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Budget and Appropriations

Congress Adjourns until after November Elections, but Appropriations Talks Continue – Take Action!

Congressional leaders left Capitol Hill to campaign in their states and home districts after passing a continuing resolution (CR) last week extending federal government funding until December 16. While members of Congress will likely not return until after the November elections, Congressional and appropriations staff will continue 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!

Join NLIHC and CHCDF Partners for National Call-In Day on October 12 to Demand 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 released a [Fall and Winter 2022 Advocacy Toolkit](#) 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.

Disaster Housing Recovery Updates

President Biden Visits Puerto Rico amid Increasing Confusion Regarding FEMA Application Process

President Biden traveled to Puerto Rico on October 3, landing in hard-hit Ponce to [talk](#) to disaster survivors and announce an influx of federal funding. The president also applauded the work being conducted in immediate response to Hurricane Fiona, which has brought widescale destruction to the island and caused 26 deaths so far.

FEMA has [approved](#) Critical Needs Assistance (CNA) funds, which will provide payments of \$700 to eligible households to cover disaster-related expenses. While approval of funds is being welcomed by disaster survivors on the island, it has also injected a level of confusion into an already daunting disaster recovery application process. Because it is widely known that FEMA is providing \$700 payments to eligible families, many are completing applications with only this immediate assistance in mind and thus leaving out important information that would allow access to greater amounts of assistance later in the recovery process. Legal aid organizations are beginning to report large numbers of people requesting legal assistance to amend applications and fight denials. FEMA applications cannot be amended until they have been denied by the agency, allowing disaster survivors to add information when they appeal the denial.

In addition, data on denials released by FEMA indicate that many continue to have difficulties proving ownership of their homes. Such difficulties led to hundreds of thousands of denials in the aftermath of Hurricane Maria five years ago. While FEMA had indicated that recent reforms implemented by the agency at the behest of the NLIHC-led Disaster Housing Recovery Coalition and other advocacy groups last year were successful in addressing the issue, the current data indicate that broader reforms are needed. While Hurricane Fiona survivors can file self-declarative statements attesting to ownership of their homes, the information on such statements is not included in Disaster Recovery Centers on the island or in FEMA fact sheets. Many of these issues would be directly addressed by the “[Housing Survivors of Major Disasters Act](#),” a bill introduced in the U.S. Congress and sponsored by Representative Adriano Espaillat (D-NY) and Senator Elizabeth Warren (D-MA).

Explore NLIHC’s updated Hurricane Fiona page at: <https://bit.ly/3yMuQnd>

Department of Homeland Security Affirms Disaster Relief Services Are Safe for Immigrants to Access

The U.S. Department of Homeland Security (DHS), along with U.S. Immigration and Customs Enforcement (ICE) and U.S. Customs and Border Protection (CBP), released a [statement](#) on September 28 reminding the public that emergency response and relief sites are considered [protected areas](#), or areas that are generally protected from enforcement actions by ICE and CBP. In the wake of recent hurricanes in Puerto Rico and Florida, the statement clarifies that ICE and CBP do not conduct immigration enforcement activities in protected areas, including evacuation routes, sites used for shelter or emergency supply distribution, or sites designated as registration sites for disaster-related assistance. The statement explains that “DHS is committed to ensuring that every individual who seeks shelter, aid, or other assistance as a result of Hurricane Ian is able to do so regardless of their immigration status.”

The Biden administration finalized a new “public charge” rule in September (Memo, [9/12](#)), adding critical protections for immigrant families’ access to social safety net programs, including housing. The final rule clarified that several health and social services are not considered in a public charge determination, a decades-old test to deny temporary admission into the U.S. or deny requests to change one’s status to lawful permanent

resident (i.e., green card holder). The final rule stated that “DHS will not consider disaster or pandemic assistance as those benefits are for a specific purpose – dealing with the natural disasters (including hurricanes or wildfires) or pandemics and their aftermath.”

View the DHS statement at: <https://bit.ly/3T3cFkz>

Access Protecting Immigrant Families’ community resources (available in nine languages) at: <https://bit.ly/3MhzyyB>

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

Evictions Begin Following Hurricane Ian, Threatening Homelessness for Disaster Survivors

Households with low incomes are most impacted by disasters, yet they receive the least assistance and fewest protections when recovering afterward. The recovery following Hurricane Ian is proving to be no exception to this pattern. Along the southwest and central Florida coast, which was devastated by catastrophic winds and storm surge following Hurricane Ian last week, notices to vacate are appearing on the doors of many residents who have few alternatives for housing. In other cases, tenants are refusing to evacuate to safer areas out of fear that their landlords will terminate their leases based on their absence.

Earlier this week, at the [Harmony Shores Mobile Home Park](#), park owners – who are investors with Cove Communities – sent residents orders to vacate their homes just four days after Hurricane Ian had flooded these very homes. The company initially indicated that Collier County had issued the notice but later admitted that it had issued the order itself. An inspection by the county found that the homes, while damaged, did not constitute dangers to public health necessitating vacate orders. After outrage from residents and involvement by State Representative Bob Rommel (R-Naples), Cove Communities stated that residents had the right to remain in their homes as long as they wished. Cove Communities, which purchased the park in 2021 for \$18.5 million, had been attempting to buy out residents living in the community prior to the storm. Residents state that rents for apartments in the area are well above their incomes and that many would have no place to go if they were removed from the park.

In Orange County, which suffered catastrophic flooding due to Hurricane Ian, another community was dealing with [similar issues](#). The landlord of the Cypress Landing Apartments in Pine Castle told residents during a community meeting that flooded units would have to be vacated by the end of October. Given the housing crisis occurring in central Florida, it is unlikely that alternate affordable units could be found, meaning that many of the households are now facing homelessness. Such evictions are illegal under Florida law but often occur following disasters, when landlords can use the disaster as an opportunity to remove tenants and then rent out units at higher prices to displaced homeowners or higher-income renters.

The “[Federal Disaster Housing Stability Act of 2021](#),” a bill introduced by Representative Val Demings (D-FL) and endorsed by NLIHC and its Disaster Housing Recovery Coalition, would address some of these issues by instituting an automatic 90-day moratorium on evictions in areas impacted by disasters. The bill would also create a post-disaster foreclosure moratorium for six months following a disaster.

Read the text of the Federal Disaster Housing Stability Act at: <https://bit.ly/3fQj7NM>

View NLIHC’s updated Hurricane Ian page at: <https://bit.ly/3yMuQnd>

Disaster Housing Recovery Update – October 11, 2022

Hurricane Ian

On Wednesday, October 5, President Biden and FEMA Administrator Deanne Criswell [traveled](#) to Fort Myers, Florida, to meet with small-business owners and local residents impacted by Hurricane Ian and thank the federal, state, and local officials working around the clock to provide lifesaving assistance, restore power, distribute food and water, remove debris, and begin rebuilding efforts.

Highlands and Lake counties are now [eligible](#) for FEMA assistance following Hurricane Ian. These counties join Charlotte, Collier, DeSoto, Flagler, Hardee, Hillsborough, Lee, Manatee, Orange, Osceola, Pinellas, Polk, Putnam, Sarasota, Seminole, St. Johns, and Volusia counties in being approved for Individual Assistance.

Hurricane Ian caused catastrophic [flooding](#) in inland areas of Florida after the storm battered the coast. While coastal flooding was created by storm surge, inland flooding was caused by rain.

FEMA has released a [new fact sheet](#) on citizenship and FEMA eligibility that outlines how noncitizens may access services and supports. The [U.S. Immigration and Customs Enforcement Routine](#) (ICE) stated that non-criminal immigration enforcement operations will not be conducted at evacuation sites or assistance centers such as shelters or food banks. In addition, ICE and U.S. Customs and Border Protection (CBP) remind the public that sites that provide emergency response and relief are considered protected areas.

FEMA released a [fact sheet](#) on the availability of public assistance for houses of worship and private nonprofit organizations.

Overall, nearly 300 FEMA Disaster Survivor Assistance (DSA) specialists are [active](#) in Florida helping survivors apply for assistance.

The U.S. Department of Agriculture's (USDA) Food and Nutrition Services (FNS) has [approved](#) a waiver to allow Florida households receiving Supplemental Nutrition Assistance Program (SNAP) funds to purchase hot foods with SNAP benefits through October 31, 2022. FNS also approved waivers to allow Florida residents to receive meals in non-congregate locations through the Child Nutrition Programs.

HUD [announced](#) the implementation of federal disaster relief for the State of Florida to assist state, tribal, and local recovery efforts for areas affected by Hurricane Ian. Among other programs, HUD will share FEMA and state information on housing providers that may have available units in impacted counties, such as public housing agencies and multi-family owners. The department will also provide flexibilities to Community Development Block Grant (CDBG) grantees, those utilizing the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program, and Housing Trust Fund programs, as well as to public housing agencies and tribes. HUD also issued a [memorandum](#) explaining the changes.

FEMA National Flood Insurance Program policyholders are [beginning](#) to receive distributed funds. To date, FEMA has provided \$3.5 million in advance payments to policyholders who have started the claim process. FEMA has also taken steps to ease burdens on its policyholders as they begin to clean up and repair, including allowing some who need to renew policies to take advantage of flood insurance benefits.

Hurricane Ian has [heightened](#) Florida's affordable housing crisis, exacerbating inequities in relief and recovery efforts. Those without renters' [insurance](#) are having an even more difficult time beginning the recovery process.

[Public housing](#) in Key West, Florida, was significantly impacted by Hurricane Ian. The storm impacted the Florida Keys early in its approach to the continental U.S.

In Florida, the [U.S. Army Corps of Engineers \(USACE\)](#) has activated its Operation Blue Roof program for parishes approved for individual assistance.

The remnants of Hurricane Ian [impacted](#) Maryland and Delaware beaches throughout last week, causing substantial eroding and flooding several coastal towns.

[Escaping](#) a hurricane like Ian is often easier said than done. The logistics of evacuation can be extremely daunting for those with specific needs, according to a recent article in *The Atlantic*.

Hurricane Fiona

Survivors of Hurricane Fiona in Puerto Rico are being [offered](#) several quicker alternatives to initiate the recovery process when applying for FEMA disaster assistance than the regular FEMA registration phoneline. These options include downloading a FEMA application and visiting www.disasterassistance.gov or the nearest joint Disaster Recovery Center (DRC). Additional FEMA Disaster Recovery Centers have [opened](#) in Barranquitas and Río Grande.

The Puerto Rico Health Department is [estimating](#) that at least 25 deaths are linked to Hurricane Fiona.

President Biden reiterated that homeowners, renters, and business owners are eligible to apply for federal help to recover from damages and losses caused by Hurricane Fiona during [remarks](#) in Ponce, Puerto Rico, on October 3.

President Biden's comments in support of the island were appreciated, but some wonder whether [the administration is promising enough](#).

More than 101,000 households were still [without power](#) as of October 5, two weeks after Hurricane Fiona impacted Puerto Rico.

HUD issued a [memorandum](#) explaining the availability of suspensions and waivers of certain statutory and regulatory requirements associated with several Community Planning and Development (CPD) grant programs, including the Housing Opportunities for Persons with AIDS (HOPWA) program, to address damage and facilitate recovery from Hurricane Fiona.

USDA Secretary Tom Vilsack has [directed](#) the USDA to aid recovery efforts for farmers, ranchers, and residents affected by Hurricane Fiona. USDA staff in offices across the country are ready to respond with a variety of program flexibilities and other assistance to producers and communities in need.

Hurricane Fiona's landfall on the fifth-year anniversary of Hurricane Maria had substantial [impact](#) on the mental health of Puerto Ricans.

Congressional and Executive Actions

Congress [approved](#) a continuing resolution (CR) to continue funding the federal government through December 16. The bill – passed by the Senate with a vote of 72-25 earlier this month and by the House of Representatives with a vote of 230-201 on September 30 – includes a number of disaster recovery measures. Chief among them is 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 following the Hermit's Peak/Calf Canyon Fire – the largest blaze in New Mexico's history, which was started earlier this year after a federal forestry management control blaze became uncontrolled. The money will be used as a restitution fund for victims of that fire. Finally, the bill provides dollars for the Disaster Relief Fund. The money is to be apportioned in ways that strengthen the agency's response to 2022 disasters.

Congress passed the “[Small Project Efficient and Effect Disaster Recovery \(SPEED\) Act](#)” on September 29. The bill, sponsored by Representative Garret Graves (R-LA), [increases](#) the number of projects able to take advantage of streamlined procedures for disbursement through FEMA’s Public Assistance program via the Stafford Act’s “small project threshold,” which permits these procedures for projects deemed small in size and scope. The bill changes the threshold to \$1 million. FEMA Public Assistance is a reimbursement-based program to provide funds to state and local governments responding to disasters.

The Senate unanimously [passed the “FIRE Act”](#) on September 28 to strengthen FEMA’s wildfire preparedness and response efforts. The bill would [boost](#) preparedness efforts by making resources available to areas before fires even start. FEMA would monitor red-flag warnings, which are announced by the National Weather Service during periods of heightened wildfire risk. The bill would also make it easier for local governments to access FEMA funding for future recovery efforts.

Florida’s Senate delegation sent a [letter](#) to U.S. Senate Appropriations Committee leadership on September 30 requesting a disaster supplemental to provide assistance to Florida and Puerto Rico.

Congressman Matt Gaetz is [requesting](#) federal assistance to Florida following Hurricane Ian, just two days after he voted against a stop-gap measure that included \$18.8 billion for FEMA’s Disaster Relief Fund.

State and Local Updates

Alaska

Western Alaska communities [will receive over \\$1 million](#) in recovery funding to help recovery efforts following a massive storm in September. According to the Alaska Community Foundation, over \$500,000 will be disbursed this month to the towns that need the funds most, with the rest of the money being distributed in early November. For households, the aid can help pay for repairs, damages, and temporary housing. Businesses can also [apply](#) for funds to help offset the costs of physical damage and economic losses caused by the storm.

California

More than a dozen volunteers are helping homeowners [build new homes](#) in Paradise, California, nearly four years after the Camp Fire. The Community Housing Improvement Program (CHIP), USDA Rural Development, and Wells Fargo are backing the project.

California has passed two laws to protect certain wildfire victims from state taxes being imposed on their legal settlements in wildfire cases. However, the IRS still treats lawsuit settlements as taxable. Congressmen Doug LaMalfa (CA-R) and Mike Thompson (CA-D) [introduced](#) a bill to exempt certain fire victims from paying federal income tax on their settlements.

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 flood victims return 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 properties damaged or washed away by the July floods.

Louisiana

Residents of the Lake Charles area are set to [receive](#) more than \$1 billion in federal long-term recovery funds to help rebuild from Hurricanes Laura and Delta after more than two years. After the two storms hit Lake Charles less than two months apart, the area has struggled to recover, even with immediate help from FEMA and other federal agencies. Housing continues to be one of the area's biggest needs. The state plans to use funds for economic revitalization, construction of new rental properties, and infrastructure repairs in storm-affected areas.

North Carolina

The North Carolina Office of Recovery and Resiliency (NCORR) is [funding](#) an 80-unit affordable multifamily apartment development in Fayetteville called McArthur Park II. The apartments help meet key housing needs stemming from housing loss from the damage caused by Hurricanes Matthew and Florence, while also allowing residents to stay in their community. In total, the NCORR program has committed more than \$81.4 million in funding to projects that will create more than 1,000 affordable rental units for storm-impacted regions of the state.

Oregon

According to Oregon Housing and Community Services, HUD has [approved](#) Oregon's Action Plan to spend \$422 million to assist communities and survivors who continue to recover from the 2020 Labor Day Fires through Community Development Block Grant-Disaster Recovery (CDBG-DR) funds. Administered by Oregon Housing and Community Services, these funds helped set up efforts called ReOregon, which will provide new permanent housing in areas most impacted by the fires to help individuals, households, and communities recover. Affordable housing options, including rental and homeownership options, will be accepting applications in the coming year. The funding will help provide hundreds of new homes for low- and moderate-income households, with preferences being made for survivors in the counties hardest hit by the fires.

Emergency Rental Assistance

Register Today to Attend Livestream of NLIHC's National Convening on Emergency Rental Assistance!

[Register today](#) to attend the livestream of "Emergency Rental Assistance: The Path to a Permanent Program," a national convening organized by NLIHC's ERASE project. The event will take place on October 17 from 8:30 am to 5 pm. **We have reached in-person capacity for this event.**

During the convening, we will share lessons learned from ERA implementation and discuss the programmatic, policy, and system changes needed at the local, state, and federal levels to ensure sustainability and to meet the needs of all low-income renters. The program will feature presentations on national research findings regarding ERA program implementation; panel discussions with ERASE cohort members, program administrators, federal partners, and tenants on how to ensure ERA programs are visible, accessible, and preventive; and sessions focused on developing recommendations for model program design, policy reforms, and advocacy priorities to sustain ERA and ensure the permanency of eviction prevention infrastructure developed through ERA programs.

The event will include special remarks from Senators Elizabeth Warren (D-MA) and Tim Kaine (D-VA). Other special guest panelists will include:

- Beth Cooper, U.S. Senate Banking Committee
- Erika Poethig, Special Assistant to the President for Housing and Urban Policy, White House Domestic Policy Council
- Solomon Greene, Principal Deputy Assistant Secretary for Policy Development and Research, U.S. Department of Housing and Urban Development (HUD)
- Veronica Soto, Director, Office of Recovery Programs, U.S. Department of Treasury

If you have any questions or would like to request additional information, please contact Sarah Gallagher at sgallagher@nlihc.org.

New Research Finds Treasury ERA Program Reached Many Black Renters and Renters with Extremely Low Incomes

[New research](#) from the Office of Evaluation Sciences (OES) compares the demographic make-up of renters served by the U.S. Department of the Treasury’s (Treasury) Emergency Rental Assistance (ERA) program to the demographic make-up of renters eligible for ERA across the nation and by state. Researchers found that the ERA program served a high share of renters with extremely low incomes – i.e., those who earn 30% or less of the area median income (AMI) – and a high share of Black renters. However, the ERA program likely underserved Asian renters and, in some states, Latino renters.

Researchers at the OES worked with Treasury to estimate the demographic characteristics of renters receiving ERA from January 2021 to June 2022. They also constructed a demographic profile of renters eligible for ERA based on income, financial hardship, and housing instability data from the 2015-2019 American Community Survey, the 2020 Household Pulse Survey, and the 2020 Current Population Survey. Researchers compared the demographic estimates of ERA recipients to the profiles of renters eligible for ERA to understand the extent to which the distribution of ERA was equitable by income, race and ethnicity, and gender.

The Treasury ERA program served a high share of renters with extremely low incomes: only 36% of eligible renters in the profile had extremely low incomes, while 64% of renters served had extremely low incomes. ERA recipients were also more likely to be women, who made up 56% of all eligible renters but 69% of all ERA recipients.

The program served a high share of Black renters, across both states and income groups. Black renters made up only 23% of profiled renters eligible for ERA but 46% of all ERA recipients. Black renters were consistently more likely to receive assistance across all income groups, which included renters with incomes less than or equal to 30% of AMI, renters with incomes between 30 and 50% of AMI, and renters with incomes between 50 and 80% of AMI. In addition, nearly all states served a high share of Black renters compared to each state’s profile: in Missouri, for example, Black renters were overrepresented by 39 percentage points among ERA recipients compared to renters eligible for ERA.

The Treasury ERA program likely underserved Asian renters as a whole and Latino renters in certain states. Only 3% of ERA recipients were Asian, even though Asian renters make up 6% of renters eligible for ERA. At the national level, the share of ERA recipients who were Latino was similar to the share of eligible renters who were Latino (29% and 28%, respectively), but states differed in how well they served Latino renters. For example, Latino renters were overrepresented by 76 percentage points in North Carolina but underrepresented by 16 to 17 percentage points in Nevada, Texas, and Florida. Further, extremely low-income Latino renters were more likely to receive assistance, while Latino renters with higher incomes were less likely to receive assistance.

The research can be found at: oes.gsa.gov/projects/era-equity/

Low-Income Housing Tax Credit

NLIHC and PAHRC Publish Joint Report on Improving LIHTC Data for Preservation

NLIHC and the Public and Affordable Housing Research Corporation (PAHRC) released a joint report, [“Improving Low-Income Housing Tax Credit Data for Preservation,”](#) on October 6. The report examines the extent to which housing finance agencies (HFAs) provide data on Low-Income Housing Tax Credit (LIHTC) properties at the state and local levels and analyzes the catalysts and challenges impacting their ability to collect, maintain, and report LIHTC property data to HUD and the wider public. The report concludes that additional investments from Congress and state legislators are needed to help HFAs streamline, automate, centralize, and ultimately improve the quality and availability of property-level LIHTC data for preservation. HUD and HFAs would also benefit from stronger enforcement powers to support their LIHTC data collection efforts.

HUD’s LIHTC Database is an essential public resource for data on LIHTC properties. However, HUD faces challenges incorporating key data into its database for assessing LIHTC preservation risks, such as data on restriction end dates, qualified contract (QC) waivers, and information on ownership changes. HFAs play a central role in collecting these data. To better understand the challenges HUD faces in collecting key preservation data, NLIHC and PAHRC examined HFAs’ LIHTC data practices in two phases. In the first phase, HFA websites were scanned to determine the availability of property-level LIHTC data on agency websites. In the second phase, staff from 25 HFAs were interviewed about their experience managing LIHTC data. NLIHC and PAHRC found that:

- Ninety-three percent of HFAs post some form of property-level LIHTC data on their websites.
- The property-level data publicly posted by HFAs are largely limited to what these agencies already report to HUD’s LIHTC Database. Key preservation indicators, such as restriction end dates, the presence of QC waivers, and up-to-date information on property ownership, are largely absent from HFA websites.
- LIHTC data are often siloed across various teams and systems within HFAs, creating challenges for them when it comes to providing comprehensive information to stakeholders about specific LIHTC properties. The fact that data are siloed can also complicate the construction of centralized, property-level databases.
- Many HFAs appear to face limitations in their staffing capacity and technology that inhibit their ability to streamline or automate the collection and reporting of LIHTC data and develop centralized, property-level databases that include key preservation indicators concerning their LIHTC stock.
- Limited oversight and enforcement power impede the ability of both HFAs and HUD to collect more timely and robust property-level LIHTC data that can better inform preservation efforts.

These findings illustrate the need to improve both the quality of property-level LIHTC data for preservation and public access to these data. Greater state and federal investments in staffing and technology are needed to facilitate efficient data collection and reporting on restriction end dates, QC waivers, and current ownership. These investments could improve the capacity of many HFAs to respond to public data requests, plan for preservation needs, and report more useful property-level data to HUD. At the same time, HFAs and HUD likely need stronger enforcement mechanisms for their data collection efforts. These improvements would greatly aid efforts to preserve the long-term affordability of the LIHTC stock and the housing stability of tenants in LIHTC properties.

Read the new report at: <https://bit.ly/3edeUDe>

Biden Administration Releases Update on Housing Supply Action Plan, Finalizes Average Income Test for LIHTC

The Biden administration released an update to its “Housing Supply Action Plan” (see *Memo*, [5/16](#)) on October 7, listing new ways the administration has reduced barriers to affordable housing construction and preservation, including the finalization of a U.S. Department of the Treasury (Treasury) rule for the Low-Income Housing Tax Credit (LIHTC) program called the “average income test” (AIT). To qualify for Low-Income Housing Tax Credits, a housing developer must choose between three affordability set-asides to maintain LIHTC units available to low-income households. One of the three affordability requirements available to developers, the AIT rule allows for LIHTC properties to be rented to people who earn up to 80% of area median income (AMI), as long as the average rent and income limit for “designated” units does not exceed 60% of AMI. While NLIHC and other housing advocacy organizations are continuing to analyze the impact of the AIT rule, the Biden administration [states](#) that the regulation will make it easier “to build mixed-income housing, housing that includes very low-income tenants, and housing in sparsely populated rural areas by reforming the income guidelines for [LIHTC].”

Congress added income averaging as an option to the LIHTC program on March 23, 2018, as part of the “Consolidated Appropriations Act of 2018” (see *Memo*, [7/16/2018](#)). Income averaging allows LIHTC developers to choose to serve households with incomes up to 80% of AMI, as long as at least 40% of the units are both rent-restricted and occupied by households with incomes that do not exceed the “designated income limits,” which may range from 20% of AMI in 10% increments up to 80% AMI. The rent for a unit must not exceed 30% of the designated income limit – for example, 30% of 20% of AMI, 30% of 30% of AMI, etc.

Read the Biden administration’s announcement at: <https://bit.ly/3V58JSp>

Read a description of the average income test rule in the *Federal Register* at: <https://bit.ly/3T19iLH>

Read NLIHC’s statement on the “Housing Supply Action Plan” [here](#).

Congress

Key Changes to the Violence Against Women Act Go into Effect

Key changes to the “Violence Against Women Act” (VAWA) went into effect on October 1, after Congress passed and the president signed the “Violence Against Women Reauthorization Act” into law as part of the fiscal year (FY) 2022 spending deal enacted last March (see *Memo*, [3/9](#)). VAWA supports comprehensive responses and services – including the provision of housing – for survivors of domestic violence, dating violence, sexual assault, stalking, and human trafficking.

Previous iterations of VAWA covered only certain HUD and U.S. Department of the Treasury (Treasury) programs, like the Section 8 Housing Choice Voucher and Tenant-Based Rental Assistance programs, Section 811 and Section 202 properties, public housing, and housing built using the Low-Income Housing Tax Credit, among others. The reauthorized VAWA preserves existing housing provisions but expands housing protections for survivors in other federally subsidized housing units, including housing supported by the national Housing Trust Fund, Veteran Affairs Supportive Housing, transitional housing assistance grants, and the U.S. Department of Agriculture’s Rural Development multifamily housing programs. The reauthorized act also

provides “catch-all” language to ensure all survivors living in federally assisted housing for low- and moderate-income households are covered by VAWA protections.

The VAWA reauthorization also establishes a new Gender-Based Violence Prevention Office at HUD. The office is charged with coordinating and advancing interagency strategies to end gender-based violence and implement VAWA housing provisions. Importantly, the act reaffirms survivors’ right to exercise their rights under VAWA by explicitly prohibiting retaliation and penalties against a survivor for reporting criminal activity of which they are a victim or for which they are not at fault. This prohibition extends to state and local governments receiving Community Development Block Grant (CDBG) funding, which are charged with reporting laws or policies that penalize survivors and certifying VAWA compliance to HUD as part of their annual planning requirements.

Learn more about the provisions in the VAWA reauthorization at: <https://tinyurl.com/22h3zuff>

HoUsed Campaign for Universal, Stable, Affordable Housing

Legislative Brief Released by Bipartisan Policy Center Includes Some NLIHC Housing Priorities

The Bipartisan Policy Center (BPC) released a legislative brief, “[A Bold, Bipartisan Response to the Housing Affordability Crisis: The American Housing Act of 2023](#),” on October 4. The brief supports key NLIHC-endorsed housing policies, including an extremely low-income (ELI) basis boost for the Low-Income Housing Tax Credit (LIHTC) program (see *Memo*, [9/26](#)), the “Family Stability and Opportunity Vouchers Act” (see *Memo*, [6/14/21](#)), and the “Eviction Crisis Act” (see *Memo*, [5/23](#)).

An expanded basis boost is needed to ensure LIHTC better serves people experiencing or at risk of homelessness. LIHTC is the primary source of financing for the construction and preservation of affordable housing. While it is an important resource, LIHTC, on its own, rarely builds or preserves homes affordable to households with the lowest incomes, who have the greatest and clearest needs. By expanding the current basis boost from 30% to 50%, as endorsed by BPC, Congress would allow LIHTC to better target extremely low-income tenants at rents that are affordable to them. This reform would also facilitate the development of more affordable housing for populations with special needs, such as formerly homeless individuals and people with disabilities.

Among other [necessary LIHTC reforms](#), NLIHC also supports setting aside 8% of tax credits to help offset the cost of building ELI developments, in which at least 20% of units are reserved for households with extremely low incomes or those experiencing homelessness. To facilitate more investments in tribal and rural communities, NLIHC supports designating these areas as “Difficult to Develop Areas” (DDAs) to make any development in these areas automatically eligible for a 30% basis boost and make building affordable homes in these communities more financially feasible for developers.

To ensure families can afford and access housing, BPC supports funding 500,000 new targeted mobility housing vouchers, as proposed in the “[Family Stability and Opportunity Vouchers Act](#)” introduced in the U.S. Senate by Senators Chris Van Hollen (D-MD) and Todd Young (R-IN). Along with housing counseling, these vouchers would help ELI families with young children relocate to neighborhoods with access to good schools, public transit, and well-paying jobs. If enacted, the bill would largely eliminate homelessness among families with young children and substantially reduce the number of children growing up in areas of concentrated poverty.

BPC also supports the “Eviction Crisis Act” ([S.2182](#)), introduced by Senators Michael Bennet (D-CO) and Rob Portman (R-OH), which would establish a permanent emergency rental assistance and housing stability program to provide assistance to families with low-incomes facing a sudden economic shock that puts them at-risk of eviction. The concept for the Eviction Crisis Act’s emergency rental assistance program originated in the [BPC’s 2013 Housing Commission](#) report.

Read the Bipartisan Policy Center’s legislative brief on the housing affordability crisis [here](#).

HUD

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

Note: The following article was run in last week’s Memo, but an incorrect link prevented readers from accessing the complete version, which can be accessed now via the link below.

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*.

Native American Housing

HUD Announces Deadline Extension for IHBG Competitive Grants

HUD has extended the deadline for tribes and Tribally Designated Housing Entities (TDHEs) to submit their Indian Housing Block Grant (IHBG) Competitive Grant applications. The deadline was previously November 17, 2022, but has now been extended to January 24, 2023. Approximately \$129 million will be made available in Indian Housing Block Grant (IHBG) Competitive Grants. Further details on the associated Notice of Funding Opportunity can be found at [grants.gov](#).

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

View the IHBG Competitive Grant Notice of Funding Opportunity at: <https://bit.ly/3ecL2H4>

Resources

National Alliance to End Homelessness Releases *State of Homelessness: 2022 Edition*

The National Alliance to End Homelessness (NAEH) has released [*State of Homelessness: 2022 Edition*](#). The report, published annually, provides an overview of homelessness nationally, as well as a series of interactive tools that allow readers to compare trends at the state level. The report uses data on homelessness through 2020, the most recent year for which comprehensive Point-in-Time data are available due to data collection disruptions caused by the COVID-19 pandemic. The report includes data on topics such as demographic characteristics of people experiencing homelessness, the number and rates of people experiencing homelessness by state, and the number of beds available for people experiencing homelessness.

The interactive tools included in the report allow users to compare rates of homelessness across regions and time periods. For example, one map illustrates state changes in homelessness assistance over time, allowing users to filter by housing assistance program to view changes in the number of emergency shelter beds, permanent supportive housing beds, and rapid re-housing beds. Another tool displays the disparities between the number of people experiencing homelessness and total beds available by state. Also included are state and Continuum of Care (CoC) dashboards, which allow users to access more local data. For any given CoC, the dashboards display the number of people experiencing homelessness, the rate of homelessness, and homelessness trends by specific populations, such as those experiencing unsheltered, sheltered, chronic, or youth homelessness.

Explore the new resource at: <https://bit.ly/3rBUNBM>

NACEDA Urges CBDOs to Complete New Survey

The National Alliance of Community Economic Development Associations (NACEDA) has engaged the Urban Institute to conduct a [national survey](#) of community-based development organizations (CBDOs). The Urban Institute emailed survey invitations to thousands of nonprofit CBDOs across the nation and encouraged them to complete the 30-minute survey by October 21. CBDOs that did not receive a survey invitation or have misplaced it can request a survey at: <https://bit.ly/3Ejeaa9>

The purpose of the survey is to support the efforts of NACEDA and its members to advocate for funding for CBDOs and the housing and community development activities they carry out. The survey will provide valuable information that will help CBDOs strengthen relationships with investors, build partnerships, and increase their capacities. “The national census survey will provide the solid data needed to influence policy makers and funders to increase resources for community-based development organizations,” said Frank Woodruff, NACEDA’s Executive Director.

The distribution of the survey represents the second phase of NACEDA’s [Grounding Values Study](#), the first phase of which produced [The Financial Health of Community-Based Development Organizations](#), a resource that includes 140 national, state, regional, and metro-area fact sheets.

More information about the survey can be found at: <https://bit.ly/3yFuDIJ>

More information about NACEDA can be found at: <https://www.naceda.org>

Opportunity Starts at Home

Study Explores Attendance Boundaries and the Segregation of Public Schools in the U.S.

A [study](#) released by the American Economic Association seeks to understand school segregation across the U.S. by focusing on policy choices such as attendance boundaries and school-siting. Based on assessments of the distance-minimizing assignment of students to schools and whether actual assignments differ systematically by race, the study finds that attendance boundaries result in greater rates of integration and that school-siting plays a less significant role. The study relies on U.S. census data with attendance boundary maps from nearly 1,600 school districts. Read the study [here](#).

Research

PRRAC Estimates 57% of Voucher Households Live in Areas with Source-of-Income Anti-Discrimination Laws

The Poverty & Race Research Action Council (PRRAC) issued a [research brief](#) estimating that more than 57% of Housing Choice Voucher (HCV) households live in local jurisdictions, counties, or states that have source-of-income (SOI) anti-discrimination laws. In general, these laws prohibit landlords from refusing to rent to households that use federal HCVs or other forms of rental assistance to help them pay their rent, or that depend on Social Security or Supplemental Security Income (SSI) to pay their rent. In 2018, the Center on Budget and Policy Priorities used PRRAC's database to estimate that 34% of HCV households lived in areas covered by SOI laws. PRRAC attributes the increase to the adoption of SOI laws by seven additional states and many new municipalities. Periodically, PRRAC updates its list of jurisdictions with SOI provisions, known as "[Appendix B](#)." PRRAC notes that simply passing an SOI law is only the first step in protecting renters from SOI discrimination, because discrimination against voucher holders is still rampant, particularly in higher opportunity areas. Vigorous enforcement of SOI laws is needed, including systematic audit testing and prosecution.

Read PRRAC's research brief at: <https://bit.ly/3EknOta>

Read PRRAC's "Appendix B" at: <https://bit.ly/3fOjjgx>

Read more about the Housing Choice Voucher program on [page 4-1](#) of NLIHC's *2022 Advocates' Guide*.

Study Finds People Experiencing Vehicular Homelessness in Los Angeles More Likely to Be Women and in Households with Children

A new study by researchers at the University of California, Los Angeles, "[Who Lives in Vehicles and Why? Understanding Vehicular Homelessness in Los Angeles](#)," compares the characteristics of unhoused people living in vehicles to unhoused people living in tents, makeshift shelters, and public spaces. The study finds that compared to the nonvehicular unhoused population of Los Angeles, residents living in their vehicles were more likely to be female and to live in larger households with children. Respondents who were experiencing vehicular homelessness were also less likely to be chronically homeless compared to respondents who were not living in their vehicles.

The researchers relied on data from a homelessness survey by the Los Angeles Homeless Services Authority (LAHSA), conducted in conjunction with the annual Point-in-Time (PIT) count. Using these data, the researchers compared the characteristics of those living in vehicles to those living in tents, makeshift shelters, and public spaces. Of the 3,754 survey respondents, 17% reported living in a vehicle. Though LAHSA implemented several measures to ensure the survey sample was representative, this rate was far lower than the 60% of respondents who reported living in vehicles through the PIT count. The survey therefore likely underrepresents the number of people living in vehicles in Los Angeles.

The survey found that respondents living in their vehicles were more likely to be female and older compared to other unhoused respondents. Forty-six percent of respondents living in their vehicles were women, compared to 26% of nonvehicular unhoused respondents. Fifteen percent of residents experiencing vehicular homelessness were over the age of 62, compared to 10% of nonvehicular unhoused residents. Respondents living in their vehicles were also more likely to live in large households with children, with 18% of these respondents reporting they lived in households with children compared to 2% of unhoused respondents not living in vehicles. Unhoused residents living in their vehicles also differed from other unhoused residents insofar as they were less likely to be experiencing chronic homelessness, with 38% of respondents living in their vehicles experiencing chronic homelessness compared to 50% of other unhoused respondents.

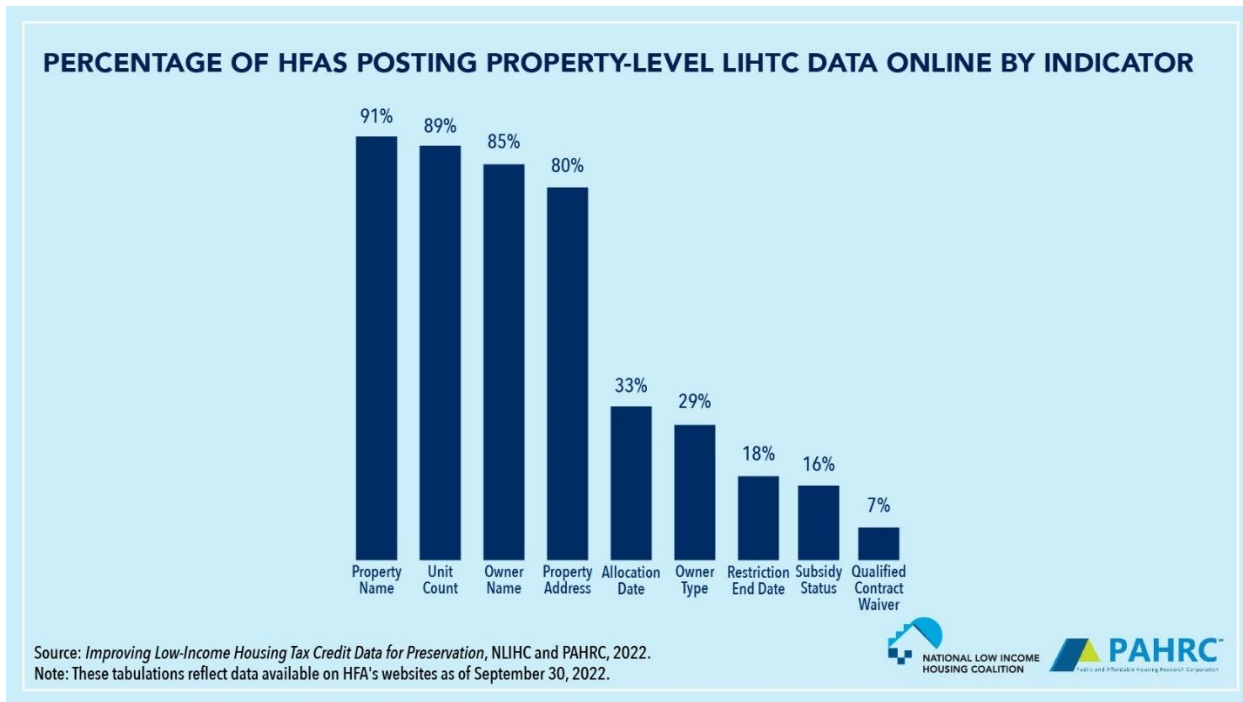
Residents who were living in their vehicles were less likely to be experiencing homelessness as a result of a mental or physical health issue than those who were not living in their vehicles. People living in their vehicles were also less likely to report incarceration as a factor leading to homelessness compared to those living in tents, makeshift shelters, and public spaces. Compared to other unhoused tenants, respondents living in their vehicles were slightly more likely to report unemployment as the main reason for homelessness.

The findings of the study reveal that there are significant differences between unhoused people who live in vehicles and other unhoused people. The researchers highlight safe parking programs (SPPs) as a type of policy that could substantially improve the livelihoods and outcomes of those living in their vehicles. SPPs would allow for people living in their vehicles to legally park overnight without fear of being arrested or fined, offering an interim approach until residents are able to secure permanent housing.

Read the study at: <https://bit.ly/3STvHd9>

Fact of the Week

HFAs Make LIHTC Data Publicly Accessible, but Data Supporting Preservation Efforts Are Limited



Source: *Improving Low-Income Housing Tax Credit Data for Preservation*, NLIHC and PAHRC, 2022.

Note: These tabulations reflect data available on HFAs' websites as of September 30, 2022.

From the Field

Alaska State Legislature Approves Funding to Create Housing Trust Fund

After decades of advocacy, Alaska is finally making strides to become the [forty-eighth state](#) to create an affordable housing trust fund. Near the end of its session, the Alaska State Legislature approved funding to establish a steering committee that will develop policies and procedures for the Alaska Housing Trust. Unlike most other housing trust funds, the Alaska Housing Trust will be established outside of the government. The [Anchorage Coalition to End Homelessness](#), an NLIHC member, and the [Alaska Coalition on Housing and Homelessness](#), an NLIHC state partner, have led advocacy efforts focused on the housing trust fund. The two coalitions expect to secure more funding from the legislature and other funders over the next two years and to begin disbursing grants within three or four years.

Faced with limited housing supply, high housing costs, and high costs of construction, particularly in rural areas, Alaskans lack housing in every community in the state. According to NLIHC's [Gap](#) report, housing is particularly limited for Alaskan renter households with extremely low incomes (ELI), with only 36 affordable and available homes for every 100 ELI renter households. An estimated [15,146 Alaskans](#) accessed homeless services between January and November 2021, and there were significantly higher rates of homelessness among Alaska Native, American Indian, and Indigenous residents. The Alaska Housing Trust will help create sustainable housing security, and produce, preserve, and protect housing across the state.

Affordable housing and homelessness advocates have worked for years to create a housing trust fund in the state. To build support, they created a comprehensive [website](#) laying out plans for the Alaska Housing Trust. The website includes [fact sheets](#) about the need for more affordable housing across the state, videos about overcrowding and other housing challenges in rural Alaska, and a sign-on letter supporting the advocacy

campaign. Advocates held many meetings with local and state lawmakers and built bipartisan support for the trust fund. Earlier this year, the Anchorage Assembly [approved](#) a [resolution](#) supporting the creation of the Alaska Housing Trust. The Alaska State Legislature eventually approved \$5 million to support the creation of the steering committee, but the measure providing the funds was vetoed and the funds reduced to \$1 million by Governor Mike Dunleavy. All in all, advocates still see this as a win, and a starting point from which to proceed and fundraise.

“While researching the attempts over the years to establish a state housing trust, I came across a resolution by Senator Bettye Fahrenkamp from 1991,” said Owen Hutchinson, Alaska Housing Trust coordinator. “Bettye was my grandfather’s fishing partner, and I remember her sitting around my kitchen table telling stories when I was young. The need for accessible and appropriate housing in Alaska is greater than ever, and the Alaska Housing Trust will be a funding source to help offset the high cost of construction. We want to incentivize the development of new units and the rehabilitation of old structures.”

Funds for the Alaska Housing Trust will be held by the Alaska Community Foundation, which will be governed by an independent board of trustees. Staffing and administration will be provided by the state’s two lead Continuum of Care organizations, Anchorage Coalition to End Homelessness and Alaska Coalition on Housing and Homelessness. Eligible funding sources for the trust include the state, the business community, philanthropic organizations, and municipalities. An advisory committee is also being created to develop policies and procedures, assist with the ranking and review of grant applications, help identify other sources of funding, and make award recommendations to the trustees. Partners expect new funding to come from the state in the next legislative session and have a plan in place to fundraise an additional \$150 million over the next five years.

For more information about the Alaska Housing Trust and the advocacy that led to its creation, please contact Owen Hutchinson, Alaska Housing Trust coordinator, at info@alaskahousingtrust.org

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 October 2

The following are some of the news stories to which NLIHC contributed during the week of October 2:

- “Hurricane Ian: Homeless People Lack Access to Life-Saving Resources” *Invisible People*, October 3 at: <https://bit.ly/3Cg8TOc>
- “If Hurricane Ian destroyed your home, take these critical first steps for disaster relief and insurance” *MarketWatch*, October 5 at: <https://on.mktw.net/3ymnbeY>
- “Puerto Rico Storm Victims Report Waits of Over 5 Hours on Calls to FEMA” *Gov Exec*, October 5 at: <https://bit.ly/3EnjE3G>

NLIHC News

Where to Find Us – October 11

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

- [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)
- State of Affordable Housing Arkansas – Virtual, October 27 (Gabby Ross)
- 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