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## Federal Budget and Appropriations

### Congress Enacts Continuing Resolution to Fund Government through February 18

Congress enacted a continuing resolution (CR) on December 2 to extend current levels of funding for federal agencies and programs through February 18, 2022. The stop-gap funding bill ([HR 6119](#)), which passed the House along a near party-line vote of 221-212 and the Senate by a vote of 69-28, will also provide \$7 billion in disaster relief and aid to refugees from Afghanistan but does not include any anomalies for HUD programs.

Congress now has until February 18 to authorize appropriations bills for fiscal year 2022 (FY22), pass another CR, or face a government shutdown. Rather than enacting FY2022 spending bills, Republicans in the Senate have threatened to move forward with a full-year CR, which would have [disastrous consequences](#) for affordable housing and community development programs. Because the cost of housing and development programs are tied to market rates, which generally rise each year, flat funding acts as a cut and reduces the number of people being served.

The NLIHC-led Campaign for Housing and Community Development Fund ([CHCDF](#)) sent on November 19 a [letter](#) to congressional leadership urging Congress to quickly enact a comprehensive FY22 budget with the highest funding possible for affordable housing and community development programs. The Campaign also sent on December 3 a 302(b) [letter](#) signed by almost 900 organizations to Senate Appropriations Chair Patrick Leahy (D-VT), Vice Chair Richard Shelby (R-AL), House Appropriations Chair Rosa DeLauro (D-CT), and Ranking Member Kay Granger (R-TX), calling on the appropriators to quickly enact an FY22 spending package with the highest possible funding for affordable housing and community development programs.

Read Chair DeLauro's press release on the CR at: <https://tinyurl.com/u7awrjhm>

Read CHCDF's letter to congressional leadership at: <https://tinyurl.com/a9u37zj2>

Read the 302(b) letter at: <https://tinyurl.com/2wahn6ju>

Read CHCDF's fact sheet on the dangers of a long-term CR at: <https://tinyurl.com/2p96u7ra>

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## Emergency Rental Assistance

### October Treasury Data Show ERA1 Spending Slowing, ERA2 Spending Picking Up

The U.S. Department of the Treasury released updated [Emergency Rental Assistance](#) (ERA) [spending data](#) through October 31, revealing that an additional \$2.2 billion in ERA1 and \$666 million in ERA2 funding was spent in October. Overall, \$13.1 billion from ERA1 and ERA2 has been committed or disbursed to households by the end of October, reaching over 2.5 million renter households. Spending is uneven among ERA programs across the country.

After steady increases in monthly ERA1 spending since the program's start, October marked the first month in which ERA1 spending decreased. Despite the decrease, ERA2 spending more than tripled between September and October. This trend highlights the uneven performance of ERA programs. While roughly 100 programs have spent most of their ERA1 allocation and are transitioning to ERA2, other ERA1 grantees continue to spend slowly, with approximately 95 of grantees having spent less than one-third of their ERA1 allocation.

“While the overall rate of spending emergency rental assistance has improved, many programs are still too slow in getting assistance to tenants in need,” [said NLIHC President and CEO Diane Yentel](#). “Most slow spenders

and poor performers are needlessly delayed by their refusal to use flexibilities and best practices to expedite assistance.”

State grantees, whose allocations account for \$17.7 billion of ERA1, spent 48% of their funding by October 31, up from 38% at the end of September. Thirteen states have spent more than 50% of their ERA1 allocation, with New York, California, New Jersey, and the District of Columbia spending 100%, 91%, 90%, and 89% of their allocations, respectively. Many other states continue to fall behind, with 16 states having spent less than 20% of their allocations by the end of October. Many of these states will have some of their funds reallocated due to their low spending rates, though Treasury has not yet published the amounts to be recaptured from specific grantees. Several states have also begun spending their ERA2 funds. New Jersey reports spending 67% of its total ERA2 allocation, followed by the District of Columbia at 27%, Maine at 21%, and California at 10%. The state of Maine has stopped spending ERA1 in favor of ERA2, resulting in their relatively high ERA2 spending rate.

Local grantees reporting data spent 68% of their total ERA1 allocations by the end of October. Approximately 80 localities have spent more than 90% of their ERA1 funding, and nearly two-thirds have spent more than 50%. Over 100 local grantees have started spending ERA2, with many large cities and counties already spending a significant portion of their allocation. Austin, TX, New Orleans, LA, Philadelphia, PA, and Harris County, TX have reportedly spent more than 60% of their ERA2 allocations.

To increase the pace of fund distribution in jurisdictions with high need, Treasury is moving additional funds to jurisdictions that have spent their funds quickly and have remaining need. Per Treasury’s [reallocation guidance](#), the initial round of reallocation will be based on September’s spending data (see [Memo 11/2](#)) and the next round will be based on November’s spending data.

NLIHC tracks ERA spending on our [ERA Dashboard](#) and [Spending Tracker](#). Our tracking integrates Treasury data with real-time data from program dashboards and program administrators to provide a closer estimate of how much ERA funding has been obligated to date.

Download Treasury’s October ERA data at: <https://bit.ly/3dj9Mct>

Read [NLIHC’s statement and analysis](#) of the October ERA data.

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## HoUsed Campaign

### Advocacy Needed as Senate Considers “Build Back Better Act”

Following the passage of the “Build Back Better Act” in the House of Representatives on November 19, the Senate is preparing for a vote. Senate Majority Leader Chuck Schumer (D-NY) must secure the support of every Democratic senator to advance the bill. The \$1.75 trillion economic recovery package includes more than \$150 billion in affordable housing investments, including NLIHC’s [HoUsed campaign’s top priorities](#): \$25 billion to expand housing vouchers to over 300,000 households; \$65 billion to preserve the nation’s deteriorating public housing infrastructure; and \$15 billion for the national Housing Trust Fund to build and preserve over 150,000 affordable, accessible homes for households with the lowest incomes.

While congressional leaders aim to pass the bill into law before Congress adjourns at the end of the year, centrist Senators Joe Manchin (D-WV) and Krysten Sinema (D-AZ) have not yet publicly agreed to vote for the legislation, and disagreements remain over the size, scope and timing of the package. The legislation also faces procedural hurdles in the Senate, including the “Byrd Bath,” in which the bill’s provisions are reviewed by the Senate parliamentarian for adherence to the Byrd rule, which requires provisions included in a reconciliation

package to have a direct impact on federal spending or revenues. The bill will undergo a “vote-a-rama,” a lengthy process in which senators can offer an unlimited number of amendments to the bill.

After passage in the Senate, the bill will then go back to the House for final approval before it can go to the president’s desk for his signature. To pass the House again, all but three Democratic representatives will need to vote in favor of the legislation.

### **Take Action**

Your advocacy is still critically needed! Please [email your senators](#) and urge them to vote for the Build Back Better Act and its unprecedented investments in housing vouchers, public housing, and the Housing Trust Fund!

**Thank you for your advocacy!**

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### **Join Today’s National HoUsed Campaign Call for Universal, Stable, Affordable Housing**

Join today’s (December 6) national HoUsed campaign call from 2:30-4 pm ET. We will be joined by Senator Patty Murray (D-WA), who will talk about the next steps to enacting the “Build Back Better Act.” Eric Tars from the National Homelessness Law Center (NHLC) will join to discuss state-level data on the criminalization of homelessness. We will get updates on NLIHC’s End Rental Arrears to Stop Evictions (ERASE) project and the most recent Treasury data on emergency rental assistance (ERA) spending; discuss the latest developments on the historic housing investments in the Build Back Better Act and the ongoing need for advocacy; receive updates from the field; and more.

Register for the call at: <https://bit.ly/3c9kamF>

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### **Coronavirus, Disasters, Housing, and Homelessness**

#### **NLIHC to Testify before U.S. Commission on Civil Rights on Disaster Response in Puerto Rico**

NLIHC’s President and CEO Diane Yentel will testify at a December 10 hearing by the U.S. Commission on Civil Rights to discuss the federal government’s disaster response to Hurricane María in Puerto Rico. The hearing will include officials, advocates, organizations, and academics as the Commission prepares to submit a report on relief efforts. Read more and watch the hearing at: <https://bit.ly/3DfMCP3>

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#### **Framework for an Equitable COVID-19 Homelessness Response to Host December 9 Webinar on Youth and Family Homelessness**

The [Framework for an Equitable COVID-19 Homelessness Response](#) is hosting a [webinar](#) on December 9 at 3-4:30 pm ET to address youth and family homelessness. Building on the recently released report [Immediate and Flexible Crisis Options for Children and Families](#), the webinar will explore resources available to support expanded crisis options paired with strong housing exits that can be replicated, adapted, and scaled to meet communities’ needs and ensure that no child sleeps outside.

The [webinar](#) will feature presentations by three of the report’s authors – Barbara Poppe, Tiffany Haynes, and Alexis Kramer – and a panel of representatives from organizations featured in the report, including Mahube-

Otwa Community Action Partnership in Minnesota; Cuyahoga County Office of Homeless Services in Ohio, and Mother Nation Seattle in Washington. The panel will be moderated by Joe Savage from the U.S. Interagency Council on Homelessness and Tabitha Blackwell of Funders Together to End Homelessness.

Register for the webinar at: <https://tinyurl.com/2p8tnb8m>

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## Coronavirus Updates – December 6, 2021

### National Updates

#### *Department of Homeland Security (DHS)*

The Department of Homeland Security sent an updated [interagency letter](#) on November 16 concerning public charge. The letter lists several programs not included in a public charge determination, including housing benefits, state and local benefits, and emergency disaster relief – which can include FEMA, Coronavirus Relief Funds, and emergency rental assistance. The letter notes the importance of ensuring immigrants are not deterred from using needed public benefits.

#### *Reporting*

The [Associated Press](#) and [Newsweek](#) address new federal emergency rental assistance (ERA) [data](#) released by the Treasury Department on November 29, highlighting that several large states and cities have exhausted their ERA allocations.

[Reuters](#) reports states and local governments distributed more than \$2.8 billion in emergency rental assistance (ERA) funds to more than 521,000 renters in October, the Treasury Department [announced](#) on November 29.

[HuffPost](#) examines rental assistance distribution gaps emerging between states. While some states like California, New York, and Texas are running out of funds, others like Montana and North Dakota have barely distributed any aid.

The [Wall Street Journal](#) and the [Hill](#) report the Treasury Department will begin reallocating funds from grantees that have unused emergency rental assistance (ERA) funds. The initial reallocation, set to be revealed in early December, could exceed \$800 million. Officials have not specified which jurisdictions would lose and gain funds, but states with large amounts of unused ERA include rural states like Montana and North Dakota. More populous states, including New York and Texas, are expected to exhaust their ERA allocations over the coming week and months.

The [Associated Press](#) reports the Treasury Department says there is little fraud evident in state and local emergency rental assistance programs.

According to [CNBC](#), states and localities have passed dozens of laws granting tenants additional rights over the past two years. These laws include eviction moratoriums, ERA-related eviction protections, rent control policies, and right to counsel laws. During the pandemic, seven cities and three states passed legislation guaranteeing renters facing eviction the right to legal representation.

### State and Local News

#### *Arkansas*

Pulaski County has stated that tenants who applied for rental assistance on or before July 5 will receive aid by the end of the first week of December. According to the [Arkansas Democrat-Gazette](#), the program still has

about \$1.11 million to be distributed to tenants. Only 150 of the 2,460 households that applied for aid in November have received funds.

### *Florida*

Florida's Department of Children and Families (DCF) has not confirmed whether it submitted the program improvement plan required by the Treasury Department for the state to keep its \$660 million in unused funds. [Florida Politics](#) reports the most recent Treasury data show that, as of September 30, Florida's DCF-run program had expended only 24% of the funds, or a little more than \$200 million, to households. "People will need help to get on their feet and stabilize. We need to make sure they get it and get on their feet as quickly and as equitably as possible," said [NLIHC's End Rental Arrears to Stop Evictions \(ERASE\)](#) Senior Project Director Sarah Gallagher.

### *Georgia*

The [Associated Press](#) reports Georgia officials administering emergency rental assistance (ERA) submitted a program improvement plan to the Treasury Department outlining steps it will take to distribute funds more efficiently. By mid-November, Georgia had distributed less than 10% of its \$550 million allocation. [NLIHC's report](#) on ERA spending singled out Georgia and several other states for their slow disbursement of funds and large populations of renters. Tenants in Georgia report having difficulties reaching program administrators and facing onerous documentation requirements.

[DeKalb County](#) closed its rental assistance program to applicants on November 24. There were over 5,000 pending applications, all vying for the remaining \$21.6 million set aside for the tenant-landlord assistance coalition.

### *Hawaii*

The Hawaii Public Housing Authority received an additional [\\$4.7 million in federal funds](#) from the American Rescue Plan for Housing Choice Vouchers and Mainstream Vouchers for non-elderly persons with disabilities who would have lost their rental assistance due to insufficient funding. "No one should lose their home during a pandemic," said Senator Brian Schatz (D-HI) in a [press release](#) announcing the funds.

### *Maryland*

The Maryland Department of Housing and Community Development announced on December 1 the Emergency Rental Assistance Program has [approved \\$178.1 million](#) to assist nearly 28,000 households by the end of October. Treasury guidelines require grantees to have expended 30% of ERA1 funds by November 15. With October's numbers, Maryland reached a 37% expenditure ratio and is on target to exceed the November 30 deadline of 40% expended. Visit [Maryland's ERA Data Dashboard](#).

### *Massachusetts*

Boston Mayor Michelle Wu will [seek a stay](#) to keep a citywide eviction moratorium in effect after a housing court judge on November 29 [struck down the policy](#). The judge stated that the city's public health commission had overstepped its emergency powers.

### *Missouri*

Steep increases in rent prices continue to force [St. Louis tenants](#) from their homes. Even with COVID-19-related eviction moratoriums in place, there have been [more than 11,000 evictions](#) filed in St. Louis since March 2020.

### *Nevada*

Throughout the pandemic, [Home Means Nevada](#) has partnered with the Nevada Supreme Court, court systems across the state, and the Legal Aid Center of Southern Nevada to administer rental assistance and mediation programs for landlords and tenants. According to the [Nevada Independent](#), there have been over 4,700 eviction mediation cases sent to Home Means Nevada, most from Clark County, since October 2020.

### *New Jersey*

[New Jersey residents](#) have until December 15 to apply to the state’s rental assistance program. Jersey City closed its application last month, and Newark’s rental aid program will remain open through January 7. New Jersey’s eviction moratorium ended for higher earners on August 31, and it will end for lower-income renters who earn less than 80% of the area median income on December 31.

### *New York*

[Spectrum News](#) reports the Community Housing Improvement Program, an organization that represents 4,000 housing operators in New York, says Governor Kathy Hochul and state lawmakers should allocate at least \$2 billion for the Emergency Rental Assistance Program to help the thousands of renters who remain behind on rent. The push for additional assistance comes after a survey found at least 100,000 tenants have significant rental arrears and have not received any assistance.

### *Ohio*

Advocates for Basic Legal Equality (ABLE), a Toledo law firm that provides legal aid for low-income individuals, is receiving a [\\$1 million grant](#) as part of HUD’s new [Eviction Protection Grant Program](#). Senator Sherrod Brown (D-OH) says ABLE will partner with Legal Aid of Western Ohio (LAWO) to expand an eviction prevention program into rural areas of seven surrounding counties.

### *Oregon*

Governor Kate Brown announced on November 30 the [Oregon Legislature will meet in an emergency session](#) on December 13 to consider eviction protections for renters. According to Oregon Housing and Community Services, about 13,000 renters are at imminent risk of eviction because they are beyond the “safe harbor” period that covers people who applied for help but have not received it due to processing backlogs. Learn about Governor Brown’s proposed framework to prevent evictions [here](#).

[About 1,200 applicants](#) of the more than 23,000 households approved for the Oregon Emergency Rental Assistance Program have not received their funds yet due to a processing backlog. Tens of thousands of additional renters have completed their applications but are still awaiting final approval. Oregon is pausing the program for at least six weeks starting December 1 to work through the backlog.

## **Guidance**

### *Department of Housing and Urban Development*

- [COVID-19 Homeless System Response: Allocating ESG-CV to Support Strategies to Prevent and Response to COVID-19 Outbreaks](#) – November 2021
- [COVID-19 Homeless System Response: Introduction to HOME-ARP for CoCs](#) – November 2021
- [COVID-19 Homeless System Response: Unit Acquisition Strategies and Examples to Support Housing Development](#) – November 2021
- [COVID-19 Homeless System Response: Client-Informed Data Collection Best Practices, Community Examples](#) – November 2021
- [ESG-CV State Recipients Office Hours November 18: Materials Posted](#) – November 2021



## Department of Treasury

- [Treasury ERA: Promising Practices for Utility Assistance](#) – Updated November 18, 2021
  - [Treasury ERA: Example Screens for COVID-19 Financial Impact](#) – Updated November 18, 2021
  - [Treasury ERA: Example Screens for Housing Instability](#) – Updated November 18, 2021
  - [Treasury ERA: Guidelines for Fact-Specific Proxies](#) – November 5, 2021
  - [Treasury ERA: Example ERA Online Application Flow](#) – November 5, 2021
  - [Treasury ERA: Example Screens for Rental Assistance Request](#) – November 5, 2021
  - [Treasury ERA: Example Screens for Utility Assistance Request](#) – November 5, 2021
  - [Treasury ERA: Eviction Maturity Model Prototype](#) – Updated November 5, 2021
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## Disaster Housing Recovery Updates – December 6, 2021

### National Updates

Enterprise Community Partners and Morgan Stanley launched on November 23 the [Disaster Recovery Accelerator Fund](#), a \$25 million initiative to reduce the time it takes for relief dollars to reach owners of multifamily affordable rental properties after natural disasters. The fund will provide affordable rental property owners access to the capital they need to begin rebuilding immediately after a disaster while they wait for disaster relief from HUD. The fund will launch immediately through a pilot program in Iowa, Louisiana, and Oregon – three of the states selected to receive federal disaster recovery aid through HUD’s CDBG-DR program. The [New York Times](#) reports on the new disaster bridge loan program.

### Department of Housing and Urban Development (HUD)

[HUD released its Climate Action Plan](#) on November 17, which details a strategy to reduce HUD’s energy and carbon footprint and build more equitable, efficient, and sustainable housing infrastructure. As part of the [Climate Action Plan](#), HUD will revise environmental review policies to ensure consideration of climate- and environmental justice-related hazards and health risks in all proposed site selection and placement of new assistance activities. The agency will continue to collaborate with local agencies and organizations to help those impacted communities identify available resources and appropriate solutions to eliminate hazards and improve residents’ overall health.

Are you a housing provider in or near a disaster-impacted area? If you have vacant units, the Department of Housing and Urban Development (HUD) wants to know. The agency is operating a pilot program to collect information on alternative housing for those displaced from their homes by disasters. Let HUD know through a survey form [here](#). Filling out this form is completely non-binding, and information will be shared directly with HUD offices and FEMA.

### Hurricane Updates

The active 2021 Atlantic hurricane season officially concluded on November 30. The season produced 21 named storms, including seven hurricanes, four of which were major hurricanes. Read the National Oceanic and Atmospheric Administration’s [statement](#) on the hurricane season.

[The Conversation](#) outlines how the 2021 Atlantic hurricane season demonstrated the disproportionate impact of natural disasters on low-income communities. The article highlights how the legacy of segregation in the U.S. has led to low-income communities being more likely to live in high-risk areas. FEMA aid favors wealthier

homeowners, leaving low-income communities most in need of assistance without the resources they need to recover.

Louisiana Governor John Bel Edwards and Lake Charles Mayor Nic Hunter announced on November 22 the launch of an [\\$11.3 million housing program](#) to help Lake Charles residents recover from Hurricane Laura, Hurricane Delta, and the May 2021 flood. The funds will be used for two programs: the COLC Home Rehabilitation and Recovery Program and the City of Lake Charles Small Rental Rehabilitation Program. In addition to the \$5.3 million in CDBG funds from HUD, Lake Charles has committed \$1.3 million in HOME funds and another \$700,000 in CDBG. The Louisiana Housing Corporation committed \$3 million in HOME funds and \$1 million in national Housing Trust Fund program dollars.

[Southerly](#) examines how, without federal recognition, many of Louisiana’s coastal tribes are left navigating a complex bureaucracy of parish, state, and federal agencies in attempts to get critical disaster recovery resources. The article outlines the barriers tribal leaders face in accessing individual assistance for their members and public assistance for their tribes.

[CNN](#) reports that three months after Hurricane Ida, the town of Jean Lafitte near New Orleans is still struggling with the devastation wrought by the storm. A significant portion of residents became homeless overnight, and the most marginalized are priced out of insurance or have been denied FEMA aid due to lack of proof of occupancy. Long-term recovery efforts for the community have been slow, and nonprofits are calling for volunteers and donors to help with the efforts.

While the November 29 deadline to apply for Hurricane Ida aid has passed, [FEMA will remain in Louisiana](#) to assist survivors. The deadline for [New Jersey](#) and [New York](#) survivors of Hurricane Ida to apply for FEMA is December 6. FEMA released an update on [Hurricane Ida recovery resources in New York](#).

[Spectrum News](#) reports New York City has helped 380 families – most of whom reside in basement units – displaced by Hurricane Ida find temporary housing in hotels. Families were initially scattered in hotels across the five boroughs, but on November 15, the city ordered the remaining 200 families be moved into two hotels in Brooklyn. Residents say the sudden relocation has been chaotic, and many have not yet met with caseworkers who are supposed to help them identify long-term solutions. [Mayor Bill de Blasio called on FEMA](#) on November 24 to provide more aid for individuals displaced by Ida.

[Flooding from the remnants of Hurricane Ida](#) damaged a low-income apartment complex with 90 units in Norristown, PA, forcing tenants to evacuate. Those individuals are part of the 174 households in Montgomery County that Ida rendered homeless. They are currently residing in hotel rooms funded by the county.

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## HUD

### HUD Releases “Lead Safe Housing Toolkit”

HUD released on November 30 the “[Lead Safe Housing Rule \(LSHR\) Toolkit](#),” a comprehensive toolkit on lead safety in housing. The toolkit includes flowcharts, sample forms, and checklists for owners, renters, and sellers of housing built before 1978 to use to comply with federal regulations and keep their homes safe from lead. The webpage also includes training and support for those interested in learning more about federal safety regulations for housing. Access the LSHR toolkit at: <https://bit.ly/3ob60s0>

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### HUD PIH Posts Update to Emergency Housing Voucher FAQs

HUD’s Office of Public and Indian Housing (PIH) posted a [seventh update](#) to its frequently asked questions (FAQs) about the Emergency Housing Voucher (EHV) program created by the “American Rescue Plan Act” (ARPA). Public housing agencies (PHAs) were eligible to apply for 70,000 EHV’s (see *Memo*, [5/10](#)), and PIH announced the EHV allocations available to 696 PHAs (see *Memo*, [5/17](#)). NLIHC has a [summary of the key FAQs](#) from the first three sets of FAQs, as well as those from the fourth (see *Memo*, [7/26](#)), fifth (see *Memo*, [10/4](#)) and sixth updates (see *Memo*, [11/1](#)). The seventh version adds 13 new FAQs and updates one; the FAQs most relevant to residents and advocates are highlighted here.

Under the category “Eligibility,” FAQ 21 (page 7) updates FAQ 16 from the previous version, clarifying that a minor child who is a victim of human trafficking enables their family to be eligible for EHV. As stated in [PIH Notice 2021-15](#), human trafficking includes both sex and labor trafficking as outlined in the “Trafficking Victims Protection Act of 2000.”

Under the category “Voucher Administration,” new FAQ 44 (page 14) states that a PHA can establish admission preferences for EHV’s that are different than the PHA’s regular Housing Choice Voucher (HCV) admission preferences. FAQ 44 warns, however, that a PHA cannot refuse to admit a referred family not on an EHV preference list in order to set aside an EHV for a future, unknown applicant who belongs to a group given preference for EHV. FAQ 46 repeats the prohibition on delaying the issuance of an available EHV to hold it for a future referral for a household that might meet one of a PHA’s preferences.

New FAQ 47 (page 15) states that a PHA cannot have a standalone Administrative Plan for its EHV program. The EHV program must be included in a PHA’s HCV Administrative Plan, though it can be an addendum or appendix to its regular HCV Administrative Plan that is specific to EHV policies.

Seven new FAQs pertain to the mechanics of dealing with a household with an EHV choosing to move from one PHA to another PHA (“portability”): FAQ 84 (page 24) and FAQs 106-111 (pages 30-32). These are likely to be of interest to PHAs.

“Emergency Housing Vouchers, Frequently Asked Questions (FAQs) v.7” is at: <https://bit.ly/3prPVOi>

The Emergency Housing Voucher website is at: <https://bit.ly/3wdoeuG>

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## Opportunity Starts at Home

### New Podcast Episode on Housing as a Determinant of Health

A recently released SIREN Coffee & Science [podcast episode](#) explores why and how healthcare organizations should engage in housing advocacy. Based out of the University of California San Francisco (UCSF), SIREN Coffee & Science is a biweekly series of 30-minute conversations between experts in social interventions research, practice, and policy. This episode features a conversation between Bich Ha Pham, director of communications and policy at the Healthcare Anchor Network (HAN), and Mike Koprowski, national campaign director of NLIHC’s Opportunity Starts at Home (OSAH) campaign. HAN, a member of the OSAH campaign’s Roundtable, is a national collaboration of over 65 leading healthcare systems. Listen to the podcast episode [here](#).

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## Research

### Large National Study Finds Widespread Housing Discrimination

A new working paper from the National Bureau of Economic Research (NBER), “[Racial Discrimination and Housing Outcomes in the United States Rental Market](#),” finds African-American and Hispanic renters face widespread housing discrimination that impacts housing outcomes across the 50 largest metropolitan areas in the United States, though the findings vary both regionally and by metropolitan area. The authors, Peter Christensen, Christopher Timmins, and Ignacio Sarmiento-Barbieri, report that higher levels of housing discrimination, especially for African Americans, are correlated with greater residential segregation and disparities in economic mobility.

To study discriminatory behavior, the authors created a bot to respond to online property listings from 8,476 property managers across the fifty largest metropolitan areas. The bot responded to listings using a selection of 18 different fictitious identities crafted to represent prospective African American, Hispanic, or white renters. This approach enabled the researchers to compare property manager response rates for different racial and ethnic identities. Response data for listings were then matched with data on the racial and ethnic identities of the renter households that subsequently occupied those units, which allowed the researchers to examine the relationship between discriminatory behavior and actual housing outcomes.

Inquiries from white renters received responses 60% of the time, while inquiries from African American and Hispanic renters had lower average response rates at 54.4% and 57.2%, respectively. Results varied by census region and metropolitan area. Compared to inquiries from white renters, response rates for inquiries from African American renters were 12% lower in the Midwest and Northeast, 7.9% lower in the West, and 7.6% lower in the South. Response rates were 8.1% lower in the Northeast, 5.2% lower in the South, 3.6% lower in the Midwest, and 2.6% lower in the West for Hispanics compared to whites. African Americans faced the greatest discrimination in Chicago, IL, Los Angeles, CA, and Louisville, KY, while Hispanics faced the greatest discrimination in Louisville, KY, Houston, TX, and Providence, RI.

Discrimination against renters of color correlated strongly with measures of neighborhood segregation and racial disparities in economic mobility. Households of color faced greater housing discrimination where residential segregation was more pronounced. African Americans were also more likely to experience housing discrimination in cities with larger disparities in income mobility between African Americans and whites, though this dynamic was not observed for Hispanics.

For listings where property managers did not respond to a hypothetical renter of color, there was a 17.3% decline in the likelihood a renter of color would ultimately occupy the unit. This effect was even greater for properties in census tracts where people of color had below median representation. Non-responses to renters of color for these listings corresponded to a 40.2% decline in the likelihood a renter of color would lease the unit. African American renters were also less likely to occupy a unit after non-response in census tracts where they had above median representation, indicating broad discrimination impacting housing outcomes for African American renters.

Read the article at: <https://bit.ly/3d6Ik1x>

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## **Renters Show Financial Sensitivity to Changes in Pandemic Policies**

A report published by the Consumer Financial Protection Bureau (CFPB), “[Financial conditions for renters before and during the COVID-19 pandemic](#),” examines how the financial conditions faced by renters and homeowners have evolved over the course of the pandemic. The findings indicate that renters’ financial circumstances were more sensitive than homeowners’ to pandemic policy changes and that renters’ finances improved more during the pandemic. Renters benefited more than homeowners from Child Tax Credit (CTC) payments, emergency rental assistance, and other temporary supports and that their finances may be particularly sensitive to the end of these assistance programs.

The researchers used two waves of the CFPB *Making Ends Meet* survey and compared them to the Bureau's Consumer Credit Panel (CCP). The wave 1 survey collected data on pre-pandemic financial conditions and the wave 2 survey evaluated changes in financial conditions after the start of the pandemic. The researchers used these data to compare renters and homeowners on a variety of financial outcomes before and during different stages of the pandemic. They also compared subgroups of renters, such as those with student loans, renters earning \$40,000 or less, and renters with children.

Renters' financial conditions, such as delinquency, credit card utilization, and credit card debt, have been significantly more responsive to public policy throughout the pandemic compared to homeowners. For renters, these outcomes appeared to fluctuate in response to stimulus payments and changes in federal unemployment, while homeowner outcomes did not show the same degree of sensitivity. Delinquency rates among renters, for example, dropped several percentage points after stimulus payments and during periods of extended unemployment benefits. After expanded unemployment benefits ended in July 2020, however, delinquency rates among renters began increasing. Similar trends among renters were recorded with credit card utilization and credit card debt. These trends were not as pronounced among homeowners, except in the case of credit card debit, where homeowners decreased their credit card debit more than renters.

The researchers also found that renters' financial circumstances improved, on average, as much or more than those of homeowners during the pandemic. Renters' credit scores, for example, grew, on average, by 16 points during the pandemic, compared to 10 points and 7 points for mortgagors and other homeowners, respectively. The research also found variations in financial outcomes among renter subgroups. Credit scores among renters with student debt increased dramatically after the CARES Act paused federal student loan payments in the early months of the pandemic. In contrast, delinquency among renters with children declined drastically following stimulus payments, which were based on the number of children in a household.

Although these findings suggest that renters' financial outcomes have generally improved during the pandemic, renters remain especially susceptible to financial insecurity. Many pandemic financial supports have already expired or are scheduled to expire soon, which could negatively impact renters' finances. As the pandemic continues, these results indicate that additional supports, such as continued rental assistance and expansion of Child Tax Credits, could prevent setbacks in renter finances.

Read the report at: <https://bit.ly/3Df8w4L>

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## **National Homelessness Law Center Releases First National Study of State Laws Criminalizing Homelessness**

A new report from the National Homelessness Law Center (NHLC), [Housing Not Handcuffs 2021: State Law Supplement](#), documents state laws criminalizing homelessness across the country. The report provides data on which states have laws in three categories: 1) sleeping, camping, lying and sitting, and vehicle restrictions, 2) loitering and vagrancy, and 3) panhandling/begging. The report finds that 48 states have at least one law criminalizing homelessness, and some states have as many as six.

The report describes the prevalence of criminalization laws, as well as the range of restrictions and punishments for specific types of law across states. For example, six states have laws that restrict panhandling statewide, and 24 states have laws that restrict panhandling in specific public places. In Idaho, for example, a state law restricts people from panhandling on highways, and a New Jersey law restricts panhandling on any terminal operated by the Port of New York Authority. Thirty-six states restrict standing in roadways for the purpose of solicitation, which often includes asking for a ride or soliciting employment.

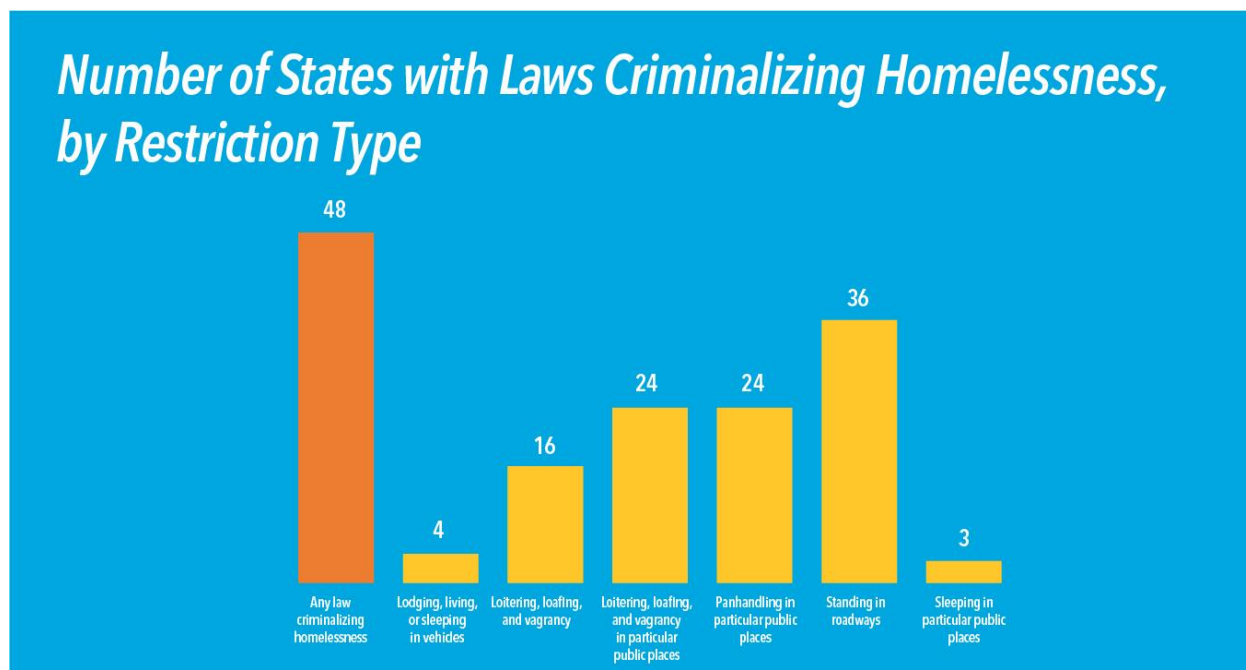
The analysis acknowledges that Black, Indigenous, and other people of color disproportionately experience homelessness due to structural racial discrimination and that many laws criminalizing homelessness have racist origins. For example, restrictions against loitering and loafing were established during Jim Crow to be applied selectively to Black people.

NHLC urges states to repeal laws criminalizing homelessness, as such laws can further hinder people experiencing homelessness from accessing housing, employment, or other resources. Instead, the resources used to criminalize homelessness should be used to invest in affordable housing and other solutions to address and prevent homelessness.

Read the report at: <https://bit.ly/32WbUVU>

## Fact of the Week

### Forty-Eight States Have Enacted Laws Criminalizing Homelessness



Source: National Homelessness Law Center, "Housing Not Handcuffs 2021: State Law Supplement," November 2021



Source: National Homelessness Law Center, "Housing Not Handcuffs 2021: State Law Supplement," November 2021

## From the Field

### Right to Counsel Expands in New Orleans and New York City

The New Orleans City Council [approved](#) a 2022 operating budget that fully funds the right to counsel for tenants in eviction court. The budget, which passed city council on December 1, contains \$2 million for tenant legal representation, quadrupling the [initial amount](#) of \$500,000 that Mayor LaToya Cantrell included in her

proposed budget. New York’s right-to-counsel initiative also reached a significant milestone this month, as Mayor Bill de Blasio [announced](#) that 100% of tenants with scheduled eviction cases had access to legal services in 2020, and 71% of tenants had full attorney representation.

The \$2 million for tenant legal representation in New Orleans aligns with [advocates’ request](#), as full implementation of right to counsel in the city is expected to cost \$2 million in its first year. Right to counsel is anticipated to save money for the city: multiple analyses by Stout [find](#) that jurisdictions can expect to save at least \$3 for every \$1 invested in right to counsel.

“Making sure anyone at risk of losing their home in eviction court has access to an attorney is a matter of basic fairness and there is no more important time to do that than now,” said Cashauna Hill, executive director of the Louisiana Fair Housing Action Center. “We’re incredibly proud that New Orleans will now join the ranks of dozens of other cities and states who are leveling the playing field, decreasing evictions and homelessness, and stabilizing families. The next step will be advocating for passage of a right-to-counsel ordinance to create formal rules for the program and make it permanent.”

Even before the COVID-19 pandemic and economic fallout intensified low-income renters’ housing hardships, New Orleans saw higher-than-average eviction rates. In 2017, [5.2% of households](#) in New Orleans experienced an eviction—more than double the national average rate of 2.8%. Only 6.1% of New Orleans renters who appeared in eviction court between September 1, 2019 and March 12, 2020 had legal representation, according to [research](#) from the Jane Place Neighborhood Sustainability Initiative (JPNSI). Legal representation significantly decreased a renter’s likelihood of being evicted: only 14.6% of renters with legal counsel were evicted, as compared to nearly two-thirds (65.4%) of renters without legal representation.

Evictions in New Orleans reflect deep-rooted racial and gender inequities in housing. In a city where 59% of the population is Black, [more than 82%](#) of eviction proceedings observed during JPNSI’s court watch period were brought against Black renters. Black women accounted for an exceptionally disproportionate share; 56.8% of eviction cases were brought against Black women.

New Orleans will join the ranks of [12 other cities and 3 states](#) that have passed right-to-counsel measures. In 2017, New York became the first U.S. city to establish right to counsel with the passage of Local Law 136, following years of sustained organizing led by the [Right to Counsel NYC Coalition](#).

When the New York City’s right-to-counsel legislation was first enacted, only renters in specific high-need ZIP codes had guaranteed access to legal representation. As an emergency measure at the start of the pandemic, the Office of Civil Justice made legal representation available to all eligible renters in New York—those whose household income is at or below 200% of the federal poverty level—regardless of ZIP code. In May 2021, the city council codified that approach, and Mayor de Blasio [signed off on](#) an accelerated implementation schedule for citywide right to counsel. Tenants are now twice as likely to have legal representation during their eviction cases as they were prior to the pandemic.

New York’s [right-to-counsel progress report for fiscal year 2021](#), released on November 17, illustrates the success of the citywide rollout and its positive impact on low-income renters. In 2020, 100% of tenants had access to legal services during eviction proceedings. The report shows that right to counsel is an effective tool to achieve housing stability: 84% of tenants represented under the city’s right-to-counsel initiative have been able to remain in their homes. Since the enactment of the bill, New York City has funded legal services for over 500,000 tenants, including 100,000 during the pandemic in FY21.

To build on these achievements, the city is launching a large-scale right-to-counsel advertising campaign. Led by the Public Engagement Unit (PEU), the Mayor’s Office to Protect Tenants (MOPT), and DSS-HRA’s Office of Civil Justice (OCJ), the campaign will increase awareness of the right to counsel and teach New Yorkers about resources available to keep them stably housed. The advertisements will be available in 15 different

languages in both print and digital media. The campaign will direct those seeking assistance to the Tenant Helpline, which can be reached by calling 311. MOPT and PEU established the Tenant Helpline in 2020 to connect tenants with PEU Housing Specialists who provide resources and hands-on case management to help them remain in their homes, and the Tenant Helpline will now become a permanent team within PEU.

Tenants can access online information through the [New York City Tenant Resource Portal](#).

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## Events

### **Join Today's *Tenant Talk Live* Webinar for Renters and Tenant Leaders: Should Credit and Asset Building for Renters Be Tested by the Moving to Work (MTW) Demonstration?**

Join NLIHC's *Tenant Talk Live* webinar – a webinar with and for renter and tenant leaders – today, December 6 at 6 pm ET (5 pm CT, 4 pm MT, and 3pm PT) to learn about credit and asset building and to help NLIHC decide whether to recommend HUD test credit and asset building under the Moving to Work (MTW) Demonstration Program. Register for today's *Tenant Talk Live* webinar at: <https://bit.ly/361rmy2>

As described in [NLIHC's 2021 Advocates Guide](#), the MTW demonstration is a program that has allowed 39 participating public housing agencies (PHAs) to waive certain public housing and Housing Choice Voucher regulations in order to broaden their use of those two programs. Some of those PHAs have used MTW to create helpful policies for tenants, while others have imposed harmful policies such as work requirements and rent increases.

In 2016, Congress authorized HUD to expand the MTW demonstration to an additional 100 PHAs over a seven-year period. PHAs were to be added to the MTW demonstration in annual groups called “cohorts.” HUD has already decided on three cohorts: one using stepped and tiered rents instead of paying 30% of adjusted income, one providing incentives for landlords to use vouchers, and one allowing small PHAs to undertake a variety of regulation waivers.

HUD is now considering adding another cohort. NLIHC, the National Housing Law Project (NHLP), and the Center on Budget and Policy Priorities (CBPP) are considering suggesting that HUD test credit and asset building policies. But before we do, we wanted to know what tenants think about the idea. We want your input during tonight's *Tenant Talk Live* session, and after too, if you think of something later.

To learn more about credit and asset building for today's *Tenant Talk Live*, we will be joined by experts Sarah Chenven of Working Credit NFP, Talia Kahn-Kravis of Credit Builders Alliance, and Ariel Nelson with the National Consumer Law Center (NCLC). Join NLIHC for this timely discussion and let us know whether we should ask HUD to have an MTW cohort that tests credit and asset building policies.

More information about the MTW Expansion and the existing cohorts is on NLIHC's public housing webpage: <https://nlihc.org/explore-issues/housing-programs/public-housing>

*Tenant Talk Live* is an opportunity for renters to share their experiences and identify opportunities to make a change in their communities. NLIHC is committed to connecting and engaging with resident leaders in new, robust ways. If you are a low-income resident and have a topic you would like to propose or if you want to be a speaker on an upcoming call/webinar, email: [sbetancourt@nlihc.org](mailto:sbetancourt@nlihc.org)

To stay up to date on *Tenant Talk Live* events, join our [Facebook group](#)!

Register for this and future *Tenant Talk Live* webinars at: <https://bit.ly/361rmy2>



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## NLIHC Housing Policy Forum 2022

### Register for NLIHC Virtual Housing Policy Forum 2022, March 22-23!

[Register](#) for NLIHC's **Virtual Housing Policy Forum 2022: Achieving Housing Justice** taking place March 22-23, 2022, 12:30-5:30 pm ET on March 22 and 1:00-5:30 pm ET on March 23. The forum will feature keynote speakers and panels on: Racial Equity and Housing Justice; the HoUsed Campaign for Universal, Stable, Affordable Housing – Progress To-Date and Road Ahead; Capitol Hill Insiders Panel; Ending Rental Arrears to Stop Evictions; Achieving Renter Protections; Expanding the Multi-Sector Affordable Housing Movement; Best Practices in Organizing; and Discussions with Members of Congress and Senior Administration Officials.

The forum will also feature an opportunity to network with other attendees and interactive sessions with NLIHC experts on: Our Homes, Our Votes 2022: Non-partisan Voter and Candidate Engagement; Disaster Housing Recovery; Effective Media/Social Media Strategies & Practices; and Anti-Racism, Equity, Diversity, and Inclusion.

[Register today](#) for the March 22-23, 2022, Virtual Housing Policy Forum!

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## Organizing Awards

### Nominate an Organization or Campaign for NLIHC's 2022 Organizing Awards!

NLIHC encourages affordable housing advocates to submit applications or nominations for the 2022 Annual Organizing Awards. Two awards will be granted for organizations or campaigns that organized to successfully expand funding for affordable housing development, strengthen renters' rights, combat homelessness, mobilize tenants, or achieve other victories that support the lowest-income households. Submit nominations [here](#).

The NLIHC Organizing Awards recognize outstanding 2021 achievements in statewide, regional, citywide, neighborhood, and/or resident organizing that 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 and leadership. The awards will be featured at the NLIHC [2022 Virtual Housing Policy Forum](#), which will be held on March 22-23, 2022.

An Organizing Awards Committee composed of NLIHC board members and previous award winners will determine this year's honorees. NLIHC will provide two representatives of each honored group complimentary Forum registrations and one hotel room for the next in-person Policy Forum, as funding allows. Organizing award winners will also be featured at the 2022 Virtual Policy Forum, which provides an opportunity to share their recent victories with attendees from across the country. To get a sense of the types of achievements honored with this award, please review our [list of past winners](#).

To be eligible, nominated organizations must be current NLIHC members. Organizations can easily [become members online](#). Applicants may self-nominate. NLIHC board members and Award Committee members may not nominate an organization with which they are employed or affiliated.

**Nominations are due by 5 pm ET on Friday, December 17, 2021.**

For questions, please reach out to Courtney Cooperman, housing advocacy organizer, at: [ccooperman@nlihc.org](mailto:ccooperman@nlihc.org)

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## NLIHC News

### **Nominate an NLIHC Board Member Today!**

NLIHC member and partners are encouraged to submit nominations (or self-nominate!) to fill upcoming vacancies on the NLIHC board of directors. Nominees for board membership must be current dues-paying NLIHC members or be employed by a current dues-paying NLIHC member organization. Send a brief biographical description or resume and a statement of interest to NLIHC President and CEO Diane Yentel at [dyentel@nlihc.org](mailto:dyentel@nlihc.org) by close of business on December 31.

NLIHC's board consists of six low-income persons (defined as individuals with incomes less than 50% of their area median income), six representatives of allied national organizations, six representatives of [NLIHC state partners](#), and up to seven unrestricted or at-large NLIHC members. NLIHC is seeking nominations for the following positions: one representative from an [NLIHC state partner organization](#), one representative from a national NLIHC member organization, and one at-large NLIHC member representative. The new board members will assume their duties in March 2022.

At least 90% of NLIHC board members must be people with low incomes or individuals who are or have been engaged directly in working on meeting the housing needs of low-income people. In selecting board members, NLIHC strives to achieve a broad diversity in terms of race, ethnicity, gender, and geography, including representation from both urban and rural communities. We seek to have as many different states represented as possible.

Board members are elected for 3-year terms and can serve up to three terms. The board meets in person twice a year in Washington, DC (when not prohibited from meeting in person by the pandemic)—once in conjunction with our annual forum in the spring and once in the fall. The board also meets by conference call in the summer. Attendance at board meetings is required, with exceptions for illness or emergencies. Generally, new board members are elected by existing board members at the annual board meeting held in the spring. All board members serve on at least one standing committee of the board and all board members are members of the NLIHC Policy Advisory Committee. Committees meet by conference call. All new board members must attend an orientation soon after their election.

NLIHC subsidizes travel and lodging expenses of low-income board members to attend board meetings. All others are expected to cover their own travel and lodging expenses, unless doing so would prevent an otherwise qualified person from serving on the board. In addition to paying NLIHC membership dues, all board members are asked to make financial contributions to NLIHC at the level they are able. We strive for 100% board giving.

The best way to be considered for board membership is to get involved in the activities of NLIHC, particularly by serving on the Policy Advisory Committee and attending NLIHC's annual Virtual Policy Forum in the spring. The NLIHC Nominating Committee will review the level of a potential board member's involvement in his or her own community or state/national housing advocacy activities and accountability to a constituent base.

To make a nomination or self-nominate, send the required materials (statement of interest and bio or resume) to Diane Yentel at [dyentel@nlihc.org](mailto:dyentel@nlihc.org) by December 31.

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## NLIHC Careers

### NLIHC Seeks Development Specialist

NLIHC seeks a development specialist who will have primary responsibility for a portfolio of development/fundraising activities for the Coalition. The activities, along with secondary activities supporting the development coordinator, will ensure the Coalition secures the necessary resources to support its mission of achieving racially and socially equitable public policy to ensure the lowest-income people have quality homes that are accessible and affordable in communities of their choice. The individual will also support NLIHC with other key operational and event-management needs. The specialist will report to the NLIHC development coordinator.

#### RESPONSIBILITIES:

- Coordinate/manage reports, proposals, relationship management, and research/prospect development for all corporate foundations
- Track progress on current grants and reports due, as well as other requirements for each corporate funder, and draft reports and proposals. Coordinate calls and meetings with current and new corporate funders
- Coordinate/manage NLIHC's end-of-year fundraising campaign, including Giving Tuesday and holiday appeal – drafting language (postcards, emails, etc.), creating outreach list, mailing them out, etc.
- Handle inquiries about individual giving, particularly end-of-year requests to contribute stocks or other donations, and cultivate individual donors as needed
- Collaborate closely with the operations manager and development coordinator on all event coordination for the Annual Housing Policy Forum
- Work with development coordinator to create and maintain registration pages for the Housing Policy Forum.
- Enter registrations for complimentary Housing Policy Forum attendees where necessary (special members, event sponsors, AG authors, VIP/invitees, etc.)
- Coordinate/manage NLIHC special members renewals, invoicing, provision of benefits, procurement of ads and complimentary event registrations, and efforts to recruit additional special members
- Track progress on special member benefits (ads needed for the annual Leadership Awards Celebration, publications to be mailed, etc.)
- Monitor incoming data to Salesforce for any irregularities
- Ensure all grant agreement and follow-up information for corporate foundations is up-to-date and accurate in Salesforce database
- Coordinate with contracted agency (currently Cogency Global) on state charitable registrations, ensuring annual registrations for all states in which registrations are required
- Work with the development coordinator to produce list of previous year donors and their giving levels for *Annual Report*
- Provide the development coordinator with corporate and individual donor summaries for the fund development report presented to the board twice annually
- Monitor NLIHC's various webpages that recognize donors for any missing corporate logos, ensure updates are made
- Maintain files of copies of all acknowledgment/grant letters
- Assist in the coordination of other events and activities for which fundraising is involved, such as NLIHC's anniversary events

#### Organizational/Operations Support

- Support COO with various operations activities

- Attend all meetings of the NLIHC Board of Directors and Board committees, as needed. Participate in staff meetings, retreats, trainings, and all Coalition events
- Other duties as assigned

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

- Bachelor’s degree
- Strong commitment to the alleviation of poverty and social justice (affordable housing knowledge/experience a plus)
- Demonstrated strong organizational skills and attention to detail
- Excellent communications skills, both orally and in writing
- Experience successfully building and maintaining professional partnerships and relationships
- Experience in funder/donor research and cultivation, proposal- and report-writing, and fundraising appeals strongly preferred
- Experience in event coordination
- Experience using Salesforce a plus
- 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 located in Washington, DC, though candidates residing outside the DC area may be considered and telework is being implemented during the pandemic.

**JOB APPLICATION PROCESS:** Send a cover letter, resume, and two writing samples to: Bairy Diakite, Operations Manager, NLIHC, 1000 Vermont Avenue, N.W., Suite 500, Washington, D.C. 20005 at [bdiakite@nlihc.org](mailto:bdiakite@nlihc.org). The cover letter should describe the candidate’s interest in and relevant experiences for the position and include salary requirements and the names and contact information for at least three people serving as candidate references (two of whom should be current or former supervisors). (NLIHC will not contact references before consulting with the candidate.)

## **NLIHC Seeks Housing Advocacy Organizer**

NLIHC seeks a housing advocacy organizer who will be responsible for maintaining and expanding NLIHC membership and mobilizing advocates on federal policy priorities to advance the Coalition’s mission. This is a one-year position (with the possibility of extension) that will play a key role in designing and implementing field strategies for various campaign efforts such as the NLIHC HoUsed campaign for long-term solutions to homelessness and housing poverty, the *Our Homes, Our Votes* non-partisan civic engagement project, coronavirus emergency rental assistance, federal budget priorities, and other campaigns. The housing advocacy organizer supports outreach activities, develops materials for use by state and local advocates, and supports low-income renters with organizing guidance and tools. The housing advocacy organizer reports to the director of field organizing.

### **Responsibilities/Duties**

#### **Field and Campaign Organizing, Education, and Activation**

- Field and Campaign Organizing: Mobilize state partners, members, endorsers, and supporters on federal affordable housing policy issues. Generate letters and calls to legislative offices; assist organizations and

constituents with meetings and media opportunities; generate resolutions, endorsements, and sign-ons; work with broad issue-based campaigns to raise the issue of housing

- **Field Activity:** Track field activity, including member participation in call-in days and e-mail actions; prepare reports on activities, as requested. Maintain and enhance member and contact database for organizational/field needs; expand its use to distribute congressional profile data and timely, targeted calls to action that advance NLIHC goals
- **Education and Activation:** Participate in meetings of national housing and other advocates to engage in strategy discussions, including HoUSed campaign policy group, Disaster Housing Recovery Coalition (DHRC), and others as necessary. Create, update, and distribute materials, as needed, including calls-to-action, postcards, fact sheets, endorsement forms, brochures, and stickers. Identify conference and other speaking opportunities for Coalition staff; exhibit and present, as needed
- **Communications:** Write (on a rotating basis among housing advocacy organizers) a weekly article for NLIHC's e-newsletter, *Memo to Members and Partners*, highlighting the field work of state partners or other NLIHC members. Help maximize use of the NLIHC website and social media tools, including webinars, videos, and blogs, to engage members. Draft articles for the *Tenant Talk* publication produced for low-income renters. Assist communications staff in generating media ideas and opportunities for work happening in the field

## State Partners

- **NLIHC State Partner Meetings:** Assist in the planning and convening of biannual NLIHC state partners' meeting. Participate in state partner conference calls
- **State Activities:** Track all field activity in the assigned states, including member participation in call-in days, email actions, and prepare reports on activities as requested. Promote activities of state partners through social media and NLIHC communication platforms
- **Growing the State Partner Coalition:** Identify and cultivate potential new state partners in places where NLIHC is lacking a strong advocacy lead

## Membership

- **Membership Recruitment:** Identify sources for prospective members and coordinate ongoing membership drives, including among workgroup call participants, budget letter signers, HoUSed campaign endorsers, and Disaster Housing Recovery Coalition members. Engage potential new members through video and email; track effectiveness of contact. Undertake activities to achieve annual increases in membership. Reply to all inquiries from current members and potential new members. Use all other interactions as opportunities to secure new memberships
- **Membership Engagement and Retention:** Welcome new NLIHC members and build relationships with members in assigned states through personal calls, e-mails, and other outreach. Provide prompt and accurate responses to all inquiries about membership concerns. Track status of all members, send renewal notices in timely manner, and follow up as needed. Undertake activities to achieve a 90% or higher member retention rate
- **Resident Outreach:** Support resident participation in NLIHC and partner organizations activities. Assist in developing content for *Tenant Talk*, NLIHC's resident newsletter. Convene tenant groups, as determined by NLIHC management
- **Administration:** Coordinate or assist in mailings to members and other partners. Maintain hard copy files of member records. Produce membership reports and lists, as needed. Maintain and update databases and contact lists, ensure accuracy of all data. Perform data entry and data cleaning; run reports and queries as needed to support work of NLIHC. Assist in implementation of member survey

## Organizational Support

- **Meetings:** Attend and participate at meetings with NLIHC Board of Directors; participate in staff meetings, state coalition meetings, trainings, and all Coalition events
- **Interns:** Assist with the recruitment and supervision of field interns
- **Other:** Other duties as assigned to maximize organizational effectiveness toward achievement of NLIHC mission

## Qualifications

Applicants must possess a bachelor's degree and preferably at least two years of work experience in policy campaigns, U.S. elections and/or direct assistance to low-income communities (additional years of experience preferred; exceptional candidates with fewer may be considered). Applicants should have a strong commitment to social justice. Candidates should have strong analytical, writing, and organizational skills, as well as a keen attention to detail. Applicants should also be proficient in the Microsoft Office suite. Familiarity with Salesforce CRM database would be plus.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and a generous benefits package. This is a temporary full-time position located in Washington, DC, but NLIHC will be flexible about location (depending on the pandemic).

Interested candidates should submit a resume, cover letter with salary requirement, and one writing sample, to Joey Lindstrom, director of field organizing, and Bairy Diakite, operations manager at: [jlindstrom@nlihc.org](mailto:jlindstrom@nlihc.org) and [bdiakite@nlihc.org](mailto:bdiakite@nlihc.org)

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## NLIHC Seeks ERASE Project Coordinator

NLIHC seeks a project coordinator for its ERASE (End Rental Arrears to Stop Evictions) project to ensure that the historic emergency rental assistance (\$46 billion) appropriated by Congress reaches the lowest-income and most marginalized renters it is intended to help. This is a one-year position (with the possibility of extension depending on funding) reporting to the ERASE senior project director.

### Project Summary

The COVID-19 pandemic has caused two unprecedented developments affecting low-income renters. The first is ominous and potentially catastrophic: it has caused many millions of people to fall behind in their rent, placing them at risk of ultimate eviction. The second is more promising: unprecedented emergency rental assistance to eliminate and avoid rental arrears.

This project, led and coordinated by NLIHC, is designed to ensure that the historic aid enacted by Congress reaches the lowest-income and most marginalized renters in need. The project – which would End Rental Arrears to Stop Evictions (ERASE) – seeks to eliminate rental indebtedness caused by the pandemic and to prevent evictions by: tracking and analyzing emergency rental assistance utilization; documenting and sharing best practices and toolkits; influencing and shaping program design at federal, state, local levels; developing key partnerships for outreach and education; and assessing the remaining needs to inform advocacy for long-term investments to end housing instability and homelessness in the United States. A key part of ERASE will be to develop and nurture a cohort of state partners working to ensure equitable ERA programs.

### Job Description

The ERASE project coordinator, working closely with the senior project director, will have the following responsibilities:

- Work with the senior director and ERASE team to support the activities of a team of NLIHC staff and consultants dedicated to the ERASE project:
  - Work with the senior director to develop and implement all aspects of the ERASE project plan
  - Support the senior director in the coordination of an ERASE study to assess ERA impact on tenant outcomes
- Work with and support the NLIHC ERASE team to build upon and advance the ERASE Research and Learning Network:
  - Translate research into action base tools to support program implementation
  - Prepare and broadly disseminate materials designed to ensure that ERA advances racial equity and reaches the lowest-income and most marginalized renters
  - Track and highlight developing trends related to landlord participation, self-attestation (of need, income, rental payments, etc.), and direct-to-tenant assistance, and ensure language translation and other accessibility features
  - Assist with the development and dissemination of toolkits, model forms, model programs and case studies to support jurisdictions in implementing key features in their ERA programs
  - Identify, document, and share best practices, lessons learned, challenges and success related to emergency rental assistance with a specific lens towards equity
- Support the engagement of ERA Program Administrators in the implementation of ERA and in developing efforts to sustain ERA long term:
  - Provide technical assistance and support to assist state and local program administrators to ensure ERA funds are utilized effectively and efficiently and assist the lowest-income people in need
  - Ensure that program administrators have the materials, tools, best practices, and other supports needed to support ERA implementation
  - Support opportunities for peer-to-peer learning, through a listserv, peer calls, and other mechanisms, to allow for program administrators to share lessons learned and useful tools/information with each other
- Assist in the development of a blueprint for scaling and sustaining emergency rental assistance including recommendations for funding, program design and policy reform
- Coordinate 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
- Support 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 2 to 3 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 race 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, and it should include salary requirements and the names and contact information for at least three people serving as candidate references, two of which 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 22 and November 28

The following are some of the news stories that NLIHC contributed to during the weeks of November 22 and November 28:

- “Here’s why the US government is changing rent relief distribution,” *CNN*, December 3 at: <https://bit.ly/3okgpBK>
- “State distribution of federal rental assistance funds zooms upward, but hurdles remain,” *Newsweek*, November 29 at: <https://bit.ly/3GdNYf2>
- “States, cities running out of rental assistance monies,” *NBC News*, November 29 at: <https://nbcnews.to/3Ibn9tA>

## NLIHC Staff

Xavier Arriaga, Policy Analyst, x231

Andrew Aurand, Vice President for Research, x245

Sidney Betancourt, Housing Advocacy Organizer, x200

Jordan Brown, Research Intern

Victoria Bourret, Senior Organizer for Housing Advocacy, x244

Jen Butler, Senior Director, Media Relations and Communications, x239

Alayna Calabro, Policy Analyst–COVID-19 Response, x252

Josephine Clarke, Senior Executive Assistant, x226

Courtney Cooperman, Housing Advocacy Organizer, x263

Bairy Diakite, Operations Manager, x254

Emma Foley, Research Analyst, x249

Dan Emmanuel, Senior Research Analyst, x316

Ed Gramlich, Senior Advisor, x314

Sarah Gallagher, Senior Project Director, ERASE, x220

Sydney Graves, Field Intern



Patrick Hanrahan, Graphic Design/Communications Intern  
Kim Johnson, Housing Policy Analyst, x243  
Paul Kealey, Chief Operating Officer, x232  
Mike Koprowski, Director, Multisector Housing Campaign, x317  
Joseph Lindstrom, Director, Field Organizing, x222  
Mayerline Louis-Juste, Communications Specialist, x201  
Khara Norris, Senior Director of Administration, x242  
Neetu Nair, Research Analyst, x291  
Brenna Olson, Policy Intern  
Noah Patton, Housing Policy Analyst, x227  
Ikra Rafi, Creative Services Specialist, x246  
Betty Ramirez, Research Analyst, x202  
Catherine Reeves, Development Coordinator, x234  
Sarah Saadian, Vice President, Public Policy, x228  
Brooke Schipporeit, Housing Advocacy Organizer, x233  
Sophie Siebach-Glover, Research Specialist, x205  
Seulgi Smith, Graphic Design/Communications Intern  
Lauren Steimle, Web/Graphic Design Specialist, x246  
Jade Vasquez, ERASE Project Coordinator, x264  
Maya Ward-Caldwell, Fund Development 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