

Volume 27, Issue 44
November 7, 2022

Our Homes, Our Votes

- Vote! Because Housing Is Built with Ballots
- Join Next Monday's (11/14) *Our Homes, Our Votes* Webinar on Holding Candidates to Their Campaign Promises
- New NLIHC Podcast Episode Focuses on GOTV Efforts in Lead-Up to Election Day

Budget and Appropriations

- Congress Returns to Capitol Hill Next Week to Resume FY2023 Appropriations – Take Action!

Low-Income Housing Tax Credit

- Take Action on Key Reforms Needed to Ensure Low-Income Housing Tax Credit Addresses Needs of People with the Lowest Incomes

HoUsed Campaign for Universal, Stable, Affordable Homes

- Join Today's (11/7) National HoUsed Campaign Call for Universal, Stable, Affordable Homes!
- New Data Show 11% Decrease in Veteran Homelessness since 2020 – Biggest Decline in More Than Five Years

State and Local Fiscal Recovery Funds

- NLIHC Releases New Fact Sheet and Updated Database on Housing Investments Made with State and Local Fiscal Recovery Funds

Events

- Join Today's "Tenant Talk Live" Webinar for Renters and Tenant Leaders to Provide Feedback on National Tenant Bill of Rights and Tenant Protections

Disaster Housing Recovery Updates

- Sign On to Letter Urging Passage of Bipartisan Reforming Disaster Recovery Act
- Latest Disaster Housing Recovery Updates – November 7, 2022

Resources

- White House, Treasury, and Code for America Launch Simplified Tax Filing Tool to Help Families Claim Child Tax Credits and Earned Income Tax Credits – Apply by November 15!

- Updated Housing and Transportation Affordability Index Highlights Prohibitively High Combined Cost of Housing and Transportation

HUD

- NLIHC, NHLP, and NHT Convey Resident Engagement and Protection Comments to HUD Regarding Green and Resilient Retrofit Program
- HUD’s Office of Multifamily Housing Announces \$148 Million in CARES Act Funds for Section 8, Section 202, and Section 811 Properties
- HUD Offers Trainings to Address Elevated Blood Lead Levels and Adds Public Housing Module to the Lead Safe Housing Rule Toolkit

Housing Policy Forum

- NLIHC Invites Nominations for 2023 Organizing Awards

Opportunity Starts at Home

- Study Finds Improved Health Outcomes for Voucher-Using Households

Research

- Research Finds Extended-Stay Rental Properties Have Significantly Higher Eviction Rates Than Other Multifamily Properties

Fact of the Week

- Renters More Likely Than Homeowners to See Housing Affordability as a Critical Election Issue

From the Field

- Report Identifies Missed Opportunities in Implementation of New Jersey’s Fair Housing Act, Makes Recommendations to Accelerate Affordable Housing Development

NLIHC Careers

- NLIHC Seeks ERASE Project Coordinator

NLIHC in the News

- NLIHC in the News for the Week of October 30

NLIHC News

- Where to Find Us – November 7

Our Homes, Our Votes

Vote! Because Housing is Built with Ballots

Tomorrow (Tuesday, November 8) is Election Day, and voting is already well underway across the country. NLIHC encourages all our members and partners to make their voices heard and participate in the election. Elected officials are more likely to pay attention to the concerns of their constituents who vote at higher rates, but because of disproportionately high barriers to voting, low-income renters are less likely to vote than higher-income renters and homeowners. As NLIHC members and partners, you can help to close the voter turnout gap and encourage candidates to prioritize affordable housing issues by casting your ballots and getting out the vote in your own communities.

In the 2020 presidential election, 71% of homeowners voted, compared with a turnout rate of 55% for renters. While 83% of people with incomes over \$100,000 voted in 2020, just 49% of people with incomes below \$20,000 voted. To build the political will for bold housing solutions at every level of government, NLIHC's nonpartisan *Our Homes, Our Votes* campaign works to boost voter turnout among low-income renters and demonstrate that they are a powerful voting bloc to whom elected officials must be accountable.

If you have not already voted early or by mail, [visit Vote411.org](https://www.vote411.org) or [use Vote Early Day's Voter Tool](#) to make your plan to vote tomorrow. Once you've made your voting plan, encourage three friends or family members to do so, too!

Here are some additional resources to make voting more accessible and ensure your vote is counted:

- The nonpartisan Election Protection Coalition manages Election Protection Hotlines in multiple languages. If you have questions about voting or if your right to vote is being challenged, call 866-OUR-VOTE (English), 888-VE-Y-VOTA (Spanish), 844-YALLA-US (Arabic), or 1-888-API-VOTE (English, Mandarin, Cantonese, Korean, Vietnamese, Tagalog, Urdu, Hindi, and Bengali/Bangla). Visit 866ourvote.org for more information.
 - Check out the [Social Media Toolkit](#) for sample language and social media posts to spread the word about voter protection.
- Lyft is offering a 50% discount (up to \$10) on rideshares, bikeshares, and scooter rides to the polls on Election Day (November 8). Preload the code VOTE22 into the Lyft app before Election Day and the discount will be applied to your ride to the polling place. [Visit Lyft's website](#) for more information.
- The U.S. Interagency Council on Homelessness compiles two tools to encourage voter participation among people experiencing homelessness: an [election checklist for individuals experiencing homelessness](#) and a [guide for service providers to help clients vote](#).
- *Our Homes, Our Votes* offers comprehensive resources related to nonpartisan voter and candidate engagement at ourhomes-ourvotes.org, including a [media toolkit](#) with sample content that you can share on Election Day. Be sure to use the hashtag #OurHomesOurVotes22 and tag @OurHomesVotes in your posts!

For more information about NLIHC's nonpartisan *Our Homes, Our Votes* campaign, visit ourhomes-ourvotes.org or email ourhomes@nlihc.org.

Join Next Monday's (11/14) *Our Homes, Our Votes* Webinar on Holding Candidates to Their Campaign Promises

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 final webinar in the series, "Holding Candidates to Their Campaign Promises," will be held on Monday, November 14, at 2:30 pm ET. Register for the webinar [here](#).

Elected officials are most attentive to the concerns of their constituents who vote. After the election is over, housing organizations should evaluate the success of their voter engagement efforts and demonstrate that low-income renters are a significant, active voting bloc in their communities – a constituency to whom elected officials must be responsive. Panelists will discuss opportunities to hold elected officials accountable to their campaign promises, establish relationships with new staff, and ensure that candidates who champion affordable housing on the campaign trail maintain that commitment when their terms begin. The panel will feature Neisha McGee, manager of advocacy, engagement & mobilization at Independent Sector; Molly Jacobson, senior policy analyst at the Virginia Housing Alliance; and Cristin Langworthy, community engagement & government relations coordinator at the Housing Network of Rhode Island.

Visit ourhomes-ourvotes.org/webinars to access recordings and resources from the *Our Homes, Our Votes: 2022* webinar series.

New NLIHC Podcast Episode Focuses on GOTV Efforts in Lead-Up to Election Day

On the [latest episode](#) of "The Home Front," NLIHC's podcast, we were joined by members of NLIHC's *Our Homes, Our Votes* team for a discussion about the importance of ensuring that low-income and marginalized renters are represented at the polls. With Election Day approaching, it will take an all-hands-on-deck effort to mobilize voters. To ensure low-income housing interests are represented, it is critical that organizations engage low-income and marginalized communities in the voting process. In the new episode, *Our Homes, Our Votes* campaign staff discuss a range of [resources and tools](#) available to increase voter engagement.

NLIHC's podcast "The Home Front" focuses on housing policy priorities and seeks to elevate the conversation about America's housing crisis while giving listeners an in-depth look into housing advocacy for the most marginalized and lowest-income communities.

Check out the [latest episode](#), and be sure to explore "The Home Front" blog as well for articles from NLIHC staff, advocacy partners, and tenant leaders.

Budget and Appropriations

Congress Returns to Capitol Hill Next Week to Resume FY2023 Appropriations – Take Action!

Tomorrow's (November 8) election will determine control of the House and Senate in the next Congress, and with it, the workload that lies ahead for members before the new Congress begins on January 3, 2023. Congressional leaders will be back in their offices on November 14 with the goal of finalizing a fiscal year (FY) 2023 spending package by December 16, though there is already talk that members will need to enact another, short-term continuing resolution (CR) to provide an extra week to finalize the bill.

There is also growing concern that Republicans will move to extend the FY2023 deadline into the new year if either the House or Senate flip its majority control, which would give Republicans increased opportunity to weigh in on FY2023 funding and demand cuts to assistance programs. Because the cost of housing rises every year, enacting a long-term CR (which extends the previous year's appropriations for a specified period) effectively [cuts](#) funds for HUD's affordable housing and homelessness programs, as does providing only flat funding.

NLIHC and our partners in the Campaign for Housing and Community Development Funding ([CHCDF](#)) are leading our [annual 302\(b\) letter](#), calling on Congress to finalize an FY2023 bill and provide the highest possible allocation for HUD's and USDA's affordable housing, homelessness, and community development programs in the new fiscal year. Over 1,800 state, local, tribal, and national organizations have already joined, and we are aiming to reach 2,000 organizations by November 16 before re-sending the letter to appropriations leaders in Congress. 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.

Take Action

The FY2023 spending bill represents the last opportunity this year for Congress to make robust investments in affordable housing and homelessness programs. Advocates should sign their state, local, tribal, or national organization on to [CHCDF's 302\(b\) letter](#) and share the letter with their networks to encourage them to join. Advocates should also [contact their members of Congress](#) and urge them to support the highest possible level of funding for HUD's and USDA's affordable housing and homelessness programs in FY2023, including 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.

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!

Low-Income Housing Tax Credit

Take Action on Key Reforms Needed to Ensure Low-Income Housing Tax Credit Addresses Needs of People with the Lowest Incomes

Congress may enact a tax extenders package before the end of the year, and NLIHC is urging policymakers to use the tax legislation to expand and reform the Low-Income Housing Tax Credit (LIHTC) to better serve extremely low-income (ELI) households. Congress regularly extends expiring tax provisions that are only authorized for a set number of years. With a number of tax provisions up for extension at the end of this year, a tax extenders package represents the best opportunity currently available to expand and make [needed legislative changes](#) to the LIHTC program. NLIHC has released a [fact sheet](#) and [call-to-action tool](#) (see [Memo](#), 10/31) focused on LIHTC reforms and is urging advocates to ask their members of Congress to include these reforms in an end-of-year tax extenders package.

LIHTC is the primary source for financing for the construction and preservation of affordable housing. While an important resource, LIHTC on its own is generally insufficient to support the construction and preservation of homes affordable to households with the lowest incomes. NLIHC is urging Congress to include the following LIHTC reforms in any tax extenders package:

- **Expand the ELI basis boost to 50%** for housing developments when at least 20% of units are set aside for households with extremely low incomes or people experiencing homelessness. This provision is included in the bipartisan “Affordable Housing Credit Improvement Act.”
- **Set aside 8% of tax credits** to help offset the cost to build ELI developments where at least 20% of units are reserved for households with extremely low incomes or those experiencing homelessness.
- **Designate tribal and rural communities as “Difficult to Develop Areas (DDAs)”** to make them automatically eligible for a 30% basis boost and make it more financially feasible for developers to build affordable homes in these communities. These provisions are also included in the bipartisan Affordable Housing Credit Improvement Act.

Learn more about the range of needed changes to LIHTC at: <https://bit.ly/3fto1R1>

Read the new fact sheet focused on reforms needed for ELI households at: <https://bit.ly/3gDnV9o>

Advocates can contact their members of Congress through this call-to-action tool: <https://p2a.co/4qstqc5>

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 Homes

Join Today’s (11/7) National HoUsed Campaign Call for Universal, Stable, Affordable Homes!

[Join](#) today’s (November 7) national HoUsed campaign call from 2:30 to 4:00 pm ET. Sarah Javid with National Women’s Law Center (NWLC) will join the call to discuss [housing and economic insecurity](#) among women and LGBTQ people of color. Eva Rosen with the McCourt School of Public Policy at Georgetown University and Philip Garboden with the Department of Urban and Regional Planning and Economic Research Organization at the University of Hawai’i will share research on [how landlords use the threat of eviction](#) and on [racial discrimination in tenant screenings](#). We will receive updates from NLIHC’s *Our Homes, Our Votes* campaign team on the November 8 midterm elections and about the importance of ensuring representation for low-income and marginalized renters at the polls. We will also hear from NLIHC’s End Rental Arrears to Stop Evictions (ERASE) project team, get news from the field, and more!

New Data Show 11% Decrease in Veteran Homelessness since 2020 – Biggest Decline in More Than Five Years

HUD, the U.S. Department of Veterans Affairs (VA), and the U.S. Interagency Council on Homelessness (USICH) [announced](#) on November 3 that new data show an 11% decline in veteran homelessness since early 2020 – the biggest drop in veteran homelessness in more than five years. The press release focuses on the ways that HUD, VA, and USICH are making progress on ending veteran homelessness using the evidence-based

[Housing First approach](#). Housing First is used by the VA in its two largest homelessness programs: Supportive Services for Veteran Families (SSVF) and HUD-Veterans Affairs Supportive Housing (HUD-VASH). These programs, which are seen as the gold standard for homelessness programs both domestically and abroad, have been instrumental in [reducing veteran homelessness by 50%](#) over the past decade.

Preliminary results of the [2022 Point-in-Time \(PIT\) Count](#) show that 33,136 veterans were experiencing homelessness in the U.S. on a single night in January 2022 – down from 37,252 in 2020. Overall, this represents a 55.3% reduction in veterans experiencing homelessness since 2010. The 2022 PIT Count is the first full PIT Count conducted since 2020, because many communities did not conduct unsheltered counts during the pandemic in order to stop or slow the spread of COVID-19.

The results from the PIT Count do not reflect the additional efforts to reduce veteran homelessness launched by VA, HUD, and USICH in 2022, including [VA’s goal to rehouse 38,000 veterans](#) this year. Through September 2022, the VA placed nearly 31,000 veterans experiencing homelessness into permanent housing, putting the department on track to meet, and perhaps even exceed, its goal.

Housing First is central to the Biden administration’s nationwide “[House America](#)” initiative to address homelessness by leveraging historic investments provided through the American Rescue Plan. The VA’s homeless programs received \$481 million in additional funding through the American Rescue Plan, including funding to expand the [Shallow Subsidy Initiative](#), expand the [SSVF program](#), address legal barriers to housing, and [transform congregate transitional housing](#) spaces into individual rooms with bathrooms.

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

Learn more about Housing First at: <https://bit.ly/3T2TFSM>

Read NLIHC’s fact sheet on Housing First and veteran homelessness at: <https://bit.ly/3sT5wbJ>

State and Local Fiscal Recovery Funds

NLIHC Releases New Fact Sheet and Updated Database on Housing Investments Made with State and Local Fiscal Recovery Funds

NLIHC released a new [fact sheet](#) and updated [database](#) highlighting how states have allocated additional Coronavirus State and Local Fiscal Recovery Funds (SLFRF) to invest in affordable housing and homelessness prevention and services. The new fact sheet shows that states have invested an additional \$5 billion in SLFRF for housing activities since April 2022, bringing the total amount of SLFRF housing investments in our sample (see below) to approximately \$16.1 billion. To learn more about how states and localities are investing SLFRF funds in housing, visit [NLIHC’s SLFRF program webpage](#) and use the interactive map and searchable tool to track SLFRF investments in your area.

NLIHC systematically tracked SLFRF investments allocated for affordable housing and homelessness prevention and services in all 50 states and the District of Columbia, Puerto Rico, and 60 localities, including the 10 cities or counties receiving the highest allotments of SLFRF and the largest city or county in every state. As of April 2022, 54 of the 112 jurisdictions (48%) in the sample had allocated more than \$13.5 billion for housing activities, including over half of all states and over 41% of the selected cities and counties. An analysis of initial trends in housing investments using SLFRF was detailed in our report, [State and Local Fiscal Recovery Funds: Initial Trends in Housing Investments](#), released in June 2022.

In October 2022, NLIHC updated our [SLFRF database](#) for the 50 states, District of Columbia, and Puerto Rico based on 2022 Recovery Plan Performance Reports that grantees submitted to the U.S. Department of the Treasury. Since April 2022, five additional states – Idaho, Missouri, Montana, New York, and Tennessee – have newly allocated SLFRF for housing services, with several others significantly increasing funding for housing projects. Among other findings, the new fact sheet shows that:

- As of October 2022, states alone, including the District of Columbia and the Territory of Puerto Rico, have invested over \$13.75 billion for housing services.
- States and localities in our sample have allocated approximately \$6.3 billion to acquire, construct, and preserve affordable housing, with states investing over \$5.4 billion. Between April and October 2022, state SLFRF investments in housing development increased by \$1 billion.
- Approximately \$3.6 billion has been allocated for homelessness services, with nearly 79% of these funds invested by states.
- Many states and localities have invested in short-term aid to households, with approximately \$4.3 billion for services such as rental and utility assistance, legal aid, and housing stability services.
- Approximately \$1.5 billion has been allocated for energy efficiency and weatherization, home repairs, lead paint remediation, and other housing related projects.

Visit NLIHC’s State and Local Fiscal Recovery Fund program webpage at: <https://bit.ly/3aOgQj4>

Events

Join Today’s “Tenant Talk Live” Webinar for Renters and Tenant Leaders to Provide Feedback on National Tenant Bill of Rights and Tenant Protections

NLIHC will host a session of “Tenant Talk Live” – a webinar with and for renters and tenant leaders – today, November 7, at 6 pm ET. During the webinar, NLIHC staff will be joined by staff from the National Housing Law Project (NHLP) to discuss a national Tenant Bill of Rights and tenant protections. Register for the Tenant Talk Live webinar at: <https://bit.ly/361rmy2>

NLIHC has been tracking [tenant protections](#) passed through efforts by our partners in our [ERASE Project](#). Since January 2021, 31 states and 71 localities have passed over 150 tenant protections. These protections include, but are not limited to, emergency rental assistance- (ERA) related protections, right-to-counsel ordinances, source-of-income protections, and just cause standards. Some states and localities have also enacted a specific protection known as a Tenant Bill of Rights that provides tenants with important advocacy tools to address concerns they may have regarding their relationship with their landlord. Localities like [Miami-Dade County](#), the [District of Columbia](#), and [New York City](#) have passed such Tenant Bills of Rights. The legislation enacted in Miami-Dade even created an [Office of Housing Advocacy](#) aimed at addressing issues between tenants and landlords. At the federal level, the U.S. Congress passed a [Tenant Bill of Rights for military members](#) and their families in privatized military housing through the “National Defense Authorization Act” (NDAA) for the fiscal year 2020.

These efforts have created precedents that could be drawn upon to develop a federal tenant bill of rights and stronger federal tenant protections. With soaring rental costs, high inflation, and increased evictions, it is critical that Congress work to enact federal protections for tenants through a Tenant Bill of Rights. At the same time, the Biden-Harris administration should take action through the regulatory process. NLIHC and our partners are working with key members of Congress to draft and advance a nationwide Tenant Bill of Rights, and are working across the Biden administration on needed regulatory changes to protect tenants from experiencing harassment, housing instability, or even homelessness.

NLIHC encourages tenants to join today’s webinar to provide feedback on what should be included in a national Tenant Bill of Rights. The conversation will be guided by Sarah Saadian, senior vice president of public policy and field organizing at NLIHC, and Noëlle Porter, director of government affairs at NHLP.

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. You can e-mail sbetancourt@nlihc.org with any feedback.

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

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

Disaster Housing Recovery Updates

Sign On to Letter Urging Passage of Bipartisan Reforming Disaster Recovery Act

NLIHC and its Disaster Housing Recovery Coalition (DHRC) of almost 900 local, state, and national organizations support the “[Reforming Disaster Recovery Act](#),” introduced in the U.S. Senate by Senators Brian Schatz (D-HI), Susan Collins (R-ME), Todd Young (R-IN), Patrick Leahy (D-VT), and Bill Cassidy, M.D. (R-LA), and in the U.S. House of Representatives by Representative Al Green (D-TX). The DHRC is currently pushing for inclusion of the Reforming Disaster Recovery Act in year-end legislation that offers the last chance to pass the bill during the current Congress, and we urge all interested organizations to [sign on](#) to a letter to Congressional leadership calling for its enactment.

Because the Community Development Block Grant-Disaster Recovery (CDBG-DR) program is currently unauthorized, HUD must create and publish new rules and regulations each time funds are approved by Congress for the program. This requirement prevents sorely needed long-term recovery funds from reaching disaster survivors quickly. The Reforming Disaster Recovery Act would permanently authorize the CDBG-DR program and direct HUD to codify program requirements, allowing states to anticipate program rules and prepare before disasters strike. The bill would also cement the requirement that funds be used to assist low-income disaster survivors, authorize “quick-release” funding to support state and local capacity in the immediate aftermath of a disaster, and allow HUD to assist disaster-damaged communities without waiting for congressional approval.

Read a fact sheet on the Reforming Disaster Recovery Act at: <https://bit.ly/3U6buBZ>

Read the text of the bill at: <https://bit.ly/36Xkouw>

Sign on to the letter at: <https://p2a.co/Vj1MkoT>

Latest Disaster Housing Recovery Updates – November 7, 2022

Hurricane Ian Updates

Tenants in Orange County, Florida, [refused](#) to vacate their homes after hurricane damage prompted evictions. Tenants explained that they lack any available options for housing, according to *Channel 6 News Orlando*.

For the first time, homeless victims of a hurricane will be [eligible](#) for federal aid, according to *Marketplace*. This new program is responsive to years of advocacy by NLIHC and our DHRC.

Lee County commissioners [announced](#) Disaster Assistance State Housing Initiatives Partnership (SHIP) grant agreements providing approximately \$4.5 million dollars in grant money for several nonprofits serving Lee County to aid in Hurricane Ian relief.

FEMA [announced](#) that it has approved the State of Florida's request for direct temporary housing in Charlotte, Collier, DeSoto, and Lee counties and that it will provide travel trailers and larger manufactured housing units to help eligible Hurricane Ian survivors get roofs over their heads.

Cape Coral renters were [forced](#) to leave their houses after Hurricane Ian.

RV/trailer park [residents](#) have said they are still without power or water a month after Hurricane Ian.

All mobile home owners and some [tenants](#) with leases for homes on Good Samaritan's Kissimmee Village property that were flooded after Hurricane Ian last month will have to pay rent again starting November 4. However, multiple officials expressed concerns that the rent resumption was premature. A FEMA official, speaking under the condition of anonymity, said every so-called "livable" apartment unit on the property had suffered damage and was at risk of developing mold.

Hurricane Ian [underscored](#) the vulnerability of Florida's mobile home parks, especially for the many immigrant families who call them home. Residents are facing anxieties that are not just storm-related.

[Evictions](#) are looming for Orlando apartment complex residents after Hurricane Ian.

[Residents](#) at an Orange County apartment complex met with a FEMA representative ahead of evictions.

Floridians displaced by Hurricane Ian are facing decisions about how or whether they will [rebuild](#).

Collier commissioners are [frustrated](#) over the lack of temporary housing for Ian's victims.

Rebuilding affordable housing is [essential](#) for coastal businesses' hurricane recovery.

Hurricane Fiona Updates

Following Hurricane Fiona, Puerto Rico is [confronting](#) lingering obstacles in the emergency aid process.

LGBTQ+ organizations are [assisting](#) in community-based recovery efforts in hard-hit areas of Puerto Rico.

U.S. Department of Energy Secretary Jennifer Granholm [called](#) the condition of Puerto Rico's power grid unacceptable in comments during a visit to the island this week. Puerto Rico's recently privatized power grid has suffered massive failures following Hurricane Fiona.

Congressional and Federal Updates

President Biden reiterated his administration's commitment to Florida disaster recovery in a [speech](#) on Monday, remarking that "I made a commitment that my administration [and] the federal government would give the people of Florida the commitment that we're going to not move until it's all done. We're going to stick with you until it gets all done."

State and Local

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. The aid can help households 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

Researchers at the University of California, Irvine warn that Black and low-income communities would be [hardest-hit by an extreme flooding disaster](#) of the kind that might occur once every 100 years. The potential for a “100-year” flooding event puts nearly 1 million people living in the Los Angeles Basin at risk – 30 times the number suggested by FEMA.

Colorado

The [new Marshall Fire Recovery Center opened](#) in Louisville on October 31 to provide a centralized location for mental health, rebuilding, and technical programs for survivors, as well as a place to collaborate with local and government organizations. Families can visit the center to work with case managers from the Navigating Disaster for Boulder County program to support the rebuilding process. Nearly a year after the devastating Marshall Fire, some families still remain in temporary housing, continuing to struggle with the expensive rebuilding process and grapple with the emotional trauma of the event.

The [total cost of losses from the Marshall Fire](#) has increased from more than \$1 billion to more than \$2 billion, according to Colorado’s insurance commissioner, Michael Conway. An initial assessment for 951 homes exceeded \$1 billion when it was made in April 2022, but since then estimates have increased due to additional claims and further assessments.

Kentucky

The Housing Development Alliance (HDA), in partnership with the Foundation for Appalachian Kentucky and Fahe, announced [progress on the construction](#) of the first of four new homes for Perry County flood survivors. The home is the first in a series of 12 to be built for flood survivors in hard-hit Breathitt, Knott, and Perry counties.

Louisiana

HUD has awarded \$841 million to Louisiana to [support housing needs](#) related to 2021 natural disasters. The department provided more than \$800 million to the state, more than \$7 million to Lake Charles, and more than \$3 million to Baton Rouge.

Michigan

Nearly six months after Gaylord endured a devastating EF-3 tornado, local leaders met to discuss tourism growth and infrastructure projects to [rebuild following the disaster](#). About 200 structures were damaged in the tornado, many of them low-income housing properties or commercial businesses. For this reason, Gaylord did not meet the threshold for uninsured damages necessary to qualify for FEMA assistance. Nevertheless, the community raised about \$1.8 million to aid families and businesses.

Nebraska

The Nebraska Department of Economic Development [announced](#) that \$8 million in federal funds will go to four different Omaha area development projects to help deliver 159 affordable dwellings for communities impacted

by the March 2019 floods. The grants are expected to leverage low-income housing tax credits for those projects, which are designed to benefit households with incomes considered low to moderate.

New Jersey

The City of Lambertville, Hunterdon County, and the State of New Jersey have worked together to [help rebuild after widespread devastation](#) following Hurricane Ida, a Category Four hurricane that struck in September 2021 and caused the worst flash flood in Lambertville’s history. Former mayor Julia Fahl said that “more than 20 government and nonprofit entities are coming into our community to ensure that any questions residents have are answered and that resources are available to address all resident needs, from housing, to insurance, to FEMA, to mental health and trauma recovery.”

New York

Governor Kathy Hochul announced the creation of [the Office of Resilient Homes and Communities](#) on the 10-year anniversary of Hurricane Sandy. The new office will lead New York’s housing recovery and community resiliency efforts.

Oregon

Echo Mountain Fire survivors and Lincoln City residents are [celebrating a new affordable apartment community](#) slated to be completed in early 2024 with the groundbreaking of Wecoma Place, a 44-apartment community that will provide 100% affordable housing. The complex will offer one- and two-bedroom units with rents at 60% and 30% of area median income. The development project was awarded 9% Low-Income Housing Tax Credit Housing Disaster Tax Credits, as well as wildfire direct grants and General Housing Account Program grants.

Resources

White House, Treasury, and Code for America Launch Simplified Tax Filing Tool to Help Families Claim Child Tax Credits and Earned Income Tax Credits – Apply by November 15!

The White House, the U.S. Department of the Treasury (Treasury), and Code for America have collaborated to create a simplified [tax filing tool](#) to help families apply for Child Tax Credits (CTC) and Earned Income Tax Credits (EITC). The new tool, accessible at [GetCTC.org](#), will be available until November 15. In addition to helping applicants claim their CTC and EITC, the tool helps individuals claim any remaining portion of their third stimulus payment.

The CTC is a tax benefit that helps families afford the costs associated with raising children. This year, families can claim up to \$3,600 per child under the age of six, and \$3,000 per child of ages 6-17. To urge families to take advantage of the credit, the IRS is sending letters to millions of households with information about the program, while also reminding households of the availability of EITCs and unclaimed stimulus payments. To learn more, watch a Partnership for America video [here](#).

Claim the CTC at: [getctc.org](#)

Learn more about how to determine whether a family has received the 2021 Expanded Child Tax Credit at: [tinyurl.com/5atkjw38](#)

Learn about tax refunds at: tinyurl.com/r2bhwehs

Updated Housing and Transportation Affordability Index Highlights Prohibitively High Combined Cost of Housing and Transit

The Center for Neighborhood Technology (CNT) has released an updated version of its [Housing and Transportation Affordability Index \(H+T Index\)](#), incorporating additional data to estimate the percent of income that households across the country spend on housing and transportation. The aim of the H+T Index is to highlight how urban sprawl affects household costs, particularly in places without accessible, comprehensive public transit systems. CNT finds that 55% of neighborhoods are affordable using the traditional measure of housing affordability, according to which a household should spend no more than 30% of its income on housing. However, when the affordability benchmark is expanded to include both housing and transit costs and the affordability cap raised from 30% to 45%, CNT finds that only 26% of neighborhoods are affordable.

The H+T Index includes a searchable map allowing users to filter by several different metrics, such as transit and housing affordability, number of automobiles per household, greenhouse gas emissions per household, neighborhood density, and transit connectivity. The tool also allows users to view metrics at several geographic levels, including by census tract, census block group, county, and congressional district. The tool incorporates data from the U.S. Census American Community Survey and Longitudinal Employer-Household Dynamics, as well as AllTransit data on transit schedules.

The resource can be found at: <https://htaindex.cnt.org/>

HUD

NLIHC, NHLP, and NHT Convey Resident Engagement and Protection Comments to HUD Regarding Green and Resilient Retrofit Program

NLIHC, the National Housing Law Project (NHLP), and the National Housing Trust (NHT) submitted [comments](#) on October 27 in response to HUD's [request for information \(RFI\)](#) regarding the Green and Resilient Retrofit Program (GRRP). Comments were focused on responding to two questions posed by the RFI: (1) In designing the GRRP, what equity considerations should HUD have? (2) In awarding GRRP funds to HUD-assisted properties, what targeting criteria should HUD consider?

The GRRP – which provides \$1 billion in funding – is the sole housing-related component of the “Inflation Reduction Act of 2022” (IRA) signed by President Biden on August 16. The IRA is a significantly scaled-down version of the “Build Back Better Act,” which would have provided \$150 billion in funding for targeted affordable housing investments. The IRA does not include resources to address the nation’s limited housing supply, skyrocketing rents, or the needs of an increasing number of people experiencing homelessness.

An [NHT policy brief](#) explains that HUD will administer the GRRP, which will award \$837.5 million to owners and sponsors of privately owned properties assisted by the following programs: Project-Based Section 8 and Section 236, Section 202 Supportive Housing for the Elderly, and Section 811 Supportive Housing for Persons with Disabilities. The funds can be used to improve energy or water efficiency and indoor air quality or sustainability; implement the use of low-emission technologies, materials, or processes; address climate resilience; and establish energy and water benchmarking.

Regarding equity considerations:

1. The comment letter states that HUD should require funding recipients to meaningfully engage and consult with residents, ensuring that HUD-assisted residents are part of the decision-making process.
 - a. The application and review process should take into consideration and plan for the special needs of elderly residents and those with disabilities who might need additional utility allowance payments to cover the costs associated with using medical equipment.
 - b. Residents should be able to weigh in on healthy housing concerns such as mold, pests, and water infiltration.
 - c. Require owners of extensive retrofit projects to meaningfully engage with residents to determine how funds should be used and to inform residents of the purpose of retrofitting and the impact that it will have on residents.
 - d. Require owners to provide notice to and consult with residents at three stages: prior to submitting an application to determine needs, again when funds are awarded, and during the construction process. Residents should have opportunities to comment at each of these stages, and HUD should weigh resident comments.
 - e. All program materials should be provided directly to residents without cost. (Materials include the GRRP application, the final plan, any relocation plan, and any subsequent amendments to the plan.)
 - f. HUD must provide ongoing monitoring, and residents should be informed of who is responsible for monitoring owner compliance and who will address resident complaints.
2. The comment letter states that HUD should protect tenants from displacement and utility cost increases.
 - a. Require compliance with the Uniform Relocation Act (URA).
 - b. Require owners to submit a relocation plan for HUD approval.
 - c. In cases involving long-term relocation, require pass-through leases or temporary relocation to existing PBRA properties, preferably in the same or nearby neighborhood.
 - d. Ensure that residents are not displaced due to informal evictions, subsidy terminations, or re-screening.
 - e. At properties with individual unit utility metering, require evaluation of prior utility allowance schedules and set new utility allowances before GRRP is provided.
 - f. Maintain master utility metering where it currently exists and allow properties to convert to master metering because owners are most capable of bearing the costs of utilities and are more directly benefiting from energy improvements and efficiency.

Regarding criteria for targeting properties and evaluating resilience strategies:

1. The comment letter states HUD should target funds to improvements that ensure long-term affordability.
 - a. Do not approve any plans that would result in a net loss of units.
 - b. Require owners to agree to a 20-year affordability term beyond an existing stated affordability term.
 - c. Require a GRRP use restriction recorded against the property that will apply to any future owners and that states owners will accept all Housing Assistance Payment (HAP) contract renewals for the next 20 years, and that residents' rents (which includes utilities) will be capped at 30% of their adjusted income.
 - d. If an applicant property is troubled, including one with a most recent Real Estate Assessment Center (REAC) score of less than 60 with Exigent Health and Safety deficiencies, HUD must require the owner to execute a HUD-approved plan developed in consultation with residents to address all deficiencies.
 - e. Prioritize awarding GRRP funds to mission-driven nonprofit owners.
2. The comment letter states HUD should require GRRP recipients to prioritize disaster readiness by submitting an emergency preparedness and response plan.

Read the joint NLIHC, NHLP, and NHT comment letter at: <https://bit.ly/3DuVTvt>

Read NHT’s policy brief, “The Inflation Reduction Act: Opportunities to Preserve and Improve Affordable Housing through Resilience,” at: <https://bit.ly/3h8tSM4>

Read the HUD Request for Information at: <https://bit.ly/3zCIFWu>

Read about the Project-Based Section 8 program on [page 4-67](#) of NLIHC’s *2022 Advocates’ Guide*.

Read about the Section 202 Supportive Housing for the Elderly program on [page 4-73](#) of NLIHC’s *2022 Advocates’ Guide*.

Read about the Section 811 Supportive Housing for Persons with Disabilities program on [page 4-78](#) of NLIHC’s *2022 Advocates’ Guide*.

HUD’s Office of Multifamily Housing Announces \$148 Million in CARES Act Funds for Section 8, Section 202, and Section 811 Properties

HUD’s Office of Multifamily Housing (Multifamily) issued [Notice H 2022-06](#) announcing the continued availability of \$148 million in COVID-19 Supplemental Payments (CSP) funds for privately owned properties assisted by the following programs: Project-Based Section 8 and Section 236, Section 202 Supportive Housing for the Elderly, and Section 811 Supportive Housing for Persons with Disabilities. The funds are what remain of the \$1 billion provided by the CARES Act, and the announcement marks the final opportunity for owners to request CSP funds.

The Notice establishes a fifth request window (Round V) and updates property owner submission requirements. Approximately \$139 million will be available for Section 8 Project-Based Rental Assistance properties, \$2 million for Section 202 properties, and \$8 million for Section 811 properties. Core eligibility criteria and the process for awarding funds are unchanged from [Notice 2021-05](#) (see *Memo, 9/27/21*). The Notice incorporates clarifications provided in the [Frequently Asked Questions issued in October 2021](#) (see *Memo, 10/18/21*) and expands a discussion of allowable expenses.

Notable changes regarding eligible operating expenses include the following:

- Expenses can include staff or contract costs to conduct training for residents on the use of technology and “virtual” services that further social distancing goals. These costs may include training on using desktop or mobile devices to aid in completing income recertifications, making online maintenance requests, using social media to maintain community connections, and accessing telehealth or other supportive services through an online interface.
- Office technology and other equipment to facilitate social distancing may now include one device per 100 households for use by tenants in support of property operations (i.e., for completion of recertifications and submitting maintenance requests).
- To maintain or enhance ongoing service coordination in properties designated to serve elderly people or people with disabilities, CSP may now include one IT device per property or per every 50 residents for other program use.

Notable changes regarding eligible capital expenses include the following:

- To secure reimbursement for emergency generators to protect vulnerable elderly residents from the exposure risk associated with evacuations/displacement, it is now sufficient that a property be designated as an elderly project. If a property does not have this designation, it may also qualify if at least 50% of the

units are occupied by elderly people, and – for the first time – physically disabled households. As before, Multifamily will allow reimbursement only where generators are necessary to address critical medical needs and a documented risk that recurring power outages pose a significant risk to residents should public health directives prevent or discourage temporary relocations. Notice H 2022-06 adds that a property must also demonstrate power outage risk in one of two ways.

- Capital expense can now include the incremental cost of adding enhanced “air scrubbers” that are targeted to building common areas.
- Costs to improve or establish outdoor seating areas that permit socializing with a decreased risk of virus transmission, relative to indoor gatherings, are now eligible expenses. These expenses may include the purchase of chairs, benches, tables, umbrellas, tents, shade canopies, and pathway or security lighting. Seating area coverings must not permanently attach to buildings, and installation must not involve site excavation, such as for deep post holes or new concrete foundations.

The latest round of CSP funding will allow owners to submit applications for reimbursement of eligible expenses incurred for the four previously announced operating periods (from March 27, 2020, through October 31, 2021) and the new operating period (from November 1, 2021, through January 31, 2023). The deadline to submit applications is February 21, 2023.

Read Notice H 2022-06 at: <https://bit.ly/3U3X2dw>

Read about the Project-Based Section 8 program on [page 4-67](#) of NLIHC’s *2022 Advocates’ Guide*.

Read about the Section 202 Supportive Housing for the Elderly program on [page 4-73](#) of NLIHC’s *2022 Advocates’ Guide*.

Read about the Section 811 Supportive Housing for Persons with Disabilities program on [page 4-78](#) of NLIHC’s *2022 Advocates’ Guide*.

HUD Offers Trainings to Address Elevated Blood Lead Levels and Adds Public Housing Module to the Lead Safe Housing Rule Toolkit

HUD’s Office of Lead Hazard Control and Healthy Homes (OLHCHH) is conducting three trainings to review federal lead regulations and discuss the Lead Safe Housing Rule (LSHR) Amendment for pre-1978 housing. The trainings will discuss how to respond to cases of elevated blood lead levels (EBLL) in children less than six years old living in federally assisted housing. Resident leaders and advocates could benefit from participating in the trainings even though they are oriented to public housing agencies (PHAs) administering public housing and Housing Choice Vouchers, as well as owners of privately owned properties assisted with Project-Based Section 8 rental assistance. Separately, OLHCHH added a new module specific to public housing ([Subpart L](#)) to its existing [Lead Safe Housing Rule Toolkit](#).

The sessions will be recorded and accessible on HUD Exchange after they take place. In addition, the content of the sessions was previously presented in webinars held during the fall of 2019:

- [LSHR Amendment Training for HUD Funded Recipients Who Administer TBRA Webinar](#)
- [LSHR Amendment Training for Conventional Public Housing and PBA Programs Webinar](#)

There will be two sessions pertaining to Tenant-Based Rental Assistance, (assuming HUD is referring to Housing Choice Vouchers): one on November 15 and one on November 17, both from 1 to 3 pm ET. Register

for either [here](#). A training on December 6 from 2 to 4 pm ET will address public housing and private housing with project-based rental assistance. Register [here](#).

Separately, OLHCHH added a new module specific to public housing ([Subpart L](#)) to its existing [Lead Safe Housing Rule Toolkit](#). Subpart L also refers to a subpart of 24 CFR part 35, “Lead-Based Paint Poisoning Prevention in Certain Residential Structures,” starting at Section 35.1100. As with the other components of the Toolkit, the public housing module provides a summary of the LSHR requirements for public housing and how PHAs must prepare to comply with the law and regulation. The basic approach is to assure that public housing units are evaluated, that paint is properly maintained, and that a PHA takes special steps to respond if a child less than six years of age has a verified elevated blood lead level (EBLL). There are sections describing communicating with residents, conducting lead-based paint inspections and risk assessments, describing ongoing maintenance issues and period re-evaluations, explaining how to conduct repair work, and responding to cases of children with an EBLL.

Read the Lead Safe Housing Rule Toolkit at: <https://bit.ly/3U22ihQ>

Read the Public Housing Module (Subpart L) at: <https://bit.ly/3UorYFr>

More information about Lead Hazard Control and Healthy Homes can be found on [page 6-1](#) of NLIHC’s 2022 *Advocates’ Guide*.

Housing Policy Forum

NLIHC Invites Nominations for 2023 Organizing Awards

As communities face rising rents and housing costs, housing advocates are organizing at the state and local levels to keep renters stably housed and enact long-term solutions. NLIHC’s annual Organizing Awards will honor two organizations or campaigns that mobilized around low-income housing issues and achieved a significant victory during 2022. **NLIHC invites our partners to [submit nominations](#) for the 2023 Organizing Awards today!** Nominations for the awards are due by 5 pm ET on Friday, December 16, 2022. The nomination form can be found [here](#).

The NLIHC Organizing Awards recognize outstanding statewide, regional, citywide, and/or neighborhood organizing that resulted in a victory within the past year. The achievements of organizing award honorees must further NLIHC’s mission of achieving racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice. Special consideration will be given to nominations that incorporate tenant- or resident-centered organizing, elevate the leadership of people with lived experiences of housing instability, and prioritize racial equity.

An Organizing Awards Committee composed of NLIHC board members and previous award winners will determine this year’s honorees. The awards will be presented at the NLIHC 2023 Housing Policy Forum that will be held March 20-23, 2023. NLIHC will provide two representatives of each honored group complimentary Forum registrations and one hotel room for the next Policy Forum. Honorees will speak on a panel at the Policy Forum and share their best practices for organizing state and local campaigns.

Previous organizing award winners have been celebrated for establishing groundbreaking renter protections, expanding funding for affordable housing development, blocking significant cuts to housing programs, and building robust civic engagement initiatives. To explore the achievements recognized in recent years, please review our [list of past winners](#).

Eligibility criteria are as follows:

- Nominated organizations must be current NLIHC members. Organizations can [become NLIHC members](#) easily online. To check your membership status, reach out to [your state's housing advocacy organizer](#).
- Organizations may self-nominate.
- NLIHC board members and Award Committee members may not nominate an organization with which they are employed or affiliated.

Please reach out to Courtney Cooperman, housing advocacy organizer, at ccooperman@nlihc.org with questions.

Opportunity Starts at Home

Study Finds Improved Health Outcomes for Voucher-Using Households

A [study](#) published in the *Journal of Public Health Management and Practice* assesses the effectiveness of voucher programs in improving housing and health outcomes for low-income households. The study finds that low-income households with vouchers not only experienced improved housing quality, decreased housing insecurity and homelessness, and decreased neighborhood poverty but also had better wellness outcomes. In particular, the study finds that voucher use by households led to better health care access for adults, better physical and mental health outcomes for female youth, and improved educational attainment for children who entered the voucher program when they were younger than 13. Read the study [here](#).

Research

Research Finds Extended-Stay Rental Properties Have Significantly Higher Eviction Rates Than Other Multifamily Properties

A new study from Rutgers University, "[Corporate Landlords and Pandemic and Prepandemic Evictions in Las Vegas](#)," analyzes eviction filing patterns in extended-stay multifamily rental properties and single-family rental (SFR) properties in Las Vegas. The study compares rates of eviction for the two property types before and during the COVID-19 pandemic and finds that extended-stay rental properties had significantly higher eviction rates than other multifamily rental properties before the pandemic and even higher likelihoods of eviction after the onset of COVID-19. Greater variation in eviction filing patterns existed for large single-family properties, with some landlords reducing eviction filings significantly during the first year of the pandemic.

The research uses data on eviction records from courts serving the Las Vegas metropolitan area. The records are divided into two separate periods – April 2019 to March 2020 and April 2020 to March 2021 – to compare evictions pre-pandemic and during the pandemic. The author of the study also created two additional data sets – one comprising extended-stay multifamily rental properties and the other single-family rental properties – to compare rental housing submarkets. Using previous research that identified large landlords in Las Vegas, the researcher identified a named group of large landlords for both the multi-family and single-family datasets to investigate specifically.

Among all multi-family property landlords, extended-stay rental property landlords were significantly more likely to evict their tenants both before and during the pandemic. Extended-stay properties had an eviction filing

rate 1.7 times greater than all multi-family properties pre-pandemic, and the rate grew to 2.8 times greater during the pandemic. Extended-stay properties accounted for 21% of pre-pandemic filings and 26% of pandemic filings, while making up just 12% of all rental units. Siegel Suites, a large extended-stay owner in Las Vegas, had the highest filing and eviction rates during the pandemic, filing evictions for 22 out of every 100 units during this period. Evictions were also concentrated among the largest multi-family owners – for both extended-stay and other properties. Twenty-five percent of all pre-pandemic multi-family eviction filings and 32% of all pandemic multi-family eviction filings in Las Vegas were made by ten large named landlords, despite these landlords accounting for only 17% of multi-family rental housing units.

SFR properties owned by large landlords were shown to have disproportionately high pre-pandemic rates of eviction. A group of 10 large landlords accounted for 21% of total pre-pandemic SFR evictions, despite these landlords owning only 5% of total SFR units. During the pandemic, however, there was far more variation in eviction trends across large named SFR landlords, with some evicting less frequently than smaller landlords. One in 10 of all executed evictions in SFRs during the pandemic came from these large SFR landlords – a significant decrease from the pre-pandemic rate of 21%.

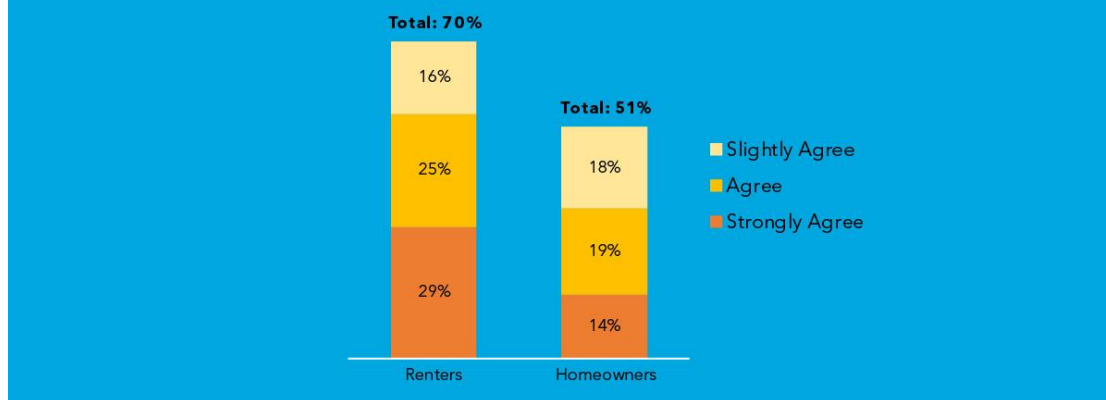
The research finds extended-stay properties account for a disproportionate share of evictions. The author hypothesizes that this is because many extended-stay properties rent to tenants who have a difficult time entering the private rental market due to unstable finances or who have other characteristics that landlords perceive as precarious. Additionally, many of these properties have high weekly rents compared to rents for standard monthly or annual leases, and landlords face relatively few barriers to eviction. The researcher calls for both immediate and long-term policy action to better stabilize renters who have limited access to the private rental market, including Universal Basic Income, expanded access to Housing Choice Vouchers, right-to-counsel reform, and eviction case sealing.

The article can be found at: <https://bit.ly/3UnPbrf>.

Fact of the Week

Renters More Likely Than Homeowners to See Housing Affordability as a Critical Election Issue

Share of Renters and Homeowners Who Agree Housing Affordability is a Critical Issue for Them in the Upcoming Election



Source: Apartment List, "Why the Voter Turnout Gap between Renters and Homeowners May Finally Be Narrowing," October 2022, <https://bit.ly/3h21Hy7>



Source: Apartment List, "Why the Voter Turnout Gap between Renters and Homeowners May Finally Be Narrowing," October 2022, <https://bit.ly/3h21Hy7>

From the Field

Report Identifies Missed Opportunities in Implementation of New Jersey's Fair Housing Act, Makes Recommendations to Accelerate Affordable Housing Development

A new report by [Fair Share Housing Center](#), *Untapped Resources: How New Jersey Can Leverage State Financing and Land for Affordable Housing*, outlines the legislative history of New Jersey's "Fair Housing Act," shows how the act has been used to support affordable housing, and offers policymakers recommendations for fully implementing the act's provisions to accelerate affordable housing development across the state. The report also highlights the longstanding racial and economic disparities that exist in New Jersey, illuminates the intersections between racial justice and housing, and demonstrates how racial inequities contribute to worsening health and well-being outcomes for residents. Advocates hope the report will highlight existing opportunities to spur affordable housing development that do not require the passage of new legislation.

New Jersey has enacted several key policies to support the development of affordable housing. The [Mount Laurel Doctrine](#), which was established in 1975 when the New Jersey Supreme Court held that every town must provide its "fair share" of the regional need for affordable housing, along with the "New Jersey Fair Housing Act of 1985" have led to the development of tens of thousands of affordable homes across the state. However, these policies have yielded neither equitable nor sufficient housing development (see [Memo](#), 07/2020). In 2008, New Jersey [amended](#) its Fair Housing Act to require that any residential development supported by state funding reserve 20% of new homes as affordable housing for very low-, low-, and moderate-income households. This policy was reinforced in 2021 when the New Jersey Legislature passed a \$14 billion package of tax credits for the Economic Development Authority.

Despite such advances, the report argues that the state has yet to fully enforce the Fair Housing Act amendment or set forth clear guidance showing how state agencies can abide by the law. As a result, too few units have been created, and for some development projects discussed in the report, the Fair Share Housing Center has had to initiate or threaten litigation to ensure that statutory requirements were met. The report also features a [map](#) of

37 state-owned properties in urban, suburban, and rural locations that present prime opportunities for affordable housing development, with six properties highlighted and discussed in detail.

The report recommends steps New Jersey can immediately take to fully realize the intent of the Fair Housing Act and address the urgent need for more affordable housing. These include the following:

- Issue clear guidance to state agencies that ensure compliance with the 20% affordable housing requirement for state-assisted projects.
- Direct state agencies to formulate and adopt a rule requiring state-assisted projects to reserve 20% of new units as affordable.
- Direct the state’s Department of Treasury to incorporate the 20% affordable housing requirement into its Joint Circular on the utilization of state-owned lands.
- Commit to identify prime state-owned lands to be used to create substantial opportunities for affordable housing.

“New Jersey is facing an affordability crisis,” said Adam Gordon, executive director of Fair Share Housing Center. “As rents and home prices continue to rise, New Jersey must do all that it can to preserve affordability and create more affordable housing opportunities. Leveraging and enforcing requirements for the state to include affordable homes when it provides economic incentives or land towards development will help accelerate affordable housing for thousands of New Jerseyans. We hope this report leads to stronger enforcement and implementation of what the Legislature has properly made a priority. If fully implemented, this provision of the Fair Housing Act can have a substantial impact on affordable housing development in our state.”

The full report can be found [here](#).

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 in the News

NLIHC in the News for the Week of October 30

The following are some of the news stories to which NLIHC contributed during the week of October 30:

- “Housing task force has good ideas, but it must protect renters, too” *Journal Gazette*, November 1 at: <http://bit.ly/3T44MLe>
- “Housing and Homelessness Are on the Ballot. Will Unhoused People Have a Say?” *Capital B*, November 2 at: <http://bit.ly/3UmPiTN>
- “In U.S. midterm elections, rising rents stir up tenants” *Reuters*, November 4 at: <http://bit.ly/3t83DYE>

NLIHC News

Where to Find Us – November 7

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

- Partnership for Strong Communities [2022 Connecticut Affordable Housing Conference](#) – Keynote Speaker, Virtual, November 14 (Diane Yentel)
- [Empower Missouri, Affordable Housing Coalition Meeting](#) – Virtual, November 14 (Gabby Ross)
- 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)

- [New York Housing Conference 49th Annual Awards Program](#) – New York, NY, December 1 (Sarah Saadian)
- [Housing Alliance of Pennsylvania “Homes Within Reach” Conference](#) – Hershey, PA, December 7-9 (Sarah Saadian)
- Evangelical Lutheran Church in America “Homeless Persons’ Memorial Day” Event – Washington, DC, December 21 (Sarah Saadian)
- Los Angeles Business Council Housing and Transportation Committee Meeting – Virtual, January 18-19 (Sarah Saadian)
- Prosperity Indiana Summit and Statehouse Day – Indianapolis, IN, February 1 and 2 (Diane Yentel)

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