. It is unclear whether these data include those additional reallocations, or whether a final round of reallocation data will be released in the coming weeks.

Opportunity Starts at Home

NLIHC and Opportunity Starts at Home Campaign Host Congressional Briefing on Solutions to Affordable Housing Crisis

NLIHC and the Opportunity Starts at Home ([OSAH](#)) campaign hosted a Congressional briefing on September 29 for Hill staff to learn about the causes of and solutions to America's affordable housing crisis. Staffers were briefed on findings from NLIHC's annual reports [The Gap: A Shortage of Affordable Rental Homes](#) and [Out of Reach: The High Cost of Housing](#) by NLIHC Vice President for Research Andrew Aurand. Among other findings, the reports show that there is a national shortage of 7 million rental homes affordable and available to renters with the lowest incomes and that no state has an adequate supply of deeply affordable, available, and accessible homes for the lowest-income renters. Megan Hustings, deputy director of the National Coalition for the Homeless, joined the briefing to discuss the effect of the affordable housing shortage on renters with the lowest incomes and people experiencing homelessness. View slides from the briefing at: <https://tinyurl.com/vn49wtmw>

Also present at the briefing were staff from several cross-sector partners in the OSAH campaign, who shared the impact of the affordable housing crisis on other national priorities, including health, education, and environmental justice. Allison Bovell-Ammon, director of policy and communications at Children's HealthWatch, discussed the inextricable link between housing stability and health, especially for young children. Harry Lawson, director of human and civil rights at the National Education Association, provided insights on the impact of stable housing on children's educational outcomes and the school community. Sabrina Johnson, senior housing advocate at the Natural Resources Defense Council, discussed how the shortage of deeply affordable housing impacts low-income renters' access to clean water and energy-efficient homes, as well as the disproportionate impact of climate disasters on low-income communities and communities of color.

NLIHC Senior Policy Analyst Kim Johnson closed out the briefing by addressing the long-term solutions needed to meaningfully address the country's affordable housing crisis, including bridging the gap between incomes and housing costs; expanding and preserving the supply of rental homes affordable and accessible to

people with the lowest incomes; providing emergency rental assistance to households in crisis; and strengthening and enforcing renter protections.

Slides from the briefing are accessible at: <https://tinyurl.com/vn49wtmw>

Medicaid Managed Care Could Help Address Housing Insecurity

An [article](#) published by Manatt’s Health Insights urges stakeholders to consider Medicaid as offering one solution to housing insecurity. The article argues that stable housing plays a critical part in ensuring positive health outcomes, such as reducing health care costs and improving wellness. The article refers to studies that explore the connections between health and housing, shares examples of housing-related needs addressed in state contracts with Medicaid managed care, explores the possibility of integrating housing-related programs through the Section 1115 demonstration waiver authority, and highlights the benefits of partnering to solve health and housing needs.

“Many state Medicaid agencies have been leveraging Medicaid policies and funding to address the housing needs of beneficiaries,” write the authors. “These innovative policies can help members achieve greater stability and ultimately better health, as well as help [states] contain health care costs.”

Learn more by reading the [article](#).

Our Homes, Our Votes

Join Today’s (Monday, 10/3) *Our Homes, Our Votes* Webinar on Overcoming Voter Suppression

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, “Overcoming Voter Suppression,” will be held today (Monday, October 3) at 2:30 pm ET. Register for the webinar series [here](#).

Pervasive voter suppression has disenfranchised people of color and other underrepresented groups throughout American history. Today, people of color, returning citizens, people with disabilities, older adults, English language learners, and members of other marginalized communities face disproportionate barriers to voting. Advocates and activists in communities most affected by voter suppression are challenging these obstacles and promoting access to the ballot. The panel will feature Kelly Sue Waller and Stephanie Isaacs, organizers at the Bedford County Listening Project; Lilian Aluri, voting campaign coordinator at REV UP; and Allison Neswood, staff attorney at the Native American Rights Fund.

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](#).

National Voter Education Week Begins Today – Join Us on Social Media!

[National Voter Education Week](#) is a nonpartisan Civic Holiday that equips voters with the tools, information, and confidence they need to cast their ballots. The holiday begins today (Monday, October 3) and will continue through Friday, October 7. Each day will focus on a different aspect of voter education. NLIHC, the Coalition

on Human Needs (CHN), and other national partners will host two social media activations to celebrate National Voter Education Week: a tweetchat on Monday, October 3, from 1 to 2 pm ET, and a tweetstorm on Friday, October 7, from 1 to 2 pm ET. We encourage our partners to join these activations using content from the [Our Homes, Our Votes media toolkit](#) and [National Voter Education Week partner resources](#). Be sure to use the hashtag #OurHomesOurVotes22 and tag us at @OurHomesVotes on Twitter and @OHOV2022 on Facebook!

Events

Join Today's (Monday, 10/3) "Tenant Talk Live" Webinar on Knowing Your Rights as a LIHTC Renter

NLIHC will host a session of "Tenant Talk Live" – a webinar with and for renter and resident leaders – today (October 3) at 6 pm ET. During the webinar, NLIHC staff will be joined by Low-Income Housing Tax Credit (LIHTC) experts from [Regional Housing Legal Services \(RHLS\)](#) of Pennsylvania. Register for the webinar at: <https://bit.ly/361rmy2>

LIHTC is a federally funded program that funds the [creation and preservation of housing for low-income households](#). Yet the LIHTC program differs from other HUD programs, such as public housing and Housing Choice Vouchers, in significant ways. While LIHTC is an important resource, it cannot provide the sole source of support for the lowest-income renters, and LIHTC tenants need new protections to ensure they are treated fairly. For this reason, NLIHC is advocating for [several important LIHTC reforms](#) in a tax extenders package, including reforms that:

- Incentivize serving extremely low-income households and those experiencing homelessness.
- Encourage more development in tribal nations.
- Create more affordable homes in rural communities.
- Clarify and strengthen nonprofits' Right of First Refusal (ROFR).
- Ensure data transparency.
- Extend tenant protection for tenants of LIHTC properties.

We invite renters to join today's Tenant Talk Live discussion to learn more about the LIHTC program, including renter eligibility and tenant rights. NLIHC staff will be joined on the call by Kim Dolan, senior staff attorney at RHLS, and Cindy Daley, director of community redevelopment initiatives at RHLS. Kim and Cindy will provide an overview of RHLS's tenant guide [Renting a LIHTC Home: Everything You Need to Know](#), which is available in English and Spanish.

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. Please submit your feedback to NLIHC staff through this [survey](#). You can also e-mail sbetancourt@nlihc.org.

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

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

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

Research

HUD Annual Homeless Assessment Report Demonstrates Impact of COVID-19 on Sheltered Homelessness

HUD has released the [2019-2020 Annual Homeless Assessment Report \(AHAR\) to Congress, Part 2](#). Released every year, the report provides estimates of homelessness in the U.S., focusing primarily on sheltered homelessness. The new report estimates that 1,253,000 people experienced sheltered homelessness in 2020, a 14% drop from 2019. HUD attributes this dramatic decrease in part to safety net measures – like eviction moratoriums – implemented during the COVID-19 pandemic that helped prevent new entrances to shelter. Health and safety concerns may also have made households less likely to enter shelters during the pandemic. Additionally, in some places, shelters closed or reduced their occupancy to encourage social distancing.

AHAR Part 2 includes data for both 2019 and 2020 concerning the number of people experiencing sheltered homelessness from October 1, 2018 to September 30, 2019 and October 1, 2019 to September 30, 2020. To estimate homelessness, HUD utilizes Homeless Management Information System (HMIS) data submitted by local Continuums of Care (CoCs). This information includes demographic data for people experiencing homelessness and the types of services used. This is the first time the report has used data from the Longitudinal Systems of Analysis (LSA), a data system that aims to collect more detailed HMIS data from all CoCs.

The report finds that amid COVID-19, sheltered homelessness decreased overall. The number of people in family households experiencing sheltered homelessness dropped from 507,224 in 2019 to 416,907 in 2020, representing a nearly 18% decrease. The number of people in adult-only households experiencing sheltered homelessness dropped from 935,763 in 2019 to 824,499 in 2020, a nearly 12% decrease. The rate of sheltered homelessness among unaccompanied youth also decreased dramatically, from 120,866 people in 2019 to 93,404 people in 2020, a nearly 23% decrease. The report notes that these decreases in homelessness are likely caused by factors related to COVID-19, which began halfway through the 2020 reporting year. During this time, some emergency shelters closed or decreased capacity to encourage social distancing and prevent the spread of COVID-19. Additionally, pandemic measures like eviction moratoriums and emergency rental assistance may have prevented people from experiencing homelessness.

HUD's report also details sheltered homelessness rates for several demographic groups, including veterans, households experiencing chronic homelessness, and Black, Indigenous, and people of color (BIPOC) households. Among veterans, approximately 85,000 experienced sheltered homelessness during the 2020 reporting year, or about 1 out of 160 veterans nationwide. Almost all veterans experiencing sheltered homelessness (97%) were in adult-only households with no children. Seventy-one percent of sheltered veterans reported a disability.

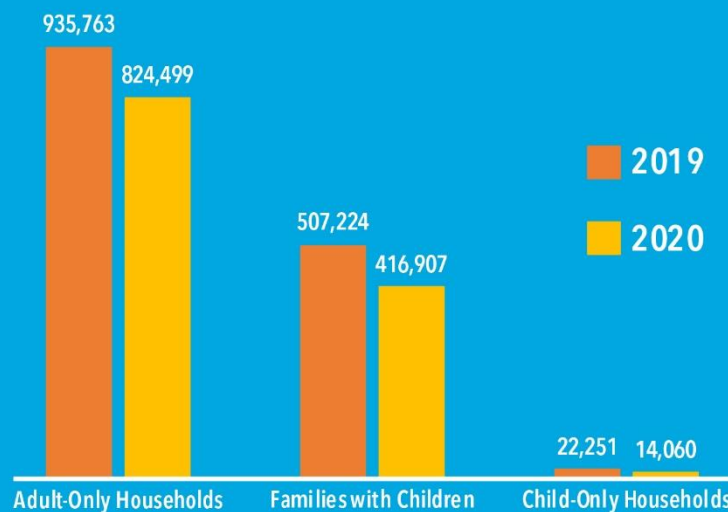
Approximately 185,000 people in adult-only households experienced chronic homelessness, making up nearly 15% of those using a shelter program in 2020. This was one of the few groups that experienced a rise in homelessness between 2019 and 2020, with homelessness increasing 6%. Among those who experienced chronic homelessness, approximately 70% were men and 30% were women. Thirty percent of chronically homeless households were made up of people 55 or older, compared to 25% of all adult-only households using a shelter program.

BIPOC individuals continue to be overrepresented among people experiencing sheltered homelessness. In 2020, Black heads of household made up 40% of all heads of households experiencing sheltered homelessness, despite making up 12% of all heads of households and 21% of heads of households living in poverty. Indigenous people are also overrepresented among those experiencing sheltered homelessness, accounting for 5% of the sheltered homeless population despite comprising 1% of the total population.

Fact of the Week

Sheltered Homelessness Decreased across Household Types in 2020, as Shelters Closed and Emergency Assistance Was Made Available

Number of People Experiencing Sheltered Homelessness, by Household Type



Source: U.S. Department of Housing and Urban Development, "The 2019-2020 Annual Homeless Assessment Report (AHAR) to Congress Part 2: Estimates of Homelessness in the United States," 2022, <https://bit.ly/3UUNwum>



Source: U.S. Department of Housing and Urban Development, "The 2019-2020 Annual Homeless Assessment Report (AHAR) to Congress Part 2: Estimates of Homelessness in the United States," 2022, <https://bit.ly/3UUNwum>

From the Field

Cincinnati's Affordable Housing Trust Fund Available for Use Four Years after Being Established

Housing advocates are pleased to see [progress](#) being made in the administration of Cincinnati's Affordable Housing Trust Fund (HTF), which was legally [established](#) in 2018 to subsidize affordable housing production and preservation. In August of this year, city officials signed a contract with the [Cincinnati Development Fund](#) (CDF) to administer the first \$2.7 million of the anticipated \$57 million available in the HTF. The contract was

approved by the city’s Housing Advisory Board and outlines the amounts of subsidies for projects based on their level of affordability and the terms of their loans, while also establishing annual rent limits. CDF will work with the Housing Advisory Board to create an application and is already in communication with several developers seeking gap financing. CDF expects the first project – a permanent supportive housing project for very low-income tenants – to close in approximately one month.

Per the agreement approved by the Housing Advisory Board, developers will receive subsidies from the HTF of between \$50,000 and \$60,000 per unit for housing affordable to households making 60% or less of the area median income (AMI), with smaller subsidies available for projects affordable for those with incomes of up to 100% of AMI. Rent limits will be calculated on an annual basis. Developers will use the funds for acquisition, construction, and “reasonable soft costs,” with awards being made in the form of forgivable loans or low-interest repayable loans.

Housing advocates played a significant role in establishing the HTF after years of rapid growth and development in Cincinnati had left its lowest-income residents facing severe cost burdens and experiencing displacement. In 2017, [LISC Greater Cincinnati](#) chartered a [data report](#) that painted a clear picture of Cincinnati and Hamilton County’s affordability challenges. The report garnered much media attention and compelled the city to take action. LISC and other housing organizations engaged and educated city council members about the challenges outlined in the report and policy solutions, and in 2018, the Affordable Housing Trust Fund was proposed and approved by the council. It was to be funded initially by revenues from the city’s new short-term rental tax; however, no other mechanism was created to administer and disperse the funds.

After several years with no further action to ready the HTF for use, and with Cincinnati’s housing affordability crisis growing, LISC Greater Cincinnati collaborated with a coalition of organizations to urge the city to develop a comprehensive housing strategy. With funding from the Greater Cincinnati Foundation, they engaged a consultant to facilitate a year-long process that centered the people most impacted by housing challenges and pushed for systems change. In the summer of 2020, the [Housing our Future](#) 10-year strategy was launched. During this process, conversations about Cincinnati’s HTF were restarted, and new stakeholders and champions were energized to move discussions forward.

In 2021, the city established the [Housing Advisory Board](#) to provide guidance on the HTF and other housing policies. Kristen Baker, executive director of LISC Greater Cincinnati, was appointed to the Housing Advisory Board in 2022 by Cincinnati Mayor Aftab Pureval. Mayor Pureval developed a [plan](#) to bring \$57 million into the HTF, including \$35 million in loan funds, through the U.S. Department of Housing and Urban Development’s [Section 108](#) program, excess revenue from each fiscal year (estimated to be between \$1 and \$2 million annually), and \$5 million in “American Rescue Plan Act” funds. An additional \$12 million has also been committed from private donors. Each funding source in the HTF – now being referred to as the “Fund of Funds” – will have different criteria for administration. While the initial contract with CDF only applies to \$2.7 million in city revenue, it is expected that CDF will play a leading role in administering the other funds as well.

“Cincinnati is moving solutions forward to address the housing shortage in our community,” said Kristen Baker, executive director of LISC Greater Cincinnati. “The evolving suite of tools and resources offered by the city is an important step forward to ensure neighbors will have access to housing that meets their needs.”

For more information about Cincinnati’s Affordable Housing Trust Fund and the advocacy that led to progress in its implementation, please contact Kristen Baker, executive director of LISC Greater Cincinnati, at KBaker@lisc.org

NLIHC joined a sign-on [letter](#) with [PolicyLink](#), the [National Housing Law Project](#), and the [National Homelessness Law Center](#) to Philadelphia Mayor James Kenney, protesting against the displacement of University City Townhomes residents and advocating for the preservation of the site and other subsidized housing at risk of loss in Philadelphia. Read the letter [here](#).

University City Townhomes, or UC-Townhomes, is a federally subsidized rental property of 70 units built in 1983 that offers affordable rental homes to residents in Philadelphia's University City neighborhood. In July 2021, IBID Associates, the property's owner, [announced](#) it would not renew its affordable housing contract with HUD and intended to sell the property for conversion into a research and development center or luxury housing complex. Such a move would displace nearly 70 families, most of whom are Black and Hispanic families who have lived in UC-Townhomes for years. HUD has continued to provide rental assistance, and IBID originally gave residents one year to find new housing. In West Philadelphia's tight rental housing market, residents face difficulties finding affordable and subsidized housing options, highlighting the broader problem of subsidized housing loss in Philadelphia. Now, the City of Philadelphia, IBID, and UC Townhomes residents are engaged in a legal battle to prevent the demolition of the site and protect residents from displacement. Members of the local community have joined together to save the property and bring attention to Philadelphia's diminishing affordable housing stock.

The sign-on letter urges Mayor Kenney to demand that IBID give residents enough time to find alternative housing, given the length of time needed for the voucher housing search and leasing process. The letter demands that the City of Philadelphia, the Philadelphia Housing Authority (PHA), and HUD ensure families are not displaced or made homeless. "We strongly urge the City and Owner to provide residents enough time to find a resolution for all parties involved," states the letter, "and for HUD to take what actions are necessary to protect the rights of tenants with enhanced vouchers."

Additionally, the letter calls for the preservation of UC-Townhomes and other existing affordable rental housing. Under executive direction from the Biden administration, HUD Secretary Marcia L. Fudge reinstated the Obama administration's Affirmatively Furthering Fair Housing (AFFH) rule, effective July 31, 2021, to "overcome patterns of segregation, improve housing choice and unequal access to housing opportunities, and foster inclusive communities." In Philadelphia's "Assessment for Fair Housing for 2022," the city stated as one of its goals the preservation of existing affordable rental housing, especially in appreciating markets. In compliance with HUD's AFFH rule and the city's own Fair Housing priorities, the city, PHA, and HUD must explore all available options to preserve the property as affordable housing.

NLIHC is deeply committed to the [preservation of project-based housing](#). Preservation is essential for any approach to protecting the lowest-income renters and expanding the supply of affordable housing available to them. Preservation prevents displacement and housing instability for current tenants, slows the loss of difficult-to-replace housing in desirable neighborhoods, mitigates further disinvestment from distressed communities, presents an opportunity to reduce greenhouse gas emissions through energy retrofitting, and prevents the further decline of the already limited federally subsidized housing stock.

Read the letter [here](#).

Learn more about the preservation of affordable housing on page [6-75](#) of NLIHC's *2022 Advocate's Guide*.

NLIHC Careers

NLIHC Seeks ERASE Project Coordinator

NLIHC seeks a project coordinator for its ERASE (End Rental Arrears to Stop Evictions) project. The ERASE project coordinator will work with the senior director and ERASE team to support the activities of a group of NLIHC staff and consultants dedicated to the ERASE project. This is a one-year position.

End Rental Arrears to Stop Evictions (ERASE) is NLIHC's national effort designed to ensure that the historic \$46.6 billion in emergency rental assistance enacted by Congress reaches the lowest-income and most marginalized renters it is intended to help. The project seeks to eliminate rental indebtedness caused by the pandemic and set the stage for permanent solutions to promote housing stability, advance equity, and prevent evictions for the long term by tracking and analyzing emergency rental assistance utilization; documenting and sharing best practices and toolkits; influencing and shaping program design at federal, state, and local levels; developing key partnerships for outreach and education; and assessing remaining needs to inform advocacy for long-term investments and tenant protections to end housing instability and homelessness in the United States.

A key part of the ERASE project is developing and nurturing a cohort of state partners working to sustain progress, create permanent state and local emergency rental assistance programs, and enact tenant protections.

Job Description:

Ensuring effective grant management and support to ERASE grantees to achieve program goals:

- Working closely with the senior director to administer and support grants to state partners and ensure effective partner grants management: ensuring grantees are carrying out the terms of their grants and are effectively and appropriately using the grants provided to achieve intended outcomes.
- Reviewing grantee project plans and reports to determine ongoing effectiveness and course correct as needed.
- Providing technical assistance and support to assist grantees in engaging in robust advocacy at the state and local levels to achieve project goals.
- Ensuring that state and local grantees have the materials, tools, best practices, and other supports needed to support ERASE goals.
- Virtually convening grantees and planning webinars to facilitate peer learning, problem solving, and strategy-sharing.
- Tracking and sharing the impact of ERASE through data collection, storytelling, and other methods.

Supporting Local, State, and National Efforts to Scale and Sustain Emergency Rental Assistance

- Tracking and highlighting developing trends related to sustaining emergency rental assistance and the advancement of tenant protections.
- Assisting with the development and dissemination of toolkits, policy papers, and case studies to support jurisdictions in sustaining emergency rental assistance and advancing tenant protections.
- Identifying, documenting, and sharing best practices, lessons learned, challenges, and successes related to emergency rental assistance with a specific focus on equity.
- Assisting in the development of a blueprint for scaling and sustaining emergency rental assistance including recommendations for funding, program design, and policy reform.

Supporting Efforts to Advance State, Local, and National Tenant Protections

- Supporting the enactment of state and local tenant protections and the development of national model tenant protections.
- Conducting research and monitoring state and local enactment of tenant protections and maintaining NLIHC's Tenant Protection Database.

Other Activities

- Coordinating with the senior director and policy team to identify areas for national advocacy and to ensure effective integration of state and local efforts into national efforts.
- Supporting the senior director in preparing reports for NLIHC donors on activities, outputs, and outcomes of ERASE, including summaries of activities undertaken by state and local grantees, the project steering committee, and other relevant progress.
- Other duties as assigned.

Qualifications:

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

- A bachelor's degree (master's degree preferred). Relevant life experience may be substituted for years of education.
- A minimum of two to three years previous experience working in, coordinating, or leading multi-faceted projects, national initiatives, or campaigns. Exceptional candidates with fewer years of such experience may be considered.
- A demonstrated, clear commitment to racial equity, affordable housing, and the alleviation of poverty.
- Experience successfully building working, collaborative partnerships among organizations.
- Demonstrated excellence in project management and organizational skills.
- Excellent communications skills, both orally and in writing.
- Experience providing technical assistance, coordinating research, policy analysis, and systems change.
- An ability to work in a diverse, fast-paced environment.

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

Status: Full-time (exempt)

Reports to: ERASE Senior Project Director

Job Application Process: Candidates for this position should send a cover letter, resume, and two writing samples to Sarah Gallagher, ERASE senior project director, at sgallagher@nlihc.org. The cover letter should describe the candidate's interest in, and relevant experiences for, the position. The letter should also include salary requirements and the names and contact information for at least three people serving as candidate references, two of whom should be current or former supervisors. (NLIHC will not contact references before consulting with the candidate.)

NLIHC Seeks Executive Assistant

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

Responsibilities:

Office of the President and CEO

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

Board Operations

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

Operations Support

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

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

Organizational Support

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

Qualifications

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

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

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

NLIHC in the News

NLIHC in the News for the Week of September 25

The following are some of the news stories to which NLIHC contributed during the week of September 25:

- “Here’s how much you need to earn to afford a 1-bedroom rental in every U.S. state” *CNBC*, September 27 at: <https://cnb.cx/3LPQTyx>
 - “What if doctors could write prescriptions for adequate housing? More than anything else, it might improve a person’s overall health.” *USA Today*, September 29 at: <https://bit.ly/3frxk3m>
-

NLIHC News

NLIHC Welcomes New Members in Third Quarter of 2022

Welcome to the following individuals and organizations that joined NLIHC as members during the third quarter of 2022! To learn more about NLIHC membership, visit nlihc.org/membership

New Organizational Members

- Delaware Center for Homeless Veterans, Inc.
- Gaither Dynamic
- Haven Home Foundation
- Housing Authority of the City of Frederick
- Mobility Works, Inc.
- Mountain Housing Services
- Temporary Emergency Services
- Union Station Homeless Services

New Individual Members

- Amy Anderson
- Andrea Payne
- Angel Mackey
- Anne White
- Aubreon Edgeron
- Becky Lane
- Brateil Aghasi
- Catherine Van Camp
- Charlise Williams
- Christina Luna
- Christine Schechter
- Claire Ryder
- Cordella Jones
- Dennis Bryant
- Deric Beckett
- Desiree Anthony-Harmon
- Devon Gluza
- Diana Cash
- Diane Barger
- Diane Nied
- Eileen Setti
- Erica Cormack

- Gabriel Itoka
- Gwendolyn Brandon
- Jack Fisher
- Jacquelyn Quinn
- James Carter
- Jordan Ghawi
- Jose Noguera
- K. Fairchild
- Kavita Bailey
- Keith Ramsey
- Laura Schweers
- Leandra Dalen-Van De Griend
- Leslie Scott
- Lindsay Duvall
- Lori Maassen
- Maria Foscarinis
- Mark Mule
- Maureen Ellis
- Melissa Soler
- Michael Sersch
- Misha Smith
- Myriams Saez
- Patricia Hope Carr
- Patricia Rivers Smith
- Peter Buchsbaum
- Raila Rohrbeck
- Rasheedah Harrison
- Rebecca Stancil
- Rona Henry
- Russ Henry
- Samantha Koutny
- Sarah O'Neal
- Sarah Shambrook
- Sarina Keffer
- Shanrika McClain
- Shantanu Sharma
- Shauna Metten
- Shelby Nine
- Sherry Spurlock
- Shulita Haskins
- Susan Pomerantz
- Tarashira Bunn
- Terri Cross-Garrison
- Thomas Jones
- Trena Davis
- Trisha Jones
- William Wilson

Where to Find Us – October 3

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

- 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)
- [Habitat for Humanity of North Carolina Conference](#) – Black Mountain, NC, October 5 (Emma Foley)
- [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)

NLIHC Staff

Andrew Aurand, Vice President for Research, x245
Sidney Betancourt, Housing Advocacy Organizer, x200
Victoria Bourret, ERASE Project Coordinator x244
Jen Butler, Senior Director, Media Relations and Communications, x239
Alayna Calabro, Policy Analyst–COVID-19 Response, x252
Matthew Clarke, Writer/Editor, x207
Courtney Cooperman, Housing Advocacy Organizer, x263
Bairy Diakite, Director of Operations, x254
Lindsay Duvall, Senior Organizer for Housing Advocacy, x206
Dan Emmanuel, Senior Research Analyst, x316
Emma Foley, Research Analyst, x249
David Foster, Field Intern
Ed Gramlich, Senior Advisor, x314
Sarah Gallagher, Senior Project Director, ERASE, x220
Jordan Goldstein, Communications/Graphic Design Intern
Kendra Johnson, Chief Operating Officer, x232
Kim Johnson, Senior Policy Analyst, x243

Mike Koprowski, Director, Multisector Housing Campaign, x317
Kayla Laywell, Housing Policy Analyst, x231
Mayerline Louis-Juste, Senior Communications Specialist, x201
Steve Moore Sanchez, Development Coordinator, x209
Khara Norris, Senior Director of Administration, x242
Neetu Nair, Research Analyst, x291
Noah Patton, Housing Policy Analyst, x227
Ikra Rafi, Creative Services Manager, x246
Benja Reilly, Development Specialist, x234
Kharl Reynado, Policy Intern
Gabrielle Ross, Housing Advocacy Organizer, x208
Sarah Saadian, SVP for Public Policy and Field Organizing, x228
Brooke Schipporeit, Manager of Field Organizing x233
Sophie Siebach-Glover, Research Specialist, x205
Lauren Steimle, Web/Graphic Design Specialist, x246
Leslie Villegas, ERASE Intern
Chantelle Wilkinson, Housing Campaign Manager, x230
Renee Willis, SVP for Racial Equity, Diversity, and Inclusion, x247
Rebecca Yae, Senior Research Analyst–COVID-19 Response, x256
Diane Yentel, President and CEO, x225
Zak Zethner, Research Intern