

**Volume 27, Issue 47**  
**December 5, 2022**

## **Budget and Appropriations**

- December 16 Appropriations Deadline Draws Nearer as Negotiations Continue – Take Action!

## **HoUsed Campaign for Universal, Stable, Affordable Homes**

- Join Today's (12/5) National Housed Campaign Call for Universal, Stable, Affordable Homes!

## **Housing Policy Forum**

- NLIHC Invites Nominations for 2023 Organizing Awards!

## **Congress**

- House Passes Bipartisan One Stop Shop Community Reentry Program Act
- House Financial Services Committee Holds Hearing on Use of Fair and Affordable Housing to Combat Inflation

## **Fair Housing**

- NLIHC Joins Letter Urging Congress to Confirm David Uejio as HUD Assistant Secretary for Fair Housing and Equal Opportunity

## **Native American Housing**

- HUD Announces Creation of New Tribal Intergovernmental Advisory Committee

## **Opportunity Starts at Home**

- OSAH State Grantees in Action: Spotlight on North Carolina and Illinois

## **Disaster Housing Recovery Updates**

- NLIHC and New Jersey Advocates Send Letter to FEMA Regarding Inadequate Rental Assistance for Survivors of Hurricane Ida

- DHRC’s National Disaster Webinar Series Concludes for Season with Final Webinar
- DHRC’s Puerto Rico Working Group Sends Letter to FEMA Urging Improvements to Translation and Interpretation Services and Extension of Deadline for Assistance Applications
- Latest Disaster Housing Recovery Updates – December 5, 2022

## **Research**

- Research Finds Online Rental Platforms Reinforce Housing Inequalities and Residential Segregation

## **Emergency Rental Assistance**

- NLIHC Releases New Report on Serving Native American Households Using ERA

## **From the Field**

- Judge Blocks 15% Rent Reduction for Newly Stabilized Properties in Kingston, New York

## **Fact of the Week**

- Many Tribally Designated Housing Entities Spent Higher Proportion of Initial Emergency Rental Assistance Allocation Than Respective States, Partly Due to Disproportionate Allocations

## **Events**

- Join Today’s (12/5) “Tenant Talk Live” Webinar for Renters and Resident Leaders for Debriefing about White House Meeting on Tenant Protections and Affordability
- Join December 6 Relaunch of NLIHC’s Policy Advisory Committee

## **Resources**

- DOJ Releases Updated Tools and Guidance to Increase Resource Accessibility
- Updated Housing Mobility Program Report Describes Features of 28 Mobility Programs Nationwide

## **NLIHC Careers**

- NLIHC Seeks ERASE Project Coordinator

## **NLIHC in the News**

- NLIHC in the News for the Weeks of November 20 and November 27

## **NLIHC News**

- Where to Find Us – December 5

## Budget and Appropriations

### December 16 Appropriations Deadline Draws Nearer as Negotiations Continue – Take Action!

Lawmakers are continuing negotiations over a fiscal year (FY) 2023 spending deal, as December 16 – the current deadline for enacting a federal FY23 budget – draws nearer. Congress already passed a short-term continuing resolution (CR) to maintain government funding until December 16 and will likely need to pass another CR lasting until December 23 in order to finalize and enact an FY23 spending package. In addition to finalizing an FY23 omnibus bill, 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).

#### Take Action

Use NLIHC's [Take Action](#) page to [call or send an email to your 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.”

### *Appropriations*

Budget negotiations are being led largely by party and appropriations leaders, including Senate Majority Leader Chuck Schumer (D-NY), Senate Appropriations Committee Chair Patrick Leahy (D-VT), Senate Minority Leader Mitch McConnell (R-KY), Senate Appropriations Committee Ranking Member Richard Shelby (R-AL), House Speaker Nancy Pelosi (D-CA), and House Appropriations Committee Chair Rosa DeLauro (D-CT). House Minority Leader Kevin McCarthy (R-CA) has already pledged not to support an omnibus spending package.

Last week, lead negotiators announced they had reached a deal on overall funding levels, agreeing that the FY23 budget would provide approximately \$1.65 trillion in federal spending – a 9% increase from FY22 that more or less aligns with the President’s FY23 budget request. With a topline number agreed to, lawmakers will now need to decide how to split the funding up between defense and non-defense programs, known as “302(a)” allocations. Republicans are pushing for a greater increase for defense spending than was proposed in the President’s budget request, which would leave fewer funds for non-defense programs.

Lower overall spending for non-defense programs means that less money would be available for domestic programs, including HUD’s vital affordable housing and homelessness assistance programs. Some far-right Republicans in the House are also calling on leadership to delay passing an FY23 budget into the new year, when the new Congressional session begins and Republicans will take control of the House, giving them more leverage in FY23 negotiations and the opportunity to slash funding for social spending programs. Some conservative members are even pushing for a year-long CR, which would bypass the FY23 bill altogether and extend the previous year’s federal funding levels.

It is crucial that Congress enact an FY23 spending bill with significant funding increases for HUD’s affordable housing and homelessness programs before the end of the year. [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 housing and homelessness programs. Flat funding acts as a cut, reducing the number of people served, and would be particularly damaging this year, given the dramatic increases in the cost of rent around the country.

### *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.

Learn more about the range of needed changes to LIHTC at: [bit.ly/3fto1R1](https://bit.ly/3fto1R1)

Read the fact sheet on reforms needed for ELI households at: [bit.ly/3gDnV9o](https://bit.ly/3gDnV9o)

Contact your members of Congress about LIHTC reforms at: [p2a.co/4qstqc5](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!

---

## HoUsed Campaign for Universal, Stable, Affordable Homes

### Join Today's (12/5) National HoUsed Campaign Call for Universal, Stable, Affordable Homes!

[Join](#) today's (December 5) national HoUsed campaign call from 2:30 to 4 pm ET. Chi Chi Wu of the National Consumer Law Center (NCLC) will join the call to discuss a brief on the [risks of rent reporting](#). We will also hear from NLIHC's End Rental Arrears to Stop Evictions (ERASE) project team about its [new report](#) on lessons learned from high-spending ERA programs administered by Native American Tribes and Tribally Designated Housing Entities. We will receive updates from the field, and more!

---

## Housing Policy Forum

### NLIHC Invites 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](mailto:ccooperman@nlihc.org) with questions.

---

## Congress

### House Passes Bipartisan One Stop Shop Community Reentry Program Act

The U.S. House of Representatives passed the “One Stop Shop Community Reentry Program Act” ([H.R.3372](#)) on December 1 with bipartisan support. The final vote was 218-167.

Introduced by Representatives Karen Bass (D-CA) and Guy Reschenthaler (R-PA), the bill would authorize \$10 million per year for fiscal years 2022 to 2026 for the U.S. Department of Justice (DOJ) to create a grant program to help establish community reentry resource centers for formerly incarcerated individuals. The bill would also authorize the DOJ to create grants for states, tribal areas, and local governments to establish and operate reentry services assistance hotlines.

Community-based nonprofit organizations would be eligible to receive grant funding to create reentry resource centers. These centers would offer intake, needs assessments, case management, and case planning for reentry services for individuals returning to the community after conviction or incarceration. Centers would be charged with providing holistic services, including

assistance finding housing and applying for HUD housing assistance; enrolling in job skills classes; finding and maintaining employment; accessing education programs; registering to vote; and other needed services.

Housing plays a vital role in providing people exiting incarceration and those impacted by the criminal-legal system with the stability needed to successfully return to their communities and thrive upon reentry. Despite its foundational importance, people impacted by the criminal-legal system face steep barriers to accessing stable, affordable housing, placing them at risk of housing instability, homelessness, and recidivism.

By providing a mechanism for delivering reentry services, the One Stop Shop Community Reentry Program Act would help connect people exiting incarceration and those with conviction histories to the resources they need – including stable housing – to successfully return to their communities. The bill will now move on to the U.S. Senate, where a companion bill by the same name ([S.1733](#)) was introduced with bipartisan support by Senators Amy Klobuchar (D-MN) and John Cornyn (R-TX).

Learn more about the “One Stop Shop Community Reentry Program Act” at: [bit.ly/3FiBVzj](https://bit.ly/3FiBVzj)

---

## **House Financial Services Committee Holds Hearing on Use of Fair and Affordable Housing to Combat Inflation**

The U.S. House of Representatives’ Committee on Financial Services held a [hearing](#), “Boom and Bust: The Need for Bold Investments in Fair and Affordable Housing to Combat Inflation,” on December 1. Witnesses included Nikitra Bailey, executive vice president of the National Fair Housing Alliance; Margaret Eaddy, activist and housing seeker; Michael Mitchell, director of policy and research at Groundwork Collaborative; Mark Zandi, chief economist at Moody’s Analytics; and Douglas Holtz-Eakin, president of the American Action Forum. Witnesses discussed the current housing crisis, the economic pressures families are facing due to inflation, and strategies to build more fair and affordable housing.

Committee Chairwoman Maxine Waters (D-CA) opened the hearing by noting that high housing costs are the primary driver of core inflation. She stressed the importance of congressional action to target investments for building deeply affordable homes, lower housing costs, and create more jobs to boost local economies.

Nikitra Bailey highlighted the challenges families across the country face due to the housing crisis, especially families of color who were hit hardest by the COVID-19 pandemic. Rental housing prices rose 17.6% in 2021, far outpacing wage increases. Housing costs account for 40% of the core inflation rate, and housing costs continue to be the single largest expense for the average consumer. With a shortage of 7 million affordable homes for extremely low-income renters, Ms. Bailey called on Congress to prioritize housing investments to increase housing availability and accessibility. Most importantly, Ms. Bailey discussed the need to adopt inclusive housing practices: “It is critical to embed fair housing into every action. The nation needs a comprehensive housing strategy rooted in equity.”



Margaret Eaddy shared her family's struggle to obtain housing after being evicted due to financial hardship brought about by the pandemic. She shared that landlords often have unreasonable requirements, such as high deposit fees and proof of income three times higher than monthly rent. Ms. Eaddy and her family were able to find one rental unit, but their landlord failed to renew their lease and increased the rent beyond what they could afford. Ms. Eaddy and her husband currently live out of their vehicle.

“When you're homeless, everything is stripped from you,” said Ms. Eaddy. “When people have stable housing, it allows them to do so much more with their life.” In response to a question from Chair Waters, Ms. Eaddy said, “[Housing investments] would give us back our identity and dignity, allow us to feel safe again, and allow us to feel like we are human again.”

Responding to a question from Congresswoman Madeleine Dean (D-PA) about the importance of prioritizing access to safe, stable housing, Ms. Eaddy noted that “getting housing first would bring stability. We could wake up everyday and we are safe. Now we can get back to the life of things because we have stability.”

NLIHC supports [Housing First](#), the most effective strategy to combat homelessness. Under the Housing First model, stable, affordable, and accessible housing is provided to people experiencing homelessness quickly and without prerequisites, and voluntary supportive services are offered to help improve housing stability and well-being. It is a flexible model that can be adapted to address the unique needs in local communities and tailored to the challenges facing individuals.

Michael Mitchell discussed strategies to combat inflation and boost housing supply. Mr. Mitchell argued that the aggressive approach by the Federal Reserve to combat inflation by increasing interest rates is disproportionately harming marginalized workers, as larger corporate landlords are using the rate increases as an opportunity to increase rent and boost profits. “Congress will need to act to ensure that families have access to affordable housing,” stated Mr. Mitchell.

In response to a question from Congressman Jim Himes (D-CT), Mr. Mitchell said that besides critical housing tax subsidies, continued public investment in the [national Housing Trust Fund](#) (HTF) is needed to renovate existing housing stock. The HTF is the first new housing resource since 1974 targeted to the building, rehabilitating, preserving, and operating of rental housing for extremely low-income people. NLIHC strongly supports increased investments in the HTF to ensure the preservation and operation of existing rental housing for extremely low-income households.

Mark Zandi focused on the need for congressional policies to fight both inflation and rising housing costs. With a shortage of an estimated 1.6 million homes – and a shortage of [7 million deeply affordable rental homes](#) – Dr. Zandi emphasized that Congress needs to adopt policies to alleviate the shortage and increase housing supply, such as the Low-Income Housing Tax Credit (LIHTC). In response to Congressman Roger Williams (R-TX), Dr. Zandi highlighted how LIHTC can address the acute shortage of affordable rental housing for extremely low-income households.

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*).

NLIHC President and CEO Diane Yentel submitted a [Statement for the Record](#) emphasizing the absolute shortage of affordable housing for extremely low-income households and the need for [long-term solutions](#) to the housing crisis for households with the greatest needs.

Learn more about Housing First at: [bit.ly/3H0JSun](http://bit.ly/3H0JSun)

Read NLIHC's Statement for the Record at: [bit.ly/3HagfqF](http://bit.ly/3HagfqF)

Read witnesses' testimony and watch a recording of the hearing at: [bit.ly/3Fjv4FI](http://bit.ly/3Fjv4FI)

---

## Fair Housing

### **NLIHC Joins Letter Urging Congress to Confirm David Uejio as HUD Assistant Secretary for Fair Housing and Equal Opportunity**

NLIHC joined the National Fair Housing Alliance (NFHA) and other national organizations in submitting a letter to U.S. Senate Majority Leader Chuck Schumer (D-NY) urging the senator to prioritize the confirmation of David Uejio as HUD's Assistant Secretary for Fair Housing and Equal Opportunity (FHEO). The [letter](#) expresses deep concern about the fact that the position is still vacant and explains the necessity of combating discrimination in the housing market.

The letter highlights the ways that HUD's FHEO Assistant Secretary is an essential leadership role. The assistant secretary is responsible for managing HUD's extensive fair housing and civil rights activities, including but not limited to:

1. Ensuring HUD's administrative complaint and investigation processes effectively serve victims of discrimination.
2. Initiating agency complaints into systemic forms of housing and lending discrimination and changing market behavior.
3. Ensuring HUD's own programs comply with the "Fair Housing Act" and other civil rights laws.

As the nation grapples with the ongoing housing crisis and the continuing effects of the pandemic, the role is critical to combating housing discrimination and ensuring access to decent, safe, accessible, and affordable housing. In the last year, NFHA saw a 29% increase in complaints of discriminatory harassment, which are concentrated most heavily among people with disabilities, women, and people of color. NFHA found that 54.6% of all reported complaints of housing discrimination are based on disability status and 16.8% are based on race.

NLIHC believes that everyone should have access to decent, safe, accessible, and affordable housing without having to worry about being subject to discrimination based on their identity. NLIHC is proud to join NFHA and other national housing advocacy organizations in urging Congress to confirm David Uejio as HUD's Assistant Secretary for Fair Housing and Equal Opportunity (FHEO).

Read the letter at: <https://bit.ly/3uj0QN4>

---

## **Native American Housing**

### **HUD Announces Creation of New Tribal Intergovernmental Advisory Committee**

HUD announced the creation of the first-ever Tribal Intergovernmental Advisory Committee during the 2022 White House Tribal Nations [Summit](#). The committee will aim to strengthen the nation-to-nation relationship between HUD and Tribal communities, coordinate policy across all HUD programs, and provide advice concerning the housing priorities of American Indian and Alaska Native (AIAN) peoples. The committee will include 15 tribal leaders and seven HUD representatives. A complete list of members can be found in HUD's [press release](#) regarding the creation of the committee.

HUD announced the launch of the committee and its new members during November's annual Native American Heritage Month. The committee was created in response to a January 2021 [memorandum](#) from President Biden calling for all federal agencies "to strengthen their policies and practices on Tribal consultation." Members of the Tribal Intergovernmental Advisory Committee will represent tribes in each HUD Office of Native American Programs (ONAP) region, except for Hawai'i. According to a *Federal Register* [notice](#), committee members must be either duly elected Tribal officials or Tribal employees. HUD notes that the committee will not replace Tribal consultation but serve as a tool to supplement such consultation. The first meeting of the committee has yet to be scheduled.

Read HUD's press release concerning the creation of the Tribal Intergovernmental Advisory Committee at: <https://bit.ly/3ujFP16>

Read the notice about the committee in the *Federal Register* at: <https://bit.ly/3FkJWUq>

Watch the 2022 White House Tribal Nations Summit at: <https://on.doi.gov/3XSdZKg>

---

## **Opportunity Starts at Home**

### **OSAH State Grantees in Action: Spotlight on North Carolina and Illinois**

The Opportunity Starts at Home (OSAH) campaign supports more than 20 state campaigns that are focused on building a multi-sector movement to generate widespread support for federal policies that correct long-standing racial inequities and economic injustices by ensuring quality

housing for people with low incomes. In pursuit of this aim, OSAH partners in North Carolina and Illinois have undertaken new collaborations with members of their multi-sector coalitions.

OSAH's partners in North Carolina will host a virtual event addressing the intersections of affordable housing, childcare, and other important issues, as well as the ways advocates can work together to put children and housing first. Even before the COVID-19 pandemic, many children in North Carolina – particularly children of color and those from low-income households – were members of families struggling to keep roofs over their heads. The advent of the pandemic only exacerbated the problem. The upcoming virtual event will focus on the ways the needs of children need to be centered in discussions about housing affordability. Register for the event [here](#).

Meanwhile, OSAH partner Housing Action Illinois submitted a sign-on letter concerning the fiscal year (FY) 2023 federal budget to Senator Dick Durbin (D) of Illinois on November 22. The letter urged Senator Durbin to support the highest possible funding levels for housing programs and included 20 signatories from outside the affordable housing sector, including AIDS Foundation Chicago, Children's Advocates for Change, Health & Medicine Policy Research Group, and the Disability Resource Center. Read the letter [here](#).

Learn more about those state campaigns supported by OSAH [here](#).

---

## **Disaster Housing Recovery Updates**

### **NLIHC and New Jersey Advocates Send Letter to FEMA Regarding Inadequate Rental Assistance for Survivors of Hurricane Ida**

NLIHC, the New Jersey Resource Project, and a number of other New Jersey-based organizations sent a [letter](#) to FEMA on December 2 raising concerns about the lack of rental assistance being provided to survivors of Hurricane Ida in the state. To date, FEMA has [approved](#) only 172 New Jersey residents for rental assistance beyond two months (known as “continued rental assistance.”)

Continued rental assistance is available to disaster survivors who remain without housing after two initial months of assistance because affordable rental housing remains unavailable to renters in the disaster-impacted area or repairs on disaster-damaged homes remain in progress. In order to apply for continued rental assistance, disaster survivors must submit an additional application form and evidence that their disaster-damaged residence or rental housing is unavailable. While FEMA has historically interpreted its policy regarding continued rental assistance very stringently to prevent survivors from receiving this form of assistance, the approval numbers in New Jersey are exceptionally low. As a result, families impacted by Ida have struggled to find affordable housing in their areas. Many homeowners have faced a choice between remaining in homes left uninhabitable after Ida or attempting to pay both rent and their mortgage simultaneously. This continues to result in displacement, extreme housing cost burdens, and in the worst cases homelessness.

“FEMA programs can provide crucial assistance to help survivors recover from a disaster by providing temporary shelter and financial assistance and making basic structural repairs to homes,” reads the letter. “However, FEMA has created unnecessary and often insurmountable barriers to accessing these programs, leaving far too many survivors without the resources they need to rebuild their lives.”

The letter requests that FEMA:

- Reopen Individual and Households Program (IHP) applications for families wishing to apply for continued rental assistance.
- Provide retroactive assistance from the point of eligibility in cases where a household has been unjustly denied continued rental assistance.
- Immediately assign case managers to Hurricane Ida survivors and require that they help survivors utilize all aid for which they are eligible.
- Extend the period of assistance for Hurricane Ida to ensure that households can utilize FEMA housing programs as their homes are repaired or as they find acceptable alternative permanent housing.
- Remove barriers to continued rental assistance during future disasters through administrative action.
- Activate the Disaster Housing Assistance Program (DHAP) in conjunction with HUD. Given the difficulties in accessing FEMA assistance and housing resources in impacted areas, FEMA should immediately move to provide this less-burdensome, longer-term assistance in conjunction with HUD, the only federal agency that has robust housing experience assisting households at risk of homelessness.

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

---

## **DHRC’s National Disaster Webinar Series Concludes for Season with Final Webinar**

With the 2022 Atlantic hurricane season coming to a close on November 30, the NLIHC-led Disaster Housing Recovery Coalition (DHRC) hosted a final national disaster webinar on November 29 to provide updates on national, state, and local disaster recovery efforts following Hurricane Ian, Hurricane Fiona, and the Kentucky floods.

Sarah Molinari of Florida International University discussed her recently published article about the impact of ownership verification requirements on FEMA assistance in Puerto Rico. Dr. Molinari’s article outlines the experiences of several families who were refused assistance following Hurricane Maria due to their lack of clear property titles for their homes. Aside from discussing her paper, Dr. Molinari also compared the responses to Hurricane Maria with those that followed Hurricane Katrina in New Orleans.

Next, Maritere Padilla Rodriguez of the Hispanic Federation discussed FEMA’s refusal to extend the deadline for assistance applications despite the existence of substantial barriers to registration. Adrienne Bush of the Homeless and Housing Coalition of Kentucky spoke about her

organization's efforts to improve long-term recovery programs proposed by the state for areas impacted by flooding and tornados in 2021 and flash flooding in 2022. Finally, Dayna Lazarus of the Florida Housing Coalition reviewed the ongoing efforts to recover from Hurricane Ian, providing information about how many survivors are currently accessing programs and how many have been left behind.

NLIHC wishes to thank all who participated in panels, asked questions, left comments, or attended webinars in the series. While the November 29 webinar was the final national webinar, the DHRC will continue its efforts to ensure that all disaster survivors receive the assistance they need to fully recover. Webinar attendees are encouraged to participate in the DHRC's Disaster Recovery Working Group, which meets every Wednesday at 2 pm ET. The Working Group takes the form of a participatory conversation about ongoing efforts to reform the country's disaster recovery system and provides a venue to share best practices, advocacy information, and questions.

Register for the DHRC-led Disaster Recovery Working Group at: <https://bit.ly/3Rm08rb>

Find the recording of the November 29 webinar at: <https://tinyurl.com/2p8fsjed>

Find slides from the November 29 webinar at: <https://tinyurl.com/yuwn8a7j>

---

## **DHRC's Puerto Rico Working Group Sends Letter to FEMA Urging Improvements to Translation and Interpretation Services and Extension of Deadline for Assistance Applications**

NLIHC, the Fair Share Housing Center, and Puerto Rican advocates including Ayuda Legal Puerto Rico, Fundación Fondo de Acceso a la Justicia, and the Hispanic Federation sent a [letter](#) to FEMA Administrator Deanne Criswell calling for FEMA to reopen the assistance application period for Hurricane Fiona and remedy substantial issues with translation services for both disaster survivors with Low English Proficiency and disaster survivors with disabilities.

Impediments related to translation issues – including confusingly translated factsheets and wait times of more than five hours for Spanish language translation services on the FEMA application hotline – have stymied the attempts of many who are applying for assistance. For individuals with disabilities, American Sign Language (ASL) interpreters provided upon request were often neither fluent in Spanish nor fluent in the adapted ASL utilized by deaf residents of Puerto Rico. Home inspections were carried out without sign language interpretation for deaf applicants in several cases.

These translation failures have combined with other obstacles to hamper efforts of Puerto Rican residents to apply for assistance. A week-long power outage impacted major portions of the island following Hurricane Fiona, preventing many from applying for assistance over the phone. In addition, access to and from many of the most impacted areas was difficult for significant periods following the storm. Areas received Individual Assistance declarations at different times,

meaning that many had shorter windows to apply for the program. Despite these issues, the deadline for assistance registration was not extended by FEMA.

“According to FEMA [policy](#), extensions of a registration period can be granted upon request where it is warranted, including instances where it is: ‘necessary to establish the same registration deadline for subsequently designated contiguous areas; there is a continued high volume of registrations; and/or there are significant barriers to registration (i.e., extended loss of electricity)’,” reads the letter. “Puerto Rico met all requirements for an extension of the IA application period, and FEMA’s failure to approve the Puerto Rican government’s extension request represents a violation of due process for these disaster survivors.”

The letter requests that the application process be reopened; that in-person services be offered by Spanish-speaking employees in Puerto Rico and predominantly Spanish-speaking areas of the United States; that ASL interpreters in Puerto Rico be fluent in Spanish as well as Puerto Rico’s adapted ASL; that home inspections for deaf applicants be conducted with translators present; and that the FEMA Call Center be staffed immediately with enough translators to ensure that those in need of translation services have wait times similar to those of English-proficient callers.

Read the letter [here](#).

---

## **Latest Disaster Housing Recovery Updates – December 5, 2022**

### **Hurricane Ian Updates**

President Biden [declared](#) a major disaster for Charleston, Georgetown, and Horry counties in South Carolina on November 21 after Hurricane Ian impacted coastal areas of the state in early October. Individual Assistance is approved for these areas and impacted households can submit applications at [DisasterAssistance.gov](#).

Hurricane Ian has [worsened](#) the affordable housing shortage in Collier County, impacting displaced households as well as existing shelters for people experiencing homelessness.

Members of the manufactured housing construction industry are [pointing](#) to manufactured homes as a solution to the housing needs in areas impacted by Hurricane Ian.

One [survivor](#) of Hurricane Ian remains in a wheelchair following a post-disaster car accident that occurred while she was en route to register for disaster assistance. She and the other members of her household are currently looking for permanent housing.

A city council meeting was held in Cape Coral, Florida, with the aim of [passing](#) a work around of FEMA’s “[50% Rule](#),” which requires homes in flood-prone areas that were more than 50% destroyed by a disaster to be rebuilt up to current code standards.

More than a dozen environmental and community-based organizations are [calling](#) on the Florida legislature to create a special committee to address climate change.

## **Congressional and National Updates**

The Biden administration issued a supplemental appropriations [request](#) for \$3.5 billion in long-term recovery funds for major disasters in 2022 and 2023. The language of the request also called on Congress to permanently authorize the program. NLIHC is [collecting](#) organizational signatures in support of that effort.

## **State and Local**

### **Kentucky**

FEMA continues to work with the Kentucky Division of Emergency Management to help survivors and affected communities recover from July flooding, even though the FEMA registration deadline has passed. FEMA's Disaster Recovery Centers have transitioned into [Multi-Agency Resource Centers \(MARC\)s](#) that offer survivors help with pending FEMA applications, appeals, and any disaster-related questions.

Nearly a year after the deadliest tornado in Kentucky history touched down in Warren County, the American Red Cross has [selected](#) the county as one of only eight pilot areas for a new Community Adaptation Program aimed at helping communities prepare for and recover from natural disasters.

### **New Jersey**

FEMA will [provide](#) approximately \$10 million in funds to Manville, New Jersey, through the agency's Flood Mitigation Assistance (FMA) Swift Current initiative. The funds are intended to help fortify the borough against future storms like Hurricane Ida, which impacted the community more than a year ago.

### **New York**

Hurricane Ida caused widespread damage to communities in New York and New Jersey when it struck in September 2021, yet to date fewer than 300 New York and New Jersey residents have [received](#) additional FEMA rental assistance designed to support disaster victims for as long as 18 months after a disaster occurs. FEMA supposedly distributed short-term housing aid to 19,500 displaced residents in New Jersey and New York – enough to cover up to two months of rent – but only 1.5% of these residents have received payments.

---

## **Research**

### **Research Finds Online Rental Platforms Reinforce Housing Inequalities and Residential Segregation**

A new study, "[Segmented Information, Segregated Outcomes: Housing Affordability and Neighborhood Representation on a Voucher-Focused Online Housing Platform and Three Mainstream Alternatives](#)," analyzes affordability and neighborhood representation patterns



across four online rental housing search platforms. The research compares GoSection8, an online platform specializing in affordable housing for households with Housing Choice Vouchers (HCVs), to three other “mainstream” platforms. The study finds that while rental listings on GoSection8 were significantly more affordable than those on mainstream platforms, these affordable listings were concentrated in more highly segregated, high-poverty neighborhoods.

The researchers collected rental listing data daily between October 2020 and June 2021 from GoSection8, Craigslist, Zillow, and Apartments.com. The final database included approximately 2 million listings from the 50 largest U.S. metropolitan areas by population. The researchers compared these listings to American Community Survey (ACS) data to determine neighborhood housing and demographic characteristics for the listings. The researchers also drew on U.S. Department of Housing and Urban Development (HUD) county-level Fair Market Rent data to assess the affordability of these listings.

Rental units listed on GoSection8 were significantly more affordable than rental units listed on mainstream platforms. The average price of rentals on all mainstream platforms was at least 20% higher than the average for rentals on GoSection8. GoSection8 listings were approximately 30 percentage points more likely than mainstream listings to be below a county’s FMR. GoSection8 listings remained more likely than mainstream listings to be below a county’s FMR even after adjusting for differences in neighborhood characteristics across listings.

GoSection8 rental listings were the most affordable of those listings on the platforms analyzed, but GoSection8 listings were also significantly more likely to be concentrated in high-poverty areas. The researchers estimated “spatial compression” – that is, the extent to which each platform’s listings were representative of all neighborhoods – across each platform. The researchers found GoSection8 listings had the most spatial compression, meaning the listings were the least representative of all neighborhoods. Craigslist had the second most spatial compression, followed by Apartments.com and Zillow. The demographic and housing characteristics of GoSection8 listings were also significantly different from those of listings on mainstream platforms. GoSection8 listings were more likely to be concentrated in higher poverty neighborhoods, which are more likely to experience higher rates of Latino-White and Black-White segregation.

The study finds that rental listings on GoSection8 were more affordable than those found on mainstream platforms. However, these listings were also disproportionately located in disadvantaged neighborhoods with high poverty and residential segregation. The researchers suggest that this segmentation of housing information on different online platforms reinforces existing neighborhood inequalities and segregation patterns. The authors note that future research could assess the types of tenants and landlords using each platform as well as their motivations for selecting specific platforms.

Read the article at: <https://bit.ly/3gU8zy0>

---

## Emergency Rental Assistance

### NLIHC Releases New Report on Serving Native American Households Using ERA

NLIHC and the United Native American Housing Association (UNAHA) released a new report on December 1. The report, [\*Serving Native American Households Using ERA: Learning from High-Spending Programs\*](#), investigates the unique characteristics of high-spending emergency rental assistance (ERA) programs administered by Native American Tribes and Tribally Designated Housing Entities (TDHEs).

Despite challenges like limited rental housing, low administrative capacity, a short spending timeline, and in many cases small ERA allocations, Tribes and TDHEs have had varying levels of success in administering their ERA programs. More than half of the initial ERA1 allocation to Tribes and TDHEs – approximately \$411.6 million – had been spent by March 2022, and nearly two of every five tribal grantees received additional funds between September 2021 and April 2022 through reallocation, indicating that these grantees had spent a large portion of their initial funds.

The new report finds that high-spending Tribes and TDHEs adopted the following strategies to effectively distribute rental assistance and serve low-income Native American households:

- TDHEs used ERA to temporarily address overcrowding – a long-standing issue on native lands – by covering a combination of relocation expenses, security deposits, and three months of future rent. Administrators also worked with local hotels and motels in their areas to temporarily house people experiencing homelessness or overcrowding and help them transition to more stable housing in the long term.
- Unlike most other federally funded housing programs for Native American communities, ERA allowed TDHEs to take advantage of available resources to serve non-tribal members on native lands and previously underserved Native American members living outside their standard service areas.
- TDHEs leveraged existing relationships and created new partnerships to conduct outreach to Native American households around the country.
- Administrators utilized many of the Treasury ERA program's documentation flexibilities, such as self-attestation, to promote application accessibility.

The report finds that while ERA was successful in mitigating some of the financial shock experienced by Native Americans as a result of the pandemic, the program also made evident the need for long-term financial support for those living both on and off native lands.

Read the full report at: <http://bit.ly/3VAxIMM>

---

## From the Field

### **Judge Blocks 15% Rent Reduction for Newly Stabilized Properties in Kingston, New York**

After months of organizing by local tenants and activists, the City of Kingston Rent Guidelines Board [voted](#) on November 9 for an unprecedented 15% rent reduction for all newly rent-stabilized properties. The rent reduction was a major achievement: no locality in New York had passed a rent reduction measure since the “Emergency Tenant Protections Act” (ETPA) was first enacted by the state in 1974. However, following a lawsuit filed by the Mid-Hudson Property Owners Association, a New York State Supreme Court justice ruled to temporarily block the rent reduction. The lawsuit also sought to overturn Kingston’s resolution to opt in to the ETPA, which stabilized rents in approximately 1,300 properties and authorized the creation of the Rent Guidelines Board to oversee annual rent increases (see *Memo*, [8/22](#)). The judge indicated that a final ruling about Kingston’s rent stabilization resolution could be made in early 2023.

The Rent Guideline Board’s historic decision to reduce rents reflected strong advocacy by dozens of local tenants and activists who, over the course of a few months, held rallies, knocked on hundreds of doors, and testified at two public hearings. The board also voted to establish a nearly three-year long ‘look back period’ to consider adjusting rents in stabilized buildings that have increased by more than 16%. Tenants who were subject to higher rate increases between January 1, 2019, and August 1, 2022, can now [file](#) a one-time Fair Market Rent Appeal to New York State’s Department of Homes and Community Renewal. However, no appeals will be processed until the lawsuit is settled.

“We are disappointed with this decision [to block the 15% rent reduction] and respectfully believe the judge is misinterpreting the law,” said Aaron Narraph Fernando, communications lead at [For the Many](#). “The Kingston Rent Guidelines Board’s actions were not just legal, but also completely necessary to keep tenants in their homes. Fortunately, other provisions of the Emergency Tenant Protection Act remain in effect.”

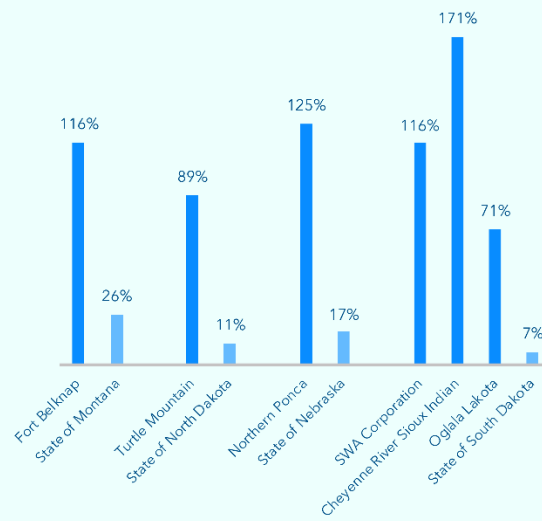
For more information about the advocacy efforts that led to the rent reduction, contact Brahvan Ranga, political director of [For the Many](#).

---

## Fact of the Week

### **Many Tribally Designated Housing Entities Spent Higher Proportion of Initial Emergency Rental Assistance Allocation Than Respective States, Partly Due to Disproportionate Allocations**

**Figure 2: Percent of Initial Allocation Spent, TDHEs and State Grantee**



Source: NLIHC, "Serving Native American Households Using ERA: Learning from High-Spending Programs," <http://bit.ly/3VAxIMM>

Note: Many smaller states received disproportionately high funding due to the ERA allocation formula. State grantees depicted here eventually reallocated more than 60% of their initial ERA1 allocations.

Source: NLIHC, "Serving Native American Households Using ERA: Learning from High-Spending Programs," <http://bit.ly/3VAxIMM>

Note: Many smaller states received disproportionately high funding due to the ERA allocation formula. State grantees depicted here eventually reallocated more than 60% of their initial ERA1 allocations.

---

## Events

### **Join Today's (12/5) "Tenant Talk Live" Webinar for Renters and Resident Leaders for Debriefing about White Housing Meeting on Tenant Protections and Affordability**

NLIHC will host a session of "Tenant Talk Live" – a webinar with and for renter and resident leaders – today, December 5, at 6 pm ET. During the webinar, NLIHC staff will be joined by members of NLIHC's Tenant Leader Cohort who recently met with White House officials to discuss tenant protections and housing affordability. Register for today's webinar at:

<https://bit.ly/361rmy2>

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

The goal of the meeting was to inform the development of the Biden-Harris administration's policy for tenant protections. Members of the cohort shared five key concerns with the administration during the 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.

The upcoming session of Tenant Talk Live will take the form of a fireside chat with some of those who attended the White House event to hear more about their experience, what they learned, and next steps for tenant advocates.

Remember: Tenant Talk Live would not be possible without tenants like you! We strive to engage with tenants and tenant leaders through our webinars. Please e-mail [sbetancourt@nlihc.org](mailto:sbetancourt@nlihc.org) with any feedback.

Register for next week's Tenant Talk Live webinar at: [bit.ly/361rmy2](https://bit.ly/361rmy2)

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

---

## **Join the December 6 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](#).

Register for the Policy Advisory Committee meetings at: [tinyurl.com/mvb9t2hu](https://tinyurl.com/mvb9t2hu)

---

## Resources

### DOJ Releases Updated Tools and Guidance to Increase Resource Accessibility

The U.S. Department of Justice (DOJ) launched a new and improved “Americans with Disabilities Act” (ADA) website, [ada.gov](https://ada.gov), on November 29. The DOJ also released new guidance on increasing language access for Limited English Proficiency (LEP) individuals on November 21.

The updated ADA website is designed to serve the public more effectively and expand access for people with disabilities. The site is easily accessible on a mobile device, includes new navigation tools, and uses improved plain language.

The new guidance on language access was published by the DOJ’s Office of the Attorney General in a [memorandum](#), “Strengthening the Federal Government’s Commitment to Language Access,” for the heads of federal agencies (including HUD), heads of civil rights offices, and general counsels. Federal agencies have made significant progress in increasing language accessibility services since 2000. To reaffirm this commitment, the Assistant Attorney General for Civil Rights, with assistance from the new DOJ Language Access Coordinator and the Office for Access to Justice, will spearhead a collaborative effort to determine:

- (1) whether agencies can further update their language access policies and plans.
- (2) whether agencies are effectively reaching LEP individuals when disseminating information about federal resources, programs, and services.
- (3) whether agencies have considered updates or modifications to guidance to federal financial assistance recipients regarding their obligations to provide meaningful language access under the requirements of Title VI of the “Civil Rights Act of 1964” and its implementing regulations.
- (4) whether agencies can adapt their digital communications to welcome LEP individuals.

The DOJ is asking each agency to provide an updated language access plan within 180 days of November 21.

Visit the new ADA website at: [ada.gov](https://ada.gov)

Read the language access [memo](#).

---

### Updated Housing Mobility Program Report Describes Features of 28 Mobility Programs Nationwide

The Poverty & Race Research Action Council (PRRAC) released an updated report, [\*Housing Mobility Programs in the U.S. 2022\*](#), that provides a detailed list of housing mobility programs around the country. Housing mobility programs are operated by housing authorities and nonprofit organizations and offer counseling and other services for voucher-holders to help them find housing in high-opportunity neighborhoods. The updated report covers 28 programs, nine of them recently established as part of HUD's Community Choice Demonstration project. The aim of the project is to increase access to low-poverty neighborhoods for families, specifically those with young children.

For each program, the report provides details about the surrounding region, including the population, share of voucher families in low-poverty tracts, share of units affordable to voucher holders in low-poverty tracts, and number of public housing agencies. The report also provides details about each existing mobility program, including the services offered, number of mobility staff, definition of mobility neighborhoods, and funding sources for each program, as well as contact information for program staff.

The report can be accessed at: <https://bit.ly/3OQxu1K>

---

## **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](mailto: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 Weeks of November 20 and November 27

The following are some of the news stories to which NLIHC contributed during the weeks of November 20 and November 27:

- “Skyrocketing Rents Have Younger Americans Struggling to Find Affordable Housing” *NewsBreak*, November 22 at: <https://bit.ly/3Vn7NZm>
- “What Are Your Landlord’s Legal Obligations? Depends on Where You Live” *Shelterforce*, November 29 at: <https://bit.ly/3gZ0GXQ>

- “Living in despair and hopelessness: A lack of affordable housing can put people’s health at risk” *CNN*, November 30 at: <https://bit.ly/3H2ukpT>
- 

## **NLIHC News**

### **Where to Find Us – December 5**

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

- [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