

Volume 27, Issue 46
November 21, 2022



In recognition of the Thanksgiving holiday, Memo to Members & Partners will not be published on Monday, November 28. The next Memo will be published on Monday, December 5.

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White House

NLIHC Tenant Leader Cohort Attends White House Meeting on Tenant Protections and Housing Affordability

On Monday, November 14, members of NLIHC's Tenant Leader Cohort attended a meeting at the White House on tenant protections, alongside other people with lived expertise, legal aid advocates who have worked directly with impacted people, advocates, and researchers. Diane Yentel, NLIHC President and CEO, attended the White House meeting with the Tenant Leader Cohort.

NLIHC's Tenant Leader Cohort is a group of tenant advocates and community leaders with lived experience of housing insecurity who work towards housing justice and racial equity in their neighborhoods and greater communities. NLIHC collaborates with the Tenant Leader Cohort to inform our policy priorities so that these priorities best reflect the needs of low-income renters. In October 2022, the cohort participated in NLIHC's [Tenant Leader Retreat](#) in Albany, Georgia, where members focused on racial trauma and healing and helped formulate tenant protection policy priorities and ideas for NLIHC's upcoming policy forum in 2023.

The goal of White House meeting was to inform the Biden-Harris administration's policy development for tenant protections. NLIHC's Tenant Leader Cohort shared five themes with the Biden-Harris administration during the White House meeting: (1) addressing past and current inequalities by incorporating racial and disability equity in all aspects of policymaking; (2) rebalancing the power between landlords and tenants and holding landlords and institutions accountable; (3) ensuring tenant representation by having tenants present for every decision made about housing; (4) prioritizing housing that is deeply affordable and accessible for people with the lowest incomes and greatest needs, especially through rental assistance, the national Housing Trust Fund, and public housing; and (5) increasing resources to help low-income people become homeowners and maintain homeownership and financial stability.

NLIHC's tenant leaders were pleased to participate in the meeting. It was the first time that many of the leaders had visited the White House, and they looked forward to providing feedback on policies that impact their lives and communities. After returning from the meeting, the leaders expressed their eagerness to continue conversations about tenant protections with other professionals working on housing policy and to advance advocacy efforts focusing on disability justice, HUD's Section 3 program, and the Faircloth amendment, which impacts the construction of new public housing units.

Several members of the cohort shared comments about their experiences:

"The R on my chest signified 'Residents' who like me have experienced harms, disparate treatment, and trauma as unhoused housing insecure disabled," said NLIHC Board and Tenant Cohort Member Zella Knight. "These ills include source-of-income discrimination. Ambassador Rice recognized the importance of those having direct impact being part of the discussion and decisions in the efforts to protect tenants."

"I was focusing on and had a positive conversation on opportunities to expand broadband for rural America," said NLIHC Board and Tenant Cohort Member Loraine Brown. "To increase access to tenant and advocacy resources."

"People closest to the problem are also closest to the solution," said NLIHC Board and Tenant Cohort Member Mindy Woods. "It is past time for the White House to listen to those of us with lived experience."

"The solution is having the tenants at the table when policies are being made," said NLIHC Board and Tenant Cohort Member Geraldine Collins.

The cohort will be working with NLIHC staff to draft a letter to the Biden administration and other federal agencies with representatives who attended the convening (e.g., HUD, the U.S. Department of the Treasury, the Consumer Finance Protection Bureau, and the U.S. Department of Justice). The letter will address important issues that were not covered during the meeting. NLIHC and the cohort will continue to push to make tenant protections an ongoing topic of discussion and to include the voices of individuals with lived experience in these discussions.

NLIHC Attends Second White House Meeting on Housing Supply and Affordability

NLIHC President and CEO Diane Yentel participated last week in a follow-up meeting at the White House on housing supply and affordability. Held in the Roosevelt Room of the White House's West Wing, the meeting included White House officials Brian Deese (director of the National Economic Council), Susan Rice (director of the Domestic Policy Council), Marcia L. Fudge (secretary of HUD), Sandra Thompson (director of the Federal Housing Finance Agency), and Gene Sperling (senior advisor to the president). Other attendees included the CEOs of the National Association of Realtors, National Multifamily Housing Council, Mortgage Bankers Association, National Association of Home Builders, National Fair Housing Alliance, Affordable Housing Tax Credit Coalition, National Council on State Housing Agencies, and National Housing Conference. The meeting focused on legislative and administrative housing priorities for the remainder of this year and served as a follow-up for a similar meeting held in September. NLIHC appreciated the opportunity to continue sharing our priorities concerning efforts to get and keep the lowest-income people housed with senior officials from the Biden administration, and we look forward to a continuing partnership with the White House to increase housing supply and affordability and protect low-income renters and people experiencing homelessness.

Budget and Appropriations

Congress Inches Closer to Final FY23 Spending Bill and Tax Extenders Package as Negotiations Continue – Take Action!

Congress is in recess for the Thanksgiving holiday, but negotiations over a final fiscal year (FY) 2023 spending bill gained momentum last week and will continue among Appropriations Committee staff even as members return to their home districts and states. Congress has until December 16 to enact a final FY23 bill, pass another continuing resolution (CR) to keep the federal government funded, or risk a partial government shutdown. In addition to finalizing an FY23 omnibus, members of Congress are hoping to pass an end-of-the-year tax extenders package that may include an expansion of and reforms to the Low-Income Housing Tax Credit (LIHTC).

Appropriations

Senate Appropriations Chair Patrick Leahy (D-VT) and Ranking Member Richard Shelby (R-AL) will both retire at the end of the year and have each expressed determination to wrap up a final FY23 bill before they leave Capitol Hill. However, with Republicans slated to control the House next year, some far-right members in the House are pushing for a long-term CR that would delay the FY23 process into the new Congress, giving Republicans the opportunity to slash funding for social spending programs or bypass the FY23 bill altogether by enacting a long-term CR.

[Long-term CRs have serious consequences](#) for affordable housing and homelessness programs. Because the cost of housing rises every year, increased appropriations are needed from year-to-year just to maintain the number of households being served by HUD's and USDA's vital housing and homelessness programs. Flat funding acts as a cut and reduces the number of people served. The Campaign for Housing and Community Development Funding ([CHCDF](#)) sent a [letter](#) signed by 1,921 national, state, local, and tribal organizations to appropriations leaders on November 18 calling on Congress to provide the highest possible funding for HUD's and USDA's affordable housing, homelessness, and community development programs in FY23 and warning of the broad, negative impacts of long-term CRs on housing and homelessness programs.

Tax Extenders

In addition to finalizing an FY23 budget, Congress may enact a tax extenders package by the end of the year. 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, who have the most acute and urgent affordable housing needs. 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.

Take Action

Advocates should 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 FY23, 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.

Advocates should also [contact their members of Congress](#) and urge them to use the end-of-year tax extenders legislation to expand and reform the Low-Income Housing Tax Credit (LIHTC) to better serve extremely low-income (ELI) households.

LIHTC is the primary funding source for financing 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>

Contact your members of Congress about LIHTC reforms at: <https://p2a.co/4qstqc5>

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!

From the Field

NLIHC State and Tribal Partners Reconvene in Person for First Time in Three Years

Last week, NLIHC held its first in-person convening of [state and tribal partners](#) in over three years. More than 50 people representing 39 of NLIHC’s state and tribal partner organizations, along with all NLIHC staff, gathered in Washington, D.C., and online for the hybrid event. Attendees spent two days building relationships, strategizing about ways to advocate with the new Congress, and deepening their commitment to racial equity. The [United Native American Housing Association \(UNAHA\)](#), a longtime NLIHC member, was also welcomed as the group’s first tribal partner. The agenda included a Capitol Hill report, a panel discussion with staff from Capitol Hill offices and partners from Georgia and Indiana, a conversation with the U.S. Department of Housing and Urban Development’s (HUD) Senior Advisor for Racial Equity, a racial bias training, and plenty of opportunities for networking.

NLIHC state and tribal partners are those member organizations with which NLIHC works mostly closely in each state or region of the country. As part of these close partnerships, NLIHC offers unique supports beyond those provided to regular members, such as special meetings with HUD and administration officials, help with federal advocacy work, and forums for networking and knowledge-sharing. State partners are housing and homelessness advocacy organizations that serve whole states or regions within a state, are engaged in state and federal housing advocacy, and have their own networks to mobilize in pursuit of NLIHC’s policy priorities. Many are traditional coalitions with a wide range of members; others are local organizations that act as informal points of contact in particular regions. Currently, NLIHC has 67 state partners operating in 45 states and the District of Columbia, as well as one tribal partner.

NLIHC’s affiliation with tribal partners is a new endeavor and is intended to provide affordable housing advocacy and policy support to tribal communities across the country. Tribal partners are nonprofit organizations that serve members of tribes in particular geographic regions, that prioritize increasing affordable housing for the lowest-income renters, and that seek to end homelessness. Our new tribal partner, UNAHA, represents over 30 tribes located in the Northern Plains (HUD Region VIII), a region encompassing Montana, North Dakota, South Dakota, Wyoming, Colorado, Utah, Nebraska, and Kansas.

For information about becoming an NLIHC state or tribal partner, please contact outreach@nlihc.org

Emergency Rental Assistance

NLIHC Releases Blueprint for a Permanent Emergency Rental Assistance Program

NLIHC released on November 17 a new report, [*Emergency Rental Assistance: A Blueprint for a Permanent Program*](#). The report examines the implementation of the U.S. Department of the Treasury's (Treasury) Emergency Rental Assistance (ERA) program by state and local organizations to identify policies and practices that led to successful implementation and provide recommendations for model programs. By offering a compendium of new research, innovative tools, and shared experiences in the implementation of ERA, the report provides a blueprint that can be used to establish a permanent ERA program in the future.

The new report was authored by members of NLIHC's End Rental Arrears to Stop Evictions (ERASE) project. For more than two years, the ERASE project has tracked the progress of ERA and collaborated with state partners, local jurisdictions, and program administrators to ensure that emergency rental assistance reaches the lowest-income and most marginalized renters. The ERASE project has sought to ensure that ERA programs are visible, accessible, and preventive, and the new report focuses on identifying those practices and policies that have been most successful in realizing this goal.

The report provides an overview of Treasury's ERA program, surveying its aims and structure, the guidance issued by Treasury concerning the use of ERA funds, Treasury's processes for allocating and reallocating funds, and the general impact of ERA. Subsequent sections explore how ERA programs ensured that ERA was visible and accessible to the lowest-income renters and how programs guaranteed that ERA programs prevented housing instability, evictions, and homelessness. The report highlights examples of policies and practices developed by organizations around the country and the work of the ERASE Cohort, a group of 38 state and local partners working with NLIHC to guarantee that ERA reaches those renters most in need. The report also includes recommendations about legislation that would help create a permanent ERA program to prevent evictions and promote housing stability for extremely low-income renters.

Read the report at: <https://nlihc.org/resource/nlihc-releases-blueprint-permanent-emergency-rental-assistance-program>

For more information about the ERASE project, visit the ERASE website at: <https://nlihc.org/erase-project>

HoUsed Campaign for Universal, Stable, Affordable Homes

Join Today's (11/21) National HoUsed Campaign Call for Universal, Stable, Affordable Homes!

[Join](#) today's (November 21) national HoUsed campaign call from 2:30 to 4:00 pm ET. Bhavya Mohan with the U.S. General Services Association (GSA) will join the call to discuss a [study on equity in emergency rental assistance distribution](#). Micaela Connery with The Kelsey and Susan Popkin with the Urban Institute will share an [assessment of national housing needs for people with disabilities](#). We will also hear from NLIHC's End Rental Arrears to Stop Evictions (ERASE) project team about its new [blueprint for a permanent Emergency Rental Assistance Program](#), receive updates from the field, and more!

Housing Policy Forum

NLIHC Is Accepting Nominations for 2023 Organizing Awards!

As communities face the impact of rising rents, 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 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.

HUD

HUD Posts Short Guides about Emergency Housing Vouchers

HUD has posted the [Emergency Housing Voucher \(EHV\) Roadmap](#), a collection of one-page guides designed to help stakeholders understand the main components of the Emergency Housing Voucher (EHV) program created by the "American Rescue Plan Act." Seven short guides are currently available, and two more are scheduled to be released soon.

Approximately 70,000 Housing Choice Vouchers (HCVs) are being provided to public housing agencies (PHAs) to assist households that are either experiencing homelessness; at risk of homelessness; fleeing, or

attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or that were recently homeless or have a high risk of housing instability (see *Memo*, [5/10/21](#)).

EHVs require Continuums of Care (CoCs) and PHAs to work together to house eligible EHV populations quickly. A PHA must receive a referral from a CoC, and an EHV provides funds to pay for ongoing rental assistance as well as services to support households in the lease-up process. The assistance can be used to help with the housing search, move-in costs, landlord outreach and incentives, and tenant readiness services.

The six guides currently available provide overviews of the EHV program, PHA administrative fees, regulation waivers and alternative requirements, the referral process, partnerships among PHAs, CoCs, and Victims Services Providers (VSPs), pairing services, and considerations for rural areas. Forthcoming guides will focus on services for survivors of domestic violence and on advancing equity.

Implementation of the EHV program is directed by [Notice PIH 2021-15](#). HUD posted in March 2022 a detailed guide on EHVs, [Emergency Housing Vouchers: A How-To Guide for Public Housing Agencies](#) (see *Memo*, [3/14](#)).

Read the EHV Roadmap at: <https://bit.ly/3XbnNi9>

Access HUD's EHV website at: <https://www.hud.gov/ehv>

Spanish Versions of RAD Resident Fact Sheets Are Now Available

HUD's Office of Recapitalization (Recap) has posted [Spanish versions](#) of 15 Rental Assistance Demonstration (RAD) fact sheets intended to help public housing residents better understand the RAD conversion process. The fact sheets cover residents' rights before and after RAD conversion. English versions of the fact sheets were posted earlier this year (see *Memo*, [2/7](#) and [2/22](#)).

As part of the "FY12 HUD Appropriations Act," the U.S. Congress authorized the Rental Assistance Demonstration (RAD) to help preserve and improve public housing and other HUD-assisted housing. RAD allows public housing agencies (PHAs) and owners of private, HUD-assisted housing to leverage Section 8 rental assistance contracts to raise private debt and equity for capital improvements. RAD has two components, the first of which pertains to public housing, the subject of the new Recap fact sheets.

Read the fact sheets at: <https://bit.ly/3g7WZPu>

Read more about RAD on NLIHC's [public housing webpage](#) at [RAD: Key Features for Public Housing Residents](#) and on [page 4-42](#) of NLIHC's *2022 Advocates' Guide*.

Disaster Housing Recovery Updates

DHRC Webinar Overviews Federal Resources, Advocacy Materials, and Local Efforts Following Hurricanes Ian and Fiona

The NLIHC-led Disaster Housing Recovery Coalition (DHRC) hosted a national disaster webinar on November 15 to hear updates about national, state, and local disaster response efforts following Hurricanes Ian and Fiona. Listeners heard from Elvin Louren-Torries, Kate Bulger, and Timothy Carpenter, who are members of Fannie Mae's [Disaster Response Network](#), which provides financial and disaster recovery counseling to homeowners

and renters impacted by disasters. The network’s counselors are available to help disaster survivors create personalized action plans, explain mortgage relief programs, provide financial coaching, and support clients’ disaster recovery efforts.

Next, Madeline Sloan from Texas Appleseed discussed a report authored recently by several DHRC members, “[But Next Time: Storm Survivors Demand Overhaul of Disaster Recovery System.](#)” The report outlines reforms that can be enacted to prevent repeats of the botched recoveries that followed Hurricane Sandy, Hurricane Harvey, and Hurricane Maria. Gladys Cook of the Florida Housing Coalition explained how survivors of Hurricane Ian are faring and gave suggestions about how to gather important information following disasters. Veronica Gonzalez from Ayuda Legal Puerto Rico outlined the current issues in Puerto Rico, where imprecisely written denial letters from FEMA are stymying the efforts of disaster survivors to quickly appeal adverse decisions by FEMA.

The next – and final – national disaster webinar of the 2022 Atlantic hurricane season will be held on Tuesday, November 29. Those interested in joining the webinar can register [here](#).

Find a recording of the November 15 webinar at: <https://tinyurl.com/22pbb9jr>

Find slides from the November 15 webinar at: <https://tinyurl.com/3sp7pazu>

Latest COVID-19 and Housing/Homelessness Updates – November 21, 2022

National Updates

Department of Housing and Urban Development (HUD)

The U.S. Department of Housing and Urban Development (HUD) awarded [\\$2 million](#) in funding on November 3 to assess the impact of the Emergency Rental Assistance (ERA) program. Three awardees – Abt Associates, Princeton University, and the University of Pennsylvania in collaboration with the University of California at Berkeley – will receive the funds under the FY2022 Impact Evaluation of the Emergency Rental Assistance Program [Notice of Funding Opportunity](#).

Department of the Treasury (Treasury)

Treasury released [ERA1 and ERA2 Quarterly Demographic Data for Q1 2021 through Q2 2022](#) on November 2. Read NLIHC [Memo, 11/14](#) to learn more.

Advocacy and Research

According to a new analysis from the National Consumer Law Center (NCLC), Massachusetts residential utility customers are increasingly falling behind on their utility payments and are at increased risk of having their utilities shut off, with record winter fuel prices on the way. The analysis, “[COVID-driven Arrearages and Rising Energy Prices Increase Risk of Utility Shutoffs](#),” finds that COVID-19 severely impacted the ability of hundreds of thousands of customers to pay their bills and created a new class of struggling residential customers who previously were able to pay their bills but fell behind due to the pandemic.

Reporting

[NBC News](#) reports that eviction filings have been increasing in many places since the spring and are expected to rise in the coming months as federal emergency rental assistance (ERA) runs out.

State and Local News

California

The [Los Angeles City Council](#) is moving forward with plans to end the city's COVID-19 eviction protections despite increasing pressure from tenant advocates to reverse the decision. The council's Housing Committee voted on November 9 against extending the city's COVID-19-era eviction rules, which are set to sunset on January 31, 2023.

Colorado

The Colorado Emergency Rental Assistance Program will [stop accepting new applications](#) on November 15. Previously submitted applications are still being reviewed, and those already approved will continue to be processed and paid out. Residents of Denver, Larimer, and Boulder counties may still apply for rental assistance from their local programs.

A new report from Enterprise Community Partners and Colorado Futures Center shows that pandemic protections for renters helped [cut evictions in Colorado by nearly 60%](#). The report, *A New Normal*, uses data from nearly 150,000 evictions filed in Colorado county courts from July 2017 to June 2021 and analyzes eviction filings by quantity, geography, case outcomes, and whether landlords and renters had legal representation in their cases. The study finds that from 2019 to 2020, eviction filings fell by 57% as eviction moratoriums and emergency rental assistance came into effect.

Georgia

The Georgia Department of Community Affairs has [stopped](#) accepting applications for emergency rental assistance due to dwindling federal funds. Housing advocates fear that Georgians who are no longer able to access federal rental assistance may be facing imminent [homelessness](#).

Hawaii

On November 1, the County of Hawai'i Office of Housing and Community Development announced that its Emergency Rental Assistance Program would [begin winding down](#). The program has disbursed nearly \$23 million in rent and utility assistance, helping more than 7,800 residents avoid eviction, utility shutoffs, and homelessness.

Idaho

Idaho is proceeding to [close down](#) its emergency rental assistance program. The state's legislature authorized the Idaho Housing and Finance Association (IHFA) to distribute \$38 million in federal funds as part of the second iteration of the rental assistance program. At the end of January 2023, IHFA will stop paying forward rent and utility payments. In October – and with only a week's notice – IHFA informed its partners that the program would not cover new hotel or motel stays.

Iowa

Iowa could lose tens of millions of dollars in [unspent federal emergency rental assistance](#) if state officials do not reallocate the money to local housing initiatives.

Louisiana

Lafayette Parish will receive [\\$4.8 million](#) in additional federal emergency rental assistance (ERA) funds reallocated from the state.

Maine

MaineHousing [paused new applications](#) for its emergency rental assistance (ERA) program on September 29, 2022, due to concerns about not having enough funds. Officials do not expect to receive any additional funding from the U.S. Department of the Treasury, and the agency expects the current amount of funding to run out by the end of November. The program has served [more than 33,000 people](#) in Maine.

Maryland

Applications for emergency rental assistance are no longer being accepted in [Worcester and Wicomico counties](#). Local homeless shelters have seen an influx of families in need of housing in the past several months. Many of those shelters are already at capacity and have been forced to turn away families.

Michigan

[Eviction filings in Detroit](#) are on track to return to pre-pandemic levels as temporary emergency protections expire. According to the University of Michigan's Poverty Solutions initiative, eviction filings in Detroit had risen from historic lows to 75% of the pre-pandemic rate as of June 2022. At the current filing rate, 21% of renters – or 61,000 tenants – will face the threat of eviction this year.

The University of Michigan's Poverty Solutions initiative released a brief, [Learning from COVID-19 Eviction Response Measures in Detroit](#), analyzing trends in eviction filings and outcomes since the start of the pandemic using a dataset of evictions filed in Detroit between January 2019 and June 2022. The findings indicate that COVID-19 eviction response measures reduced the number of evictions in Detroit relative to past years. Even with unprecedented prevention measures in place, however, evictions remained a persistent threat. As emergency rental assistance expires and the affordable housing crisis worsens, a return to the pre-pandemic normal marks a return to mass evictions. Policymakers must act urgently to enforce existing laws, institutionalize pandemic-era programs, and enact a more just eviction and housing policy platform. Read the [working paper](#) and [policy brief](#).

New Jersey

The New Jersey Department of Community Affairs will receive more than [\\$51 million](#) in reallocated emergency rental assistance (ERA) funds from the U.S. Department of the Treasury. The state expects to distribute the funds to between 4,100 and 4,600 of the households on the program's waiting list. Of the 50,200 households currently on the waiting list, the state has approved more than 15,800 to receive assistance as funds become available.

North Carolina

The City of Charlotte and Mecklenburg County [stopped accepting applications](#) for the emergency rental assistance program on November 15 due to dwindling federal funds.

Wisconsin

Milwaukee County will receive [\\$15 million](#) in reallocated emergency rental assistance (ERA) funds from the U.S. Department of the Treasury. The county has distributed \$65.4 million in ERA2 funds since June 2020 through a partnership with Community Advocates. The program has served 12,000 unique households.

Guidance

Department of Housing and Urban Development

Disaster Housing Recovery Updates – November 21, 2022

Hurricane Ian Updates

Landlords are using Hurricane Ian as an excuse to [evict tenants](#), who have little chance of finding alternative housing in disaster-stricken southern Florida.

Areas that only experienced light impacts from Hurricane Ian were [washed away](#) by Hurricane Nicole, which impacted Florida last week.

The rental market in areas impacted by Hurricane Ian remains in [shambles](#) approximately a month after the storm hit Florida.

Migrant workers, who are often a [key part](#) of the disaster-recovery workforce, are being forced out of Florida in the aftermath of Ian.

Local frog populations are [exploding](#) in some areas of Florida following torrential rains brought by Hurricane Ian.

Households are [continuing to live](#) in tents in the aftermath of Hurricane Ian as their homes are gutted and they work to rebuild.

Hurricane Fiona Updates

FEMA [announced](#) the permanent closure of seven disaster recovery centers in the hard-hit areas of Aguadilla, Cabo Rojo, Guanica, Naguabo, Rincon, San German, and Yabacoa in Puerto Rico. Hurricane Fiona disaster survivors must [apply](#) for FEMA Individual Assistance by the end of today (November 21).

Hurricane Fiona has made life in rural areas of Puerto Rico even more [difficult](#), in large part because these areas have been disproportionately impacted by recent disasters but neglected by post-disaster recovery efforts.

The Government Accountability Office “watchblog” details [obstacles](#) that have slowed or prevented effective disaster recovery efforts following Hurricane Maria, which struck Puerto Rico in 2017.

FEMA and the Puerto Rico government have [laid out those steps](#) needed to increase the generation capacity and improve the transmission and distribution system of Puerto Rico’s power grid.

Congressional and National Updates

The White House [issued](#) a budget request on November 15 to the U.S. Congress asking for support for disaster-stricken communities.

Ninety percent of all counties in the U.S. have experienced a [weather disaster](#) over the past decade, and these climate-fueled events have caused more than \$740 billion in damages, according to a new report showing that disasters are now [common](#) across the country.

State and Local Updates

Florida

Flagler County emergency management officials will meet with members of the Florida Division of Emergency Management and FEMA on November 14 to determine whether the county meets the criteria for a [federal disaster declaration](#) after Hurricane Nicole. If a declaration is approved, the county can receive public assistance to recuperate the expenses incurred from the storm, and residents and businesses can receive individual assistance with paying for expenses related to the storm.

Louisiana

Louisiana will [receive](#) \$3.1 billion to support recovery efforts following the storms of 2020 and 2021, according to the governor's office.

Montana

More than 300 homeowners and renters recently self-reported that their homes [still need repairs](#) to make them fit to live in, following the flooding disaster in June. Families need to repair damaged heating, water, and sewage systems before temperatures drop this winter. The affordable housing shortage throughout the state is exacerbating such housing-related challenges.

New Jersey

New Jersey will [receive](#) an additional \$149 million in Community Development Block Grant-Disaster Recovery (CDBG-DR) funds to help its communities recover from the impacts of Hurricane Ida. The hurricane struck the state in March 2021, killing 30 people and destroying hundreds of homes.

New Mexico

Victims of the Calf Canyon/Hermit's Peak fire in northern New Mexico can now begin [applying for FEMA compensation](#) for losses incurred during the spring and summer of 2022. The fire charred almost 350,000 acres in the state after U.S. Forest Service prescribed burns went out of control.

The New Mexico Coalition of Community Foundations is partnering with the nonprofit UpTogether to provide [one-time, \\$1,000 payments](#) to residents affected by wildfires or post-fire flooding. Priority will be given to those adversely impacted by the Hermits Peak/Calf Canyon Fire. The funds will not affect eligibility for other disaster recovery assistance.

Congress

House Financial Services Committee Holds Hearing Examining Persistent Poverty in America

The U.S. House of Representatives' Committee on Financial Services' Subcommittee on Housing, Community Development, and Insurance held a [hearing](#), "Persistent Poverty in America: Addressing Chronic Disinvestment in Colonias, the Southern Black Belt, and the U.S. Territories," on November 16. Witnesses included Amber Arriaga-Salines, assistant executive director of Proyecto Azteca; Yarimar Bonilla, director of the Center for Puerto Rican Studies at Hunter College; Kiyadh Burt, vice president of policy and advocacy and interim director of the HOPE Policy Institute; Lance George, director of research and information at the Housing Assistance Council; and Chris Potterpin, president of development for PK Companies.

Witnesses discussed the persistence of severe poverty around the country, the unique challenges faced by colonias, the lack of access to reliable capital in the Southern Black Belt, and ways the U.S. Congress can better invest in the territories to fight severe, persistent poverty. (“Colonias” are rural communities in the U.S.-Mexico border region. Residents of colonias often lack adequate access to water, sewage systems, and decent housing.)

“The millions of Americans grappling with poverty are diverse,” said Subcommittee Chair Emanuel Cleaver (D-MO) in his opening statement. “Addressing persistent poverty is in the interest of all Americans.” Chair Cleaver emphasized that persistent poverty is difficult to resolve, but housing investments such as those proposed in the House-passed “Build Back Better Act” represent a financial and federal solution to addressing those challenges.

Ms. Arriaga-Salinas discussed the unique challenges faced by families living in colonias. “Housing is the most important component that determines a family’s quality of life,” said Arriaga-Salinas. Facing a severe shortage of safe, affordable, and decent housing, many families in colonias must live in uninhabitable housing, like dilapidated mobile homes or sheds, and are unable to access housing vouchers. Ms. Arriaga-Salinas advocated for more federal investments in colonias to promote affordability, track improvements, and to address the unique needs of the area.

Dr. Bonilla highlighted Puerto Rico’s significant challenges dealing with persistent poverty. More than 55% of children in Puerto Rico live in poverty, and the cost burdens of rent, mortgage, and utilities are higher in Puerto Rico compared to the national average. Congress’s systematic disinvestment in public infrastructure and exclusion of entitlement programs such as Supplemental Security Income (SSI) in the territories have contributed to severe and chronic poverty, including in Puerto Rico. Dr. Bonilla urged Congress to “treat the territories better by attending to the demographic particularities and historic legacies of systemic dispossession.” She also urged HUD and the Federal Emergency Management Agency (FEMA) to partner with local watchdogs to track and address the discrimination and excessive scrutiny faced by Puerto Rican agencies and families when applying for disaster relief, especially given the experience of agencies and families in the wake of Hurricane Maria in 2017 and Hurricane Fiona in September 2022.

NLIHC and its Disaster Housing Recovery Coalition (DHRC) sent FEMA a letter urging the agency to take action to address the wrongful denial of Individual Assistance (IA) to eligible low-income disaster survivors impacted by Hurricanes Fiona and Ian (see *Memo 10/20*). The DHRC includes more than 850 local, state, and national organizations, including many organizations working directly with disaster-impacted communities and with first-hand experience recovering after disasters.

Mr. Burt emphasized strategies to increase affordable housing stock and housing opportunities for communities of color in the Southern Black Belt, including by increasing access to financial resources such as down payment and rental assistance. Mr. Burt also discussed the importance of holding state housing finance agencies accountable when it comes to meeting the pandemic recovery needs of local people, particularly concerning the distribution of pandemic emergency rental assistance.

Mr. Potterpin discussed the overwhelming need for affordable and decent housing in rural communities across America. He advocated for modernizing the Low-Income Housing Tax Credit (LIHTC) to better target rural development projects and supporting rural housing offices with technology and staff capacity investments. In response to a question from Representative Bryan Steil (R-WI) about housing tax credits, Mr. Potterpin highlighted the need to expand and reform LIHTC by providing incentives to build developments in rural communities and preserve existing developments. NLIHC supports Low-Income Housing Tax Credit (LIHTC) expansion and [reform](#) in a tax extenders package Congress may consider before the end of the year. In addition to expanding LIHTC, NLIHC strongly urges Congress to include reforms (see *Memo 11/14*) to incentivize developers to invest in rural and tribal communities and better target resources to meet the needs of extremely low-income households (see *Memo 9/26*).

Read witnesses' testimony and watch a recording of the hearing at: bit.ly/3ArZa7d

Fair Housing

CFPB Releases Joint Reports on Problems in Tenant Background Screenings

The Consumer Financial Protection Bureau (CFPB) released two reports on tenant background checks, [Tenant Background Checks Market Report](#) and [Consumer Snapshot: Tenant Background Checks](#), on November 15. The two reports highlight the ways in which screening errors and false information provided by tenant screening companies raise barriers for those seeking rental housing.

After analyzing more than 24,000 complaints and holding focus groups with 44 renters, CFPB found that tenant screening companies' failure to remove outdated, incorrect, or incomplete information contributes to higher costs for tenants and increased barriers to finding quality rental housing. Moreover, companies do not adequately investigate claims of incorrect information, leaving few avenues for tenants to update refuted information.

Landlords and property owners frequently rely on tenant screening companies to provide background reports on prospective tenants. These reports can contain extensive personal information, including credit histories, civil, criminal, and arrest records, and records of past evictions. However, CFPB's analysis shows that these reports can provide outdated information or inaccurate or misleading information about arrests, convictions, or evictions. Moreover, background reports can even confuse different people's information, such that a report for one person can contain negative information from a different person's report. As a result of these errors, tenants can face increased housing and application costs and additional barriers to obtaining quality rental housing.

CFPB issued an [advisory opinion](#) last year warning tenant screening companies that matching consumer records through name alone is illegal under the "Fair Credit Reporting Act." Individuals who would like to file a complaint against a tenant background check company can do so via the [CFPB's website](#).

Read "Tenant Background Checks Market Report" at: bit.ly/3E1Wglw

Read "Consumer Snapshot: Tenant Background Checks" at: bit.ly/3Asco45

Events

Tomorrow is #GivingTuesday – Support Our State and Tribal Partners!

Tomorrow is #GivingTuesday, and NLIHC is encouraging everyone to support our [state and tribal partners](#)!

Over the last year, NLIHC has played a national leadership role in the areas of research, policy analysis, and advocacy to protect low-income renters and people experiencing homelessness during and after the pandemic. Throughout this time, our state partners have been at our side and conducting essential on-the-ground work.

NLIHC's [HoUSed campaign](#) for universal, stable, affordable housing and our Opportunity Starts at Home multisector campaign collaborated to mobilize thousands of advocates to ensure that investments in housing for the lowest-income people were included in the "Build Back Better Act." Our collective advocacy secured \$150 billion in affordable housing investments in the House-passed bill, which would have resulted in the largest

single federal investment in safe, stable, affordable homes for the lowest-income people in our country's history.

NLIHC's [End Rental Arrears to Stop Evictions](#) (ERASE) project achieved significant successes in ensuring that the \$46.5 billion in emergency rental assistance (ERA) included in legislation pushed for by NLIHC and our partners reaches the lowest-income and most marginalized people. Meanwhile, NLIHC and our partners succeeded in bringing about the passage of more than 150 new renter protections in states and jurisdictions around the country, including eviction stays for people applying for ERA, right-to-counsel laws, legislation dealing with the expungement of eviction filings, and source-of-income discrimination protections.

And together, we succeeded in pushing policymakers to be more ambitious about the goals of affordable housing, more willing to call for and fund large-scale solutions, and more focused on the needs of the lowest-income people, thereby preparing the ground for the next opportunity we create to achieve transformative investments.

This #GivingTuesday, consider supporting our [state and tribal partners](#) as they continue advocating for housing justice. You can also support NLIHC and our partners on #GivingTuesday by:

- [Joining us](#) in urging Congress to advance the equitable, anti-racist policies and large-scale, sustained investments needed to ensure that renters with the lowest incomes have an affordable place to call home.
- [Becoming a member](#) of NLIHC to advocate for equitable housing policies.
- [Signing up for updates](#) and calls to action from NLIHC.

Thank you for your advocacy and for your support!

Join Us on December 6 for the Relaunch of NLIHC's Policy Advisory Committee

NLIHC members are invited to [join us](#) on December 6 from 4 to 5 pm ET for the relaunch of our Policy Advisory Committee (PAC), a virtual listening session where NLIHC members can weigh in on issues related to NLIHC's policy priorities.

The PAC offers a space for NLIHC members to provide input about the formation, direction, and implementation of NLIHC's policy priorities. The voices and perspectives offered during PAC meetings will be taken into consideration as we formulate and work towards achieving our policy priorities in the upcoming Congressional session.

The inaugural PAC meeting on December 6 will focus on federal tenant protections that could be enacted through administrative action or a Tenants' Bill of Rights to keep tenants safely and affordably housed and ensure long-term housing stability for renters with the lowest incomes. After the December 6 meeting, PAC meetings will focus on a series of different topics and be held quarterly on the following dates:

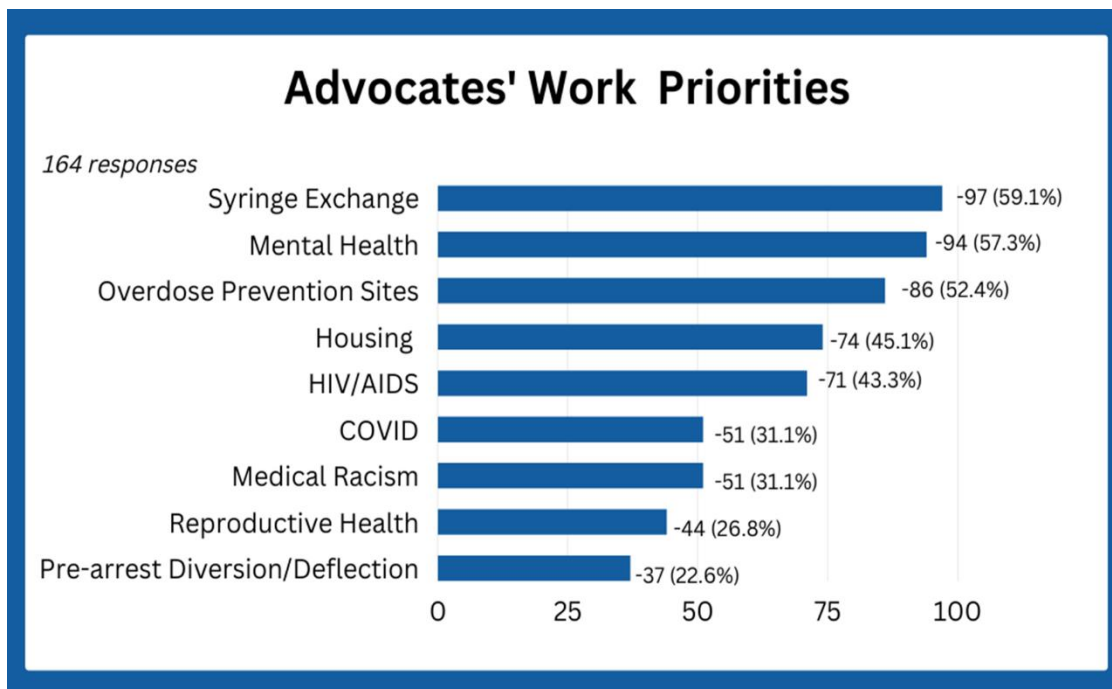
- Wednesday, March 1, 2023, 4-5 pm ET
- Wednesday, June 7, 2023, 4-5 pm ET
- Wednesday, September 6, 2023, 4-5 pm ET
- Wednesday, December 6, 2023, 4-5 pm ET

Please note that PAC meetings are only open to NLIHC members. If you are not already a member, you can [join online](#).

Opportunity Starts at Home

OSAH and LAC Release Article on Connections between Affordable Housing and Harm Reduction, Health Care Reform, and the Criminal Legal System

The [Opportunity Starts at Home](#) campaign and the Legal Action Center (LAC) – a member of the campaign’s Roundtable – have released an article addressing the connections between affordable housing and harm reduction, health care reform, and the criminal legal system. In 2021, the [Black Harm Reduction Network](#) distributed a survey to 230 harm reduction, criminal legal system, and health care reform advocates and stakeholders and found that housing was one of the top issues for advocates. The new article shares the results of the survey, takes a closer look at the affordable housing crisis, provides policy recommendations, identifies advocacy opportunities, and shares examples of efforts to increase access to housing for justice-involved populations. Read the article [here](#).



Research

Systematic Research Review Finds Benefits of Housing First Programs in U.S. Outweigh Costs

A systematic review published in the *American Journal of Preventative Medicine*, “[Permanent Supportive Housing with Housing First: Findings from a Community Guide Systematic Economic Review](#),” analyzes the cost effectiveness of Housing First programs in the U.S. and Canada. The researchers used findings from 20 studies to assess the overall cost of implementing Housing First programs, their economic benefits, and their cost efficiency. The review finds that in the U.S., Housing First programs’ economic benefits outweigh the costs: the median cost of implementing a Housing First program per person per year (PPPY) in the U.S. was \$16,479, while the median benefit was \$18,247.

The review defines Housing First programs as those that provide subsidized housing to households experiencing homelessness in which the head of the household has a disabling condition, including a mental health disorder, substance use disorder (SUD), or HIV. The programs are not time limited and include supportive services, such as mental health services, substance use treatment, and employment counseling.

The authors identified and reviewed 20 Housing First studies – 17 from the U.S. and three from Canada – all of which reported at least one economic outcome of the program. The review compares the economic costs of Housing First programs to costs averted as a result of the programs. Economic costs include rental costs, support service provision costs, and furnishings and relocation expenses among others, while economic benefits include decreased use of the temporary housing system, decreased use of the criminal justice system, and lower emergency healthcare costs among others. The researchers also conducted a quality assessment of each study's estimates, assigning a rating based on the appropriateness of research design and analytic methods. All studies included in the review were rated as having at least fair quality estimates, but the researchers also reported outcomes among a subset of studies with good quality estimates.

Among the Housing First studies conducted in the U.S., the authors found that the median cost PPPY totaled \$16,479. Among U.S. studies with good quality estimates, the median PPPY cost was slightly higher, at \$17,069. Among interventions that solely served individuals with mental health disorders or solely served individuals with SUDs, the median costs totaled \$17,963 and \$17,069 PPPY, respectively. The median cost of interventions that served individuals with both SUDs and mental health disorders was significantly higher, at \$29,105 PPPY.

The median economic benefit of the Housing First programs across all U.S. studies totaled \$18,247 PPPY, though Housing First studies with good-quality estimates had significantly higher median economic benefits, at \$33,637 PPPY. Studies that included a more comprehensive definition of economic benefits resulted in higher averted costs. Among studies that only accounted for averted healthcare costs, for example, the median PPPY benefit was \$11,248. Among studies that accounted for averted healthcare, judicial system, welfare assistance, or housing assistance costs, the median PPPY benefit was \$26,907.

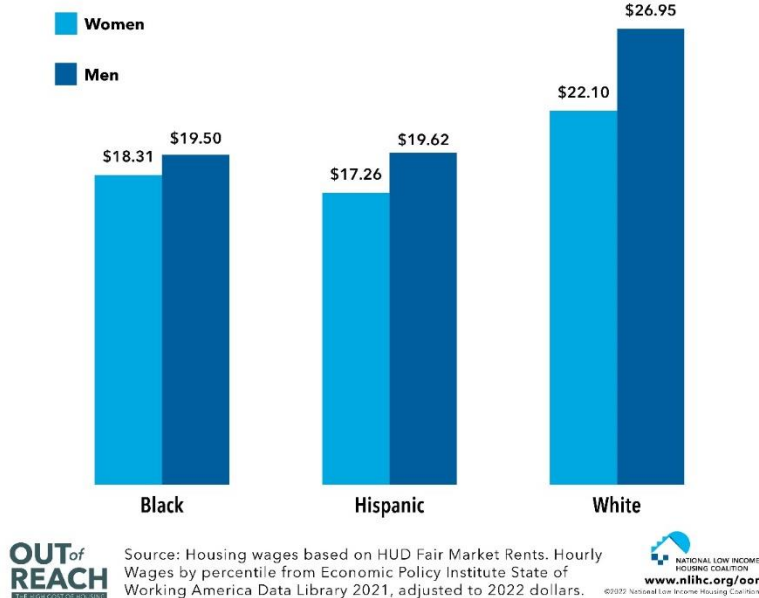
The review thus concludes that the economic benefits of Housing First programs outweigh the costs. Across all U.S. studies, the median benefit-to-cost ratio was 1.8:1, meaning that for every \$1 spent on the program, there was an economic benefit of \$1.80. For good-quality U.S. studies, the median benefit-to-cost ratio was 1.3:1.

Read the article at: <https://bit.ly/3g57jrr>

Fact of the Week

Wage Disparities Disproportionately Impact Black and Hispanic Women

MEDIAN HOURLY WAGES BY RACE, ETHNICITY, AND GENDER



Source: Housing wages based on HUD Fair Market Rents. Hourly wages by percentile from Economic Policy Institute State of Working America Data Library 2021, adjusted to 2022 dollars.

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 November 13

The following are some of the news stories to which NLIHC contributed during the week of November 13:

- “This family had big plans for this year. Then Hurricane Ian hit and they were given a deadline to move out of their home” *CNN*, November 13 at: <http://bit.ly/3TLUiAD>
- “The race to build thousands of new homes is stalling, with hurdles highest for developers of ‘affordable’ apartments” *Business Insider*, November 15 at: <http://bit.ly/3XcAOrJ>
- “Rent stabilization measures win US midterm elections” *Associated Press*, November 16 at: <http://bit.ly/3hK90L7>

NLIHC News

Where to Find Us – November 21

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

- [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