

Volume 26, Issue 49
December 20, 2021



All of us at the National Low Income Housing Coalition are grateful for our members and partners who work to ensure the lowest-income people in America have safe, accessible, and affordable homes. Your support is vital to our work. We wish you a peaceful and joyful holiday season.

Memo to Members & Partners will take a short break for the holidays. *Memo* will return on January 10, 2021.

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- Treasury ERA Programs with Flexibility Features Spent More of their Allocations than Programs without Flexibility Features

Our Homes Our Votes

- NLIHC, ACLU, NHLP, and Demos Send Letter Urging Biden Administration to Increase Voting Access for Tenants of Federally Assisted Housing

From the Field

- Good-Cause Eviction Legislation Gains Momentum in New York

NLIHC Housing Policy Forum 2022

- LaToya Ruby Frazier to be Featured at NLIHC Virtual Housing Policy Forum 2022, March 22-23!

Leadership Awards Celebration

- Celebrate 2022 Housing Leadership Award Honorees: Congressional Progressive Caucus, Ann O'Hara, and Representative Ritchie Torres

Organizing Awards

- Deadline Extended: Nominate an Organization or Campaign for NLIHC's 2022 Organizing Awards!

Events

- Attend NLIHC's New Member Orientation!
- Save the Date! Join January's Tenant Talk Live Webinar for Renters and Resident Leaders: Digital Advocacy for Renters

NLIHC News

- Help NLIHC Amplify the Voices of Tenant Leaders this Holiday Season
- Nominate an NLIHC Board Member Today: Deadline Dec. 31!
- NLIHC Welcomes New Members in 2021

NLIHC Careers

- NLIHC Seeks Development Specialist

NLIHC in the News

- NLIHC in the News for the Week of December 12

HoUSed Campaign

Senator Manchin Thwarts ‘Build Back Better Act’ – Take Action!

After Senate Majority Leader Chuck Schumer (D-NY) announced the Senate would delay voting on the “Build Back Better Act” until January, Senator Joe Manchin (D-WV) said on Sunday (December 19) that he would not support the historic recovery package, which includes over \$150 billion for investments in affordable housing and community development.

The \$1.75 trillion package includes over \$150 billion in affordable housing and community development investments, including significant funding for NLIHC’s [HoUSed campaign’s top policy priorities](#):

- \$25 billion to expand rental assistance to [more than 300,000 households](#);
- \$65 billion to preserve public housing for its 2.5 million residents; 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.

Senate Majority Leader Chuck Schumer previously committed the chamber to passing the legislation before December 25, but procedural barriers and hesitancy from Senator Joe Manchin (D-WV) stalled negotiations. Leader Schumer had indicated he would bring the Senate back from recess a week early, making the week of January 3 the earliest the Build Back Better Act could be brought up for a vote in the Senate.

Lawmakers are using a process known as “budget reconciliation” to enact the legislation. This move allows Congress to pass a bill with a simple majority of 51 votes in the Senate, rather than the 60 votes typically required to pass legislation. However, the process is governed by strict rules limiting the types of provisions that can be included in a reconciliation package, including the “Byrd Rule,” which restricts the provisions to those that have a “more than incidental” effect on federal spending or revenues. Lawmakers have been working through a process known as the “Byrd Bath,” in which the Senate parliamentarian reviews the bill for potential violations of the Byrd Rule.

President Biden had taken the lead on negotiations with Senator Manchin, but when the senator said on December 20 that he will not vote for the bill, he reiterated his insistence that his colleagues pick a few top priorities and fund them for an extended period, rather than funding multiple priorities for shorter timeframes.

Your advocacy is needed, now more than ever. Senate Majority Leader Schumer has pledged to continue working on the Build Back Better Act until it is enacted. As negotiations in the Senate and with the administration continue, it is crucial that advocates continue to make their voices heard to protect and advance the bill’s historic affordable housing investments.

[Email and call your senators](#) and urge them to support the Build Back Better Act and its historic investments in rental assistance, public housing, and the Housing Trust Fund!

Join Today’s National HoUSed Campaign Call for Universal, Stable, Affordable Housing

Join today’s (December 20) national HoUSed campaign call from 2:30-4 pm ET. We will discuss the latest updates on the “Build Back Better Act” and the need for ongoing advocacy. Peter Hepburn from Eviction Lab will join the call discuss their most recent data on eviction filings after the end of the CDC eviction moratorium. Vincent Reina from the Housing Initiative at the University of Pennsylvania and NLIHC’s Rebecca Yae will share findings from a new joint report analyzing the features and spending performance of emergency rental

assistance programs. We will get updates on NLIHC's End Rental Arrears to Stop Evictions (ERASE) project; receive updates from the field; and more. Register for the call at: <https://tinyurl.com/ru73qan>

While NLIHC typically hosts HoUSed campaign calls every Monday, NLIHC's offices will be closed the week of December 27. The first HoUSed campaign call of 2022 will be January 10 at 2:30-4 pm ET.

Recording Available of December 13 National HoUSed Call

On our most recent (December 13) national call on "HoUSed: Universal, Stable, and Affordable Housing," we discussed the outlook for the "Build Back Better Act" and how advocates can continue their push to get the bill enacted, shared findings from a survey on COVID-related evictions and received updates from the field.

NLIHC's Sarah Saadian provided updates from Capitol Hill and next steps on enacting the Build Back Better Act. Jen Butler, NLIHC's senior director of media relations and communications, shared a [#BuildBackBetter Advocacy Toolkit](#) that includes talking points, sample op-eds, and social media messages advocates can use. NLIHC, along with the Coalition on Human Needs and other advocacy organizations, participated in a Digital Day of Action on December 17 to urge senators to pass the Build Back Better Act and its unprecedented investments in housing vouchers, public housing, and the national Housing Trust Fund.

Deborah Thrope and Natalie Maxwell from the National Housing Law Project (NHLP) presented findings from NHLP's survey of legal aid attorneys about the prevalence of evictions during COVID-19. Respondents reported landlords were still able to get around eviction moratoriums and there were inadequate enforcement measures in place to ensure tenants behind on rent due to COVID-19 were able to remain safely housed. Read NHLP's survey results and their policy recommendations [here](#).

NLIHC's Emma Foley gave updates on the [Emergency Rental Assistance \(ERA\) Treasury Dashboard](#) and the new [ERA2 Thermometer](#), which tracks how much ERA1 and ERA2 funding has been obligated or expended nationally. NLIHC recently sent a [letter](#) to Treasury asking them to release demographic and other key applicant data on ERA distribution so that state and local programs can improve local distribution of aid (see *Memo*, [12/13](#)).

Charlie Harak and Anna Kowanko of the National Consumer Law Center (NCLC) discussed their [research on utility arrearages](#) in Massachusetts, where over 800,000 residents reported being behind on their utility bills when the state's moratorium on utility shutoffs ended on July 1. Since then, over 7,000 customers – primarily people of color – have had their utility services terminated, despite the availability of millions of dollars in federal assistance. The researchers recommended that ERA programs partner with utility companies to use available datasets to quickly identify customers in need of assistance and distribute funds.

Adrienne Spinner of the North Carolina Housing Coalition provided updates on the budget process in North Carolina's state assembly. Sofia Karami from New Jersey Citizen Action discussed how her program is monitoring the Housing Choice Voucher program to ensure equitable treatment of voucher holders and testing for discrimination within Section 8 housing.

NLIHC hosts national calls every week. Our next call will be today, December 20, at 2:30 pm ET. Register for the call at: <https://tinyurl.com/ru73qan>

Watch a recording of the December 13 call at: <https://bit.ly/3yrdquQ>

View presentation slides at: <https://bit.ly/3F0u8ng>

Emergency Rental Assistance

New Study Examines ERA Program-Design Features and Spending Outcomes

New research from NLIHC and the Housing Initiative at Penn provides a preliminary analysis of key program design features and outcomes, primarily spending outcomes, of emergency rental assistance (ERA) programs. The report finds that self-attestation and other tools to reduce documentation burdens, like categorical eligibility and fact-specific proxy, are important to a program's ability to distribute assistance to households in need.

Researchers analyzed differences in spending across programs using data from the NLIHC ERA Database, surveys of 105 program administrators, and expenditure data from the U.S. Department of the Treasury. Programs implementing categorical eligibility or fact-specific proxy in which programs use eligibility for other income-based programs or other facts to determine a household's eligibility for ERA spent a higher share of their allocation by September 30, 2021 than programs that do not. Self-attestation also appears to be positively related to a program's ability to spend.

The researchers examined changes in program features between the end of June and end of September and found programs that adopted self-attestation for at least one eligibility criterion during the summer spent a greater share of their allocation than programs that never adopted self-attestation (34% to 25%). Programs that adopted self-attestation for both income and COVID-related hardship during the summer spent a greater share of their allocation than programs that adopted neither (39% vs. 26%). Notably, programs that adopted any type of self-attestation were more likely to have had above average spending between June and September and were more likely to be in the top quartile of spending during those months.

While programs that made adaptations and allowed greater program flexibilities seemed to have better spending outcomes, the evidence is mixed regarding direct-to-tenant assistance. Programs that provided direct-to-tenant assistance when the landlord refused to participate or was non-responsive spent a greater share of their allocation by July 31, 2021 than those that did not (33% vs. 28%). Interestingly, programs that added direct-to-tenant assistance as a new design feature during the summer, however, did not necessarily see better performance on overall spending than programs that never provided direct-to-tenant assistance.

Nonprofit partnerships were another important factor to spending. Surveyed programs that partnered with nonprofit organizations for some aspect of implementation spent on average a greater share of their allocation by the end of July 2021 than those that did not (38% vs. 20%).

Researchers also examined applicant uptake among surveyed programs. Administrators who responded to the survey typically expected demand for assistance to exceed the number of households they could serve. Due to funding constraints, the median program expected to serve 62% of completed applications it expected to receive. By the end of July, most surveyed programs had not yet served nearly the number of households they expected to serve over the life of the program.

Learn more at: <https://bit.ly/3E1CpWE>

Coronavirus, Disasters, Housing, and Homelessness

GAO Recommends Improved Data Collection for CDBG-DR

A [new study](#) by the Government Accountability Office (GAO) evaluates how HUD uses Community Development Block Grant-Disaster Recovery (CDBG-DR) funds to serve vulnerable populations. GAO found that the CDBG-DR grantees interviewed for the study used funds to assist vulnerable populations. HUD, however, does not collect the necessary data to analyze the full extent to which grantees serve these populations. GAO recommended that HUD collect, analyze, and publish demographic data on both applicants for and recipients of assistance from CDBG-DR grantees. HUD neither agreed nor disagreed with GAO's findings, but highlighted challenges with capacity, as well as an opportunity better utilize census data for program evaluation.

GAO reviewed documentation from HUD and a sample of six CDBG-DR grantees. Grantees from Florida, Puerto Rico, Texas, the U.S. Virgin Islands were chosen because they represented the four largest 2017 CDBG-DR grantees, while two grantees from Louisiana and New Jersey were selected because they were further into the implementation of their grants. HUD officials, other grantees, and organizations representing vulnerable population were also interviewed. GAO loosely defined vulnerable populations as including low- and moderate-income people, as well as the people of color, LGBTQ people, seniors, and people with disabilities.

HUD requires CDBG-DR funds to benefit low- and moderate-income people and other vulnerable populations. GAO found that the six grantees interviewed for the study met this requirement. All six of the grantees set aside a share of funds to address the unmet housing needs of low- and moderate-income people and other lower-income, vulnerable populations. Five grantees dedicated at least half of their funding to housing assistance. Housing assistance included a range of activities such as rehabilitating or reconstructing damaged homes, reimbursements for repair costs, buy outs for properties with repeated flooding, short and long-term rental assistance, and affordable housing construction.

CDBG-DR grantees are required to collect data about the number of low- and moderate-income people served, including gender, race, and ethnicity, and for activities that directly benefit households or individuals. GAO found all six grantees collected data on the income, gender, race, and ethnicity of both applicants for and recipients of housing assistance. Grantees also collected data on age, disability status, and sometimes language preference.

HUD, however, only collects some of these data from grantees, and the data are limited to people served by CDBG-DR grantees; data are not tracked on applicants. GAO recommended that HUD collect, analyze, and publish data on both applicants and recipients of assistance from CDBG-DR grantees, including additional data collected by grantees. Improved data collection would allow HUD and grantees to better assess how well they reach vulnerable populations with CDBG-DR funds. GAO also indicated this data would facilitate transparency and accountability in the delivery of CDBG-DR assistance.

HUD neither agreed nor disagreed with GAO's recommendation but noted challenges for improving its data collection for CDBG-DR. HUD specifically identified a need for additional staffing, information infrastructure, and privacy protocols to implement GAO's recommendation. HUD indicated it is also considering a pilot effort to develop dashboards combining CDBG-DR and U.S. Census Bureau data to better analyze the impacts of CDBG-DR funds.

Read the [full report](#), [highlights](#), and [recommendations](#).

Literature Review Examines Barriers to Assistance and Adverse Flood Recovery Outcomes

A new literature review in the journal *Frontiers in Water*, “[Flood Recovery Outcomes and Disaster Assistance Barriers for Vulnerable Populations](#),” synthesizes research across multiple disciplines regarding barriers to disaster assistance and flood recovery outcomes. The authors, Bradley Wilson, Eric Tate, and Christopher Emrich, find considerable evidence that renters, low-income households, and people of color face the most significant barriers to accessing federal recovery assistance and experience adverse recovery outcomes. Barriers include burdensome application processes, restrictive identification requirements, and a tendency for recovery funds to benefit more affluent communities with higher economic losses. The authors note that limited data availability and a lack of long-term monitoring of outcomes across populations limit the generalizability of findings for much of the research. Read the literature review at: <https://bit.ly/3IYOIMv>

Coronavirus Updates – December 20, 2021

National Updates

Centers for Disease Control and Prevention (CDC)

The CDC issued a report, “[Notes from the Field: COVID-19 Vaccination Coverage Among Persons Experiencing Homelessness – Six U.S. Jurisdictions, December 2020-August 2021](#).” The study shows that people experiencing homelessness have a lower vaccination rate than the general population of their communities.

Advocacy and Research

The National Consumer Law Center (NCLC) on December 14 released a policy brief, “[Assisting Consumers with Rental Debt During COVID-19: Legal Aid and Non-profit Attorneys Share their Experiences](#),” which the group [sent to the CFPB](#). Read NCLC’s [press release](#) that highlights policy recommendations concerning rental debt.

The Eviction Lab on December 9 released a [preliminary analysis](#) of eviction filing trends after the CDC eviction moratorium ended on August 26. While eviction filings have not reached pre-pandemic levels, examining city-by-city numbers shows concerning trends in many parts of the country, particularly where renters have few legal protections.

The [Private Equity Stakeholder Project](#) reports that despite billions of dollars in rental assistance provided by Congress, corporate landlords have continued to evict tenants in Georgia and Texas.

Reporting

The [Associated Press](#) reports evictions are on the rise across the country. Advocates say the initial narrative that the end of the federal eviction moratorium did not result in a tsunami of evictions was misleading. The increase in eviction filings can be attributed to courts catching up on the backlog of cases; the limits of emergency rental assistance in areas where distribution lags and tenant protections are weak; and rising housing prices in many markets. The article cites research from [NLIHC](#), the [Eviction Lab](#), and the [National Housing Law Project](#).

State and Local News

Alabama

The City of [Huntsville](#) launched Phase 2 of the city’s Emergency Rental Assistance Program on December 13.

Arizona

The [Washington Post](#) reports on the expiration of Phoenix's last COVID-related eviction moratorium, sharing stories of tenants forced from their homes. One Maricopa County constable has carried out more than 300 evictions since the CDC eviction moratorium expired in August.

California

The California Department of Housing and Community Development announced the first set of awards for the expanded [Project Homekey](#) program. The grants include [\\$105 million](#) for four awards, totaling 433 new homes for people exiting homelessness.

Florida

[Spectrum News 13](#) reports on the issues many people are having with OUR Florida, the state's emergency rental assistance (ERA) program. Florida's "pay to play" eviction law allows cases to move quickly, resulting in some residents being evicted before their aid arrives. A tenant evicted by her landlord learned that OUR Florida paid out her former landlord a month after she lost her eviction case.

Georgia

The [Georgia Recorder](#) discusses the shortcomings of Georgia's emergency rental assistance (ERA) program. Georgia's 9% ERA distribution rate through September was far below the 30% threshold set by the Treasury Department. In its ERA performance improvement plan, Georgia outlined the steps it will take to speed the distribution of aid, including creating a more user-friendly online application portal, increasing community outreach, and streamlining the application process. Georgia is transferring \$74 million in ERA to four local rental assistance programs that have distributed their entire ERA1 allocation.

Louisiana

[The Advocate](#) reports at least six homeless encampments across east Baton Rouge have been cleared in recent months. The Capital Area Alliance for the Homeless One Stop Services Center has seen a spike in its numbers in the last several months. Advocates attribute the increase in homelessness to the expiration of COVID-related eviction protections, Hurricane Ida's aftermath, and the lack of affordable housing in the region.

Missouri

The [Kansas City Council](#) voted unanimously on December 9 to establish a program that would provide legal representation to tenants facing eviction, regardless of income. The ordinance provides the city manager with 90 days to identify funding for the program. Supporters of the ordinance say federal COVID-19 relief funds can get the program up and running, but Kansas City will need to identify consistent funding sources to maintain the program.

New Hampshire

[New Hampshire Public Radio](#) reports approximately 10,000 New Hampshire households have received emergency rental assistance (ERA), with approximately 4,000 applicants still awaiting aid.

New York

The [New York Times](#) reports the Legal Aid Society filed a lawsuit on December 13 to force the state to reopen its emergency rental assistance (ERA) program. New York landlords are prohibited from evicting tenants while an ERA application is pending. The lawsuit argues that New York's [recent decision](#) to stop accepting

applications eliminated this key protection for struggling tenants, leaving thousands of renters at risk of eviction.

A [lawsuit to overturn New York’s eviction moratorium](#) will forge ahead. U.S. District Judge Gary Brown has already declined two attempts to block the temporary moratorium, most recently for a “[lack of standing](#).” His latest order issued on December 1 denied the [state’s request](#) to dismiss the suit.

Ohio

The [Toledo-Lucas County Rental Assistance Program](#) relaunched on December 9, making available an additional \$10.1 million in rental and utility assistance. The program, which initially opened in May 2021, has distributed nearly \$12.6 million in rent relief to nearly 1,900 households.

Oregon

The [Oregon State Legislature](#) approved on December 13 an additional \$100 million in state funding to the Oregon Emergency Rental Assistance Program. The legislature also passed legislation (SB 891) to ensure tenants who apply for rental assistance before June 30, 2022, cannot be evicted until their application is processed.

Multnomah County requested [\\$12 million](#) in reallocated ERA1 funds, bringing Oregon’s ERA reallocation requests to [\\$248 million](#).

[Lane County officials](#) have closed rental assistance applications to all new applicants except renters with the lowest incomes who are facing an eviction. Because the state has paused applications, only those with the greatest needs can apply and trigger the 90-day eviction grace period. Lane County voted on November 30 to extend the grace period from 60 to 90 days for renters who apply for rental assistance.

An estimated [8,355 Oregon households](#) are at risk of eviction as protections keeping them housed expired after they waited for rental assistance for more than 60 days. More than 22,000 households are still waiting for their applications to be considered.

Pennsylvania

The [Philadelphia Inquirer](#) reports that Philadelphia’s nationally recognized Eviction Diversion Program, which requires landlords and tenants to enter mediation and apply for rental assistance, is set to expire at the end of the year. The program is key to Philadelphia having distributed more than \$235 million in rental assistance, and it has helped reduce the number of eviction filings by 75% compared with pre-pandemic levels. City Council members are considering legislation that would authorize the city and courts to run the Eviction Diversion Program through December 31, 2022.

Virginia

[Chesterfield County’s](#) emergency rental assistance (ERA) program will stop accepting new applications unless the county receives additional federal funding. The county received \$18.8 million in federal rent relief and is on track to exhaust the entire allocation. The county received a surge in new applications when the federal eviction moratorium ended in August.

Guidance

Department of Housing and Urban Development

- [COVID-19 Homeless System Response: Helping HMIS Leads Solve Complex Fund Source Problems – Emergency Housing Vouchers](#) – December 2021
- [Vaccination for Children and Adolescents: Considerations for Family Shelters and Housing Programs](#)

- [Treasury ERA Program: Voluntary Reallocation Request Template Letter](#)
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Disaster Housing Recovery Updates – December 20, 2021

NLIHC Updates

The Senate Banking Committee held a [hearing](#) on December 15 on permanently authorizing HUD’s Community Development Block Grant–Disaster Recovery program (CDBG-DR), the only source of federal long-term disaster recovery funding and the centerpiece of the DHRC-supported “[Reforming Disaster Recovery Act](#)” (S.2471/H.R. 4707).

[Congress needs to hear from you!](#)

- If you have a Republican U.S. senator, please [call](#) and urge them to cosponsor this important bill!
- NLIHC and Enterprise Community Partners are circulating an organizational [sign-on letter](#) to congressional leadership in support of the Reforming Disaster Recovery Act (S.2471). Sign your organization on to the letter [here](#).

[Pro Bono Net](#), [Equal Justice Works](#), and [Lone Star Legal Aid](#) announced a new training program for attorneys, community organizers, and other advocates across the U.S. committed to disaster response, recovery, and resilience. The program, “[Current and Emerging Issues in Disaster Response: Legal Strategies and Practices for Helping Survivors](#),” is divided into several segments with over 20 subject-matter experts – including NLIHC Policy Analyst Noah Patton – covering topics related to FEMA disaster aid and the impact of climate disasters and disaster policies on marginalized communities, among others. The program is free and will be available on-demand through November 2022. Access program materials and segment recordings [here](#).

Department of Housing and Urban Development (HUD)

The [Government Accountability Office](#) (GAO) was tasked with evaluating how the Department of Housing and Urban Development (HUD) has used Community Development Block Grant - Disaster Recovery (CDBG-DR) funds to assist vulnerable populations, including people with low and moderate incomes, older adults, racial minorities, and others. GAO [recommends](#) that HUD collect, analyze, and make public demographic data from CDBG-DR grantees on vulnerable populations who apply for and receive assistance so it can better assess the impact on target populations. (See related articles in this *Memo to Members and Partners*.)

HUD launched redesigned [CDBG-DR](#) and [CDBG-MIT](#) pages on the HUD Exchange. The new pages prioritize simpler, more intuitive layouts, reorganize important resources for increased findability, and offer a more engaging experience for all users.

FEMA

[Grist](#) reports on FEMA’s decision to request authority from the Office of Management and Budget to begin asking people to provide demographic information, including race and ethnicity, when they apply for FEMA aid. FEMA has not announced if the demographic information will be publicly available. While advocates have found patterns of discrimination within FEMA’s assistance programs, household-level data would prove these inequities exist and could help address them. NLIHC President and CEO Diane Yentel testified before the United States Commission on Civil Rights on December 10, highlighting that our country’s disaster housing recovery system entrenches racial disparities.

Tornadoes

President Biden [declared](#) a major disaster in Kentucky in response to the devastating tornadoes on December 10. FEMA Individual Assistance (IA) is available to individuals in eight counties impacted by the tornadoes. FEMA Public Assistance (PA) is also available on a cost-sharing basis for emergency work in the eight counties. Survivors in counties approved for individual assistance can apply for assistance at <https://www.disasterassistance.gov/> or by calling 1-800-621-3362.

The Team Western Kentucky Tornado Relief Fund has now raised more than [\\$6 million](#) to assist people in the affected areas. Governor Beshear announced on Monday the state will use part of that fund to provide \$5,000 to each family who lost someone to help with burial expenses. The state will work to contact those families directly. Additionally, Kentucky Parks are providing shelter for displaced families. “We’re going to guarantee at least two weeks of stay. There may be other options by the end of that, but we’re not going to let any of our folks go homeless,” Beshear said. To help survivors in Kentucky, donate at: [Team Western Kentucky Tornado Relief Fund](#)

Learn about [Kentucky Housing Corporation’s response](#) to the devastating storms.

At a press conference on December 12, Kentucky Governor Andy Beshear said more than 1,000 homes were destroyed by the tornadoes and [thousands of people](#) have been left homeless. “A block from my grandparents’ house — everything is just gone, gone. I’d like to say we’re going door to door in places, but there are no doors. That community is going to lose a number of people,” Governor Beshear told [NPR](#). The director of the Kentucky Division of Emergency Management said the process to set up long-term shelter for displaced survivors will begin immediately.

According to public officials and experts who are still assessing the full scale of the loss and damage, [Kentucky’s recovery](#) from the historic tornado outbreak will take “months, if not years” and cost “hundreds of millions of dollars at least.”

Senator Rand Paul (R-KY) [wrote](#) to President Biden requesting immediate federal assistance following the devastating tornadoes, sparking charges of hypocrisy from his critics given the [senator’s lengthy history](#) of opposing federal disaster relief packages. Senator Paul has voted against previous rounds of emergency relief to other parts of the country, including legislation passed following hurricanes Sandy, Harvey, and Maria, saying such aid should be offset with cuts to other programs so as not to increase deficits.

Adrienne Bush, executive director of the Homeless & Housing Coalition of Kentucky, an NLIHC state partner, spoke with [Marketplace](#) about the short- and long-term recovery ahead. Adrienne spoke about the need to provide immediate shelter and to significantly invest in affordable housing to ensure residents can rebuild and stay in their communities.

President Biden approved emergency declarations for [Tennessee](#) and [Illinois](#), making available FEMA Public Assistance (PA) to counties impacted by the tornadoes on December 10. Emergency protective measures, including direct federal assistance, will be provided at 75% federal funding.

Arkansas Governor Asa Hutchinson said on *Face the Nation* that [hundreds of homes](#) had been “totally destroyed” by the tornado the hit multiple towns.

Hurricanes

As of December 8, FEMA inspection staff are finishing the last 1,175 outstanding inspections of damaged property. Transitional sheltering staff are partnering with over 680 hotels in nine states to host nearly 3,887 households in need of permanent housing. Read [FEMA’s 12/8 update](#) on Hurricane Ida recovery efforts in Louisiana.

Months after Hurricane Ida left thousands without homes across southern Louisiana, [hundreds are still without housing](#). The demand for temporary trailers has far outstripped the availability. Hundreds of residents are awaiting temporary housing in Houma, where trailers are slowly being added to a FEMA site where nearly 200 people are already being temporarily housed.

According to the [Philadelphia Inquirer](#), hundreds of families in the Philadelphia region remain displaced more than three months after Hurricane Ida devastated the area and destroyed dozens of affordable rental units. Amid the expensive, tight housing market and limited supply of affordable housing, displaced renters and homeowners are fighting for the same vacancies. As a result, hundreds of residents are still staying in county-funded hotels, and many more are doubling up.

More than three months after Hurricane Ida, [The City](#) reports many survivors in New York City are still waiting for federal assistance. The temporary displacement and long-term uncertainty underscore a growing housing crisis exacerbated by climate change. More than 88,700 New York City residents applied for FEMA aid as of December 3, with \$163.7 million approved. FEMA declined to specify how many applicants were approved or denied funds.

HUD

HUD PIH Notice Describes Expedited Waivers for Public Housing and Vouchers

HUD's Office of Public and Indian Housing (PIH) posted [Notice PIH 2021-34](#), announcing that public housing agencies (PHAs) may apply to receive expedited PIH review of certain regulatory waivers originally allowed in [Notice PIH 2021-14](#) in response to the CARES Act (see *Memo*, [5/10](#)).

PIH has determined that some of the regulatory waivers provided in Notice PIH 2021-14 may continue to be necessary during pandemic recovery. HUD will consider requests to extend the regulatory waivers listed in Table 1 of the notice if a PHA can provide a good cause, including:

- Increased vacancy
- Insufficient staffing levels to address administrative or maintenance backlogs
- Potential negative impacts to tenants or the onset of housing instability
- Local pandemic-specific delays or limitations caused by supply chain disruption, safety, or social distancing requirements

Three of the expedited waivers include:

- An increase in the voucher payment standard during a Housing Assistance Payment (HAP) contract. In other words, a PHA may increase a household's voucher payment standard at any time rather than waiting for the household's next regular income reexamination.
- A PHA may grant a household one or more extensions of the initial voucher term (the time available to a household with a voucher to lease a unit, which is generally 60 days.)
- PHAs may allow payment standards above the usual maximum of 110% of the Fair Market Rent (FMR) up to 120% of FMR. If PIH approves, this payment standard only applies to FY22 FMRs and must revert to the basic range (between 90% and 110% of FMR) for FY23. PHAs may also seek approval to establish an alternative payment standard up to 120% of the Small Area FMRs (SAFMRs) for a ZIP.

The notice also mentions PHAs may continue several waivers from Notice PIH 2021-14 without HUD approval, such as:

- Remote Video Housing Quality Standards (HQS) inspections. PHAs may perform remote, video-assisted, or “virtual” HQS inspections for inspecting units or responding to resident requests to identify maintenance needs. PHAs may also use similar means (such as videoconferencing, text messaging and email) to receive maintenance requests (see *Memo*, [12/7/20](#)).
- PHA oral briefing. PHAs may continue to use alternative methods to provide oral briefings. Acceptable methods can include phone, webcast, in-person meetings, video calls, or other virtual methods (see *Memo*, [12/7/20](#)).

Notice PIH 2021-34 is at <https://bit.ly/3ydpuzL>

Find more information about Housing Choice Vouchers [on page 4-1](#) of NLIHC’s *2021 Advocates’ Guide*.

Opportunity Starts at Home

Campaign State Partner Releases Fact Sheet on the Importance of Safe and Affordable Homes for Infants and Toddlers

Idaho Asset Building Network (IABN) partners with Idaho First Steps Alliance recently released a new [fact sheet](#) on the importance of safe and affordable homes for the healthy development of infants and toddlers. The fact sheet explores how stable housing contributes to strong families, positive early learning experiences to foster healthy brain development, and good health in very young children. The fact sheet includes data on the impact of housing on families with small children and makes federal policy recommendations to ensure Idaho families have access to safe, stable, and affordable homes. IABN is a state partner of the Opportunity Starts at Home multi-sector affordable homes campaign.

“Children can experience significant long-term impacts on their health and development when their families lack access to safe, stable, affordable housing,” states the document. “Exposure to chronic stressors early in life charts a course for physical, cognitive, and emotional health problems that can be costly for families and their communities to navigate. In fact, many disparities in health and well-being are rooted in the earliest years of development. Living in a community with unstable housing is considered an adverse childhood experience, which can negatively impact optimal development in children.”

Read the fact sheet [here](#).

Follow the *Opportunity Starts at Home* campaign on social media: [Twitter](#), [Instagram](#), [Facebook](#), and [LinkedIn](#). Be sure to [sign up](#) for our e-newsletter to get the latest updates about the campaign, including new multi-sector partners, [calls to action](#), events, and [research](#).

Research

Eviction Lab Documents Increasing Evictions, Variations across Cities

A recent brief from Eviction Lab, “[Preliminary Analysis: Eviction Filing Trends After the CDC Moratorium Expiration](#),” compares nationwide eviction patterns to pre-pandemic trends. Despite an anticipated wave of evictions following the end of the CDC eviction moratorium, evictions have increased gradually and remain below pre-pandemic levels. Wide variations exist, however, across cities, with some nearly returning to their pre-pandemic eviction levels, while others have not changed significantly since the end of the CDC eviction moratorium. The brief points to various reasons why evictions have not yet reached pre-pandemic levels in most

cities, including the influx of emergency rental assistance and other COVID-19 income supports that have stabilized households.

This research used eviction filing data from 31 cities and 6 states. Overall, evictions increased modestly since the end of the CDC eviction moratorium. In the three months leading up to the Supreme Court ruling that struck down the CDC moratorium, eviction filings were slightly less than half of what would be expected in a pre-pandemic year. In the months immediately following the end of the moratorium, filings increased to slightly more than 60% of the historical average. Overall, 20.4% more cases were filed in the three months following the moratorium compared to the final three months of the moratorium.

The brief offers reasons why eviction filings remain relatively low compared to historical averages. The Treasury Emergency Rental Assistance (ERA) program may be one factor contributing to fewer filings, particularly as the program has picked up spending in recent months. Many larger programs, such as New York and Texas, however, have started running out of money, which could result in increased eviction filings in the coming months. The report notes that other pandemic income supports, such as stimulus payments, the Child Tax Credit, and expanded unemployment insurance could have allowed households to maintain their rental payments.

Post-moratorium eviction patterns varied widely across cities, with some cities starting to approach their pre-pandemic levels of eviction. These patterns are likely influenced by the strength of tenant protections enacted during the pandemic across these cities. Cities where eviction filings are over 80% of the historical average include Tampa, Indianapolis, Cincinnati, Houston, and Las Vegas, none of which have tenant protections. Las Vegas has already surpassed its pre-pandemic average, with nearly 12,000 evictions cases filed between the end of August and the end of November – 126% of the historical average. The five cities with the lowest eviction filings relative to the historical average have all enacted strong tenant protections during the pandemic, including New York City, Richmond, Austin, Boston, and Philadelphia. In these cities, eviction filings were less than 40% of the historical average.

Read the brief at: <https://bit.ly/3mcKy4v>

Survey Finds Landlords Continue to Evict Even When Aid is Available

A survey of legal aid attorneys by the National Housing Law Project (NHLP) found that many landlords continue to evict renters despite available emergency rental assistance (ERA). The findings, detailed in [“Evictions Survey: What’s Happening on the Ground,”](#) indicate that landlords are engaging in other harmful and fraudulent acts as well, such as deferring maintenance to the point where units are uninhabitable, accepting ERA funds while still evicting tenants, and changing the terms of leases or making up lease violations in order to evict tenants. The authors recommend specific actions to mitigate these challenges, including enacting stronger landlord-tenant protections, changing ERA programs to require lease renewals and non-eviction pledges, and creating eviction diversion programs.

NHLP surveyed 119 legal aid attorneys across 41 states to understand the landscape of evictions following the end of the CDC eviction moratorium. Sixty-six percent of respondents indicated that evictions have increased since the end of the moratorium. Respondents also report high rates of nefarious and harmful practices, including lying in court (40%), conducting illegal evictions or lockouts (35%), and deferring maintenance to the point where a unit is unlivable (13%). Two-thirds of respondents also reported evictions of tenants in subsidized housing.

The survey found that some landlords are abusing ERA programs to receive funds, while still removing tenants from their units. Eighty-six percent of respondents have observed landlords either refusing to apply for funds or

collecting ERA despite moving forward with evictions. Some respondents report landlords using ERA to pay their own legal fees. This results in unpaid arrears for the tenant, allowing the landlord to move forward with an eviction. Other landlords have purposely delayed ERA applications so they can charge additional late fees and collect more assistance.

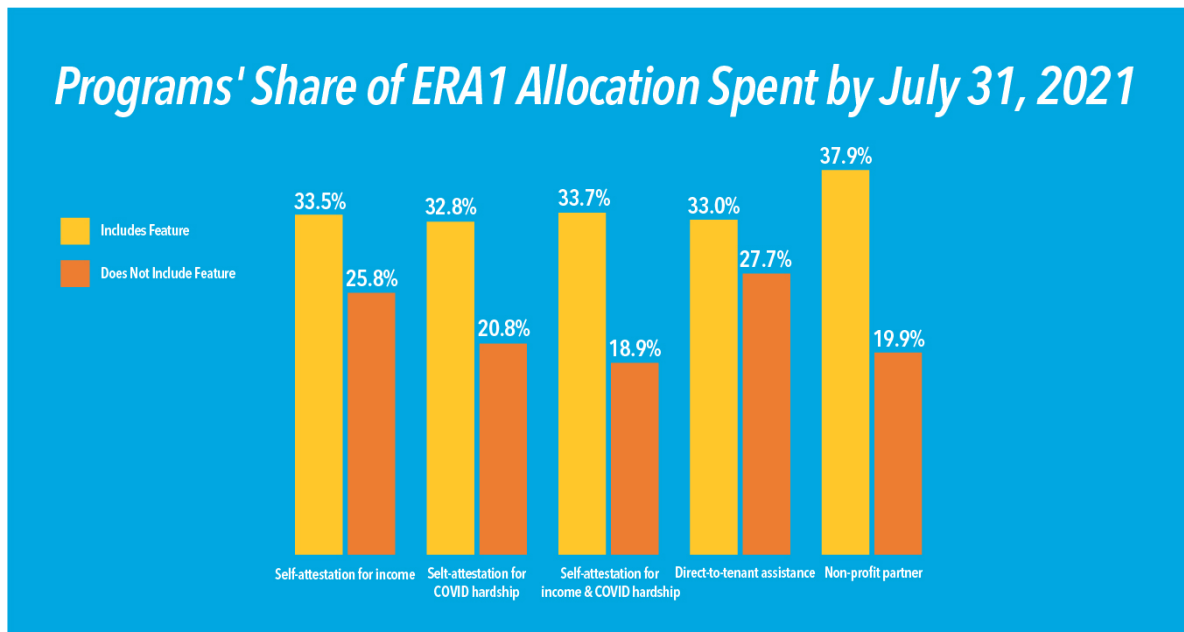
These issues are compounded in courts, where federal eviction notice requirements are rarely followed and eviction diversion measures are uncommon. Seventy-eight percent of respondents report that courts are not following a federal requirement to give tenants of covered properties a 30-day notice before evicting. Only 37% of respondents indicated that courts were using eviction diversion or mediation measures. Of courts that do have these programs, only 13% require landlord participation.

The report provides recommendations for each issue area. For example, to stop evictions of federally subsidized tenants, NHLP recommends the federal government enact an eviction moratorium that protects tenants in subsidized properties. To mitigate landlords taking advantage of ERA, programs should require landlords to renew leases for tenants that receive assistance or sign a non-eviction pledge. To prevent landlords from refusing to participate, courts should require ERA participation before an eviction case can be filed. Courts should also pause eviction cases where ERA applications are in process.

Read the report at: <https://bit.ly/3oXINv0>

Fact of the Week

Treasury ERA Programs with Flexibility Features Spent More of their Allocations than Programs without Flexibility Features



Source: NLIHC & Housing Initiative at Penn. (2021). July survey of ERA1 program administrators. Treasury Emergency Rental Assistance Programs in 2021: Preliminary Analysis of Program Features and Spending Performance.



Source: NLIHC & Housing Initiative at Penn. (2021). July survey of ERA1 program administrators. *Treasury Emergency Rental Assistance Programs in 2021: Preliminary Analysis of Program Features and Spending Performance.*

Our Homes Our Votes

NLIHC, ACLU, NHLP, and Demos Send Letter Urging Biden Administration to Increase Voting Access for Tenants of Federally Assisted Housing

NLIHC, the American Civil Liberties Union (ACLU), the National Housing Law Project (NHLP), and Demos sent a [letter](#) on December 14 urging HUD, the Treasury Department, and the U.S. Department of Agriculture (USDA) to protect and expand voting access for tenants in federally assisted properties.

The letter details several recommendations for the departments to use their authority to support voter registration and participation among low-income tenants, including prioritizing grantees that have concrete plans to improve voter registration through the housing resources provided in the “Build Back Better Act.” Agencies should also include in the president’s Fiscal Year (FY) 2023 budget request funding to support additional staff and other resources to increase voter participation.

Read the letter at: <https://bit.ly/3m6EL0b>

From the Field

Good-Cause Eviction Legislation Gains Momentum in New York

Tenant advocates in New York are advocating for passage of a statewide [good-cause eviction bill](#) (A.5573/S.1603) in the upcoming legislative session. The recent passage of similar measures in four upstate jurisdictions—Newburgh, Albany, Hudson, and Poughkeepsie—adds further momentum to the push for a statewide law.

The statewide legislation, introduced by State Senator Julia Salazar of Brooklyn and Assembly Member Pamela Hunter of Syracuse, would prevent no-fault evictions and establish a tenant’s right to an automatic lease renewal in most cases. Some [circumstances](#) would allow the landlord to evict a tenant due to major violations of a lease or failure to pay rent except in the case of a steep rent increase. The bill [defines](#) a steep rent increase to mean either a 3% increase or 150% of the Consumer Price Index, whichever is greater, unless major market changes or renovations justify such an increase. Salazar and Hunter introduced good-cause eviction bills in 2019 and 2021, but the bills were never brought to a vote. The pandemic’s impact on housing instability has reignited the push for the legislation.

The urgency to pass good-cause protections coincides with the upcoming expiration of New York State’s eviction moratorium on January 15, 2022. Even after the distribution of \$2.2 billion in emergency rental assistance, an estimated 591,000 households in New York remain behind on rent, according to the [National Equity Atlas](#), and nearly three-quarters are households of color. Only 2% of households with rental arrears have received aid from the program.

Many advocates, including NLIHC state partner Tenants & Neighbors, argue that the legislation will offer a more effective and stable solution than further extension of the eviction moratorium. The legislation would grant new protections to [1.6 million renter households](#) in New York State, or nearly half the state’s renters. Unlike an eviction moratorium, good cause eviction legislation would protect renters from the large rent hikes—in some cases [as high as 70%](#)—that many New Yorkers are currently facing, as tenants would be able to challenge evictions in court if such exorbitant increases left them unable to pay. The New York City Council

[approved a nonbinding resolution](#) on December 15 that calls upon the New York State Legislature to pass the bill.

According to [City and State NY](#), Governor Kathy Hochul has not taken a position on the good-cause eviction bill, but the Governor has said [she will announce](#) further affordable housing plans in January. As regards the prospects of affordable housing legislation in the upcoming legislative session, Senator Salazar [commented to City and State NY](#) that she is “hopeful and encouraged” that the Hochul administration will prioritize housing needs.

Momentum for Salazar and Hunter’s good-cause eviction bill comes on the heels of major victories in upstate communities. On November 15, [Poughkeepsie](#) became the fourth jurisdiction in New York to pass such legislation, following the recent passage of similar measures in Newburgh, Albany, and Hudson. The legislation, which passed the City of Poughkeepsie Common Council on a 6-1 vote, defines “good cause” to include:

- Failing to pay rent in the absence of an “unconscionable” rent increase
- Violating a legal obligation of their tenancy
- Committing a nuisance or damaging property
- Permitting illegal activity
- Refusing the landlord access to the property to make repairs
- Refusing in bad faith a written lease that a landlord offers in good faith.

A landlord is also allowed to evict a tenant if they are seeking to reclaim the property for their own personal use. Although the legislation does not explicitly define an “unconscionable” rent increase, it suggests above 5% in a calendar year as an example.

[Hudson’s newly enacted good-cause legislation](#) includes even stronger protections than the measure passed in Poughkeepsie. Hudson will not allow landlords to evict tenants if the property is being sold; Mayor Kamal Johnson [vetoed](#) a previous version of the legislation that did not include this provision. Good-cause eviction laws in Newburgh, Albany, and Poughkeepsie do allow for eviction when the landlord sells a property. Like the statewide bill, the laws passed in Newburgh, Albany, and Poughkeepsie include language that allow for rent increases in the case of major market changes, but the legislation ultimately passed in Hudson [does not include](#) this exception.

NLIHC Housing Policy Forum 2022

LaToya Ruby Frazier to be Featured at NLIHC Virtual Housing Policy Forum 2022, March 22-23!

[NLIHC’s Virtual Housing Policy Forum 2022: Achieving Housing Justice](#), taking place March 22-23, 2022, 12:30-5:30 pm ET, will feature a conversation between acclaimed “MacArthur Genius” photographer LaToya Ruby Frazier and NLIHC Senior Vice President for Racial Equity, Diversity, and Inclusion Renee Willis on “The Human Toll of Housing and Economic Injustice.” Throughout her brilliant and impactful body of work, LaToya depicts America’s current reality of poverty, racism, healthcare inequality, urban decay, housing injustice, environmental toxicity, and unravelling civic connections, featuring perspectives traditionally erased from the U.S. narrative. LaToya will discuss the value of collaboration—with individuals, families, and communities—to create social change. While mass media often silences marginalized communities, there are ways to engage these communities to amplify their voices and come together with renewed agency. Through

art, activism, and grassroots action, LaToya inspires advocates to use digital technology and storytelling to foster empathy, connection, and understanding. [Register today to attend the forum here.](#)



The forum will also feature keynote speakers and panels on 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.

Forum attendees will have an opportunity to network with other attendees, and NLIHC will provide a selection of 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!

Leadership Awards Celebration

Celebrate 2022 Housing Leadership Award Honorees: Congressional Progressive Caucus, Ann O’Hara, and Representative Ritchie Torres

Join NLIHC in celebrating our 2022 Housing Leadership Awards honorees: the **Congressional Progressive Caucus, Ann O’Hara, and Representative Ritchie Torres**. These exceptional leaders will be recognized at NLIHC’s 40th Annual Housing Leadership Awards Celebration held virtually on Thursday, April 28. Donate to NLIHC in these leaders’ honor as an [individual](#) or as an [organization](#).

A 2022 Edward W. Brooke Housing Leadership Award will be presented to the **Congressional Progressive Caucus** for its exceptional commitment to advancing historic affordable housing investments to address homelessness and housing poverty in the U.S. This award is named for Senator Edward Brooke (R-MA), who as a U.S. senator and later as chair of the NLIHC board of directors championed low-income housing.

Representative Pramila Jayapal (D-WA), current chair of the caucus, is invited to accept the award on behalf of the entire caucus.



The Congressional Progressive Caucus

The Dolbeare Lifetime Service Award, named for NLIHC’s founder Cushing Niles Dolbeare, a pioneer of the affordable housing movement, will be awarded to **Ann O’Hara** for her decades of advocacy for quality, accessible, affordable homes for extremely low-income households as a public housing authority director, Section 8 administrator, state housing official, founder and CEO of the Technical Assistance Collaborative (TAC), and NLIHC board member.



Ann O’Hara

Representative Ritchie Torres (D-NY) will receive the Sheila Crowley Housing Justice Award for his outstanding leadership in elevating the need for historic affordable housing investments for people with the lowest-incomes in 2021. This award is named after former NLIHC President and CEO Sheila Crowley, who led NLIHC for more than 17 years.



Representative Ritchie Torres (D-NY)

Recognize these outstanding leaders by making a donation to NLIHC in their honor!

Donate and learn more about the event at: <https://bit.ly/LEADERS22>

Or text LEADERSHIP to 41444 to donate in honor of the awardees.

Your donation will be recognized in the Leadership Awards Celebration program, and your contribution will support NLIHC's mission to achieve 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. Registration to attend the Housing Leadership Awards Celebration will be forthcoming. Updates will be posted on the event page at: <https://bit.ly/LEADERS22>

Organizing Awards

Deadline Extended: 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. We have extended the deadline! Nominations for the awards are due by 5 pm ET on **Friday, December 31, 2021**. 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 31, 2021.

For questions, please reach out to Courtney Cooperman, housing advocacy organizer, at: ccooperman@nlihc.org

Events

Attend NLIHC's New Member Orientation!

NLIHC will host an orientation for new organizational and individual members on Thursday, January 13, 2022 at 3 pm ET. While the event is geared towards new members and new staff at NLIHC member organizations, all members are welcome to attend. [Registration is now open](#).

The orientation will cover the mission and history of NLIHC, benefits and opportunities of NLIHC membership, current NLIHC campaigns, and ongoing ways to engage with our work. We will also discuss NLIHC's research publications and other resources to support your advocacy. Attendees will have the chance to ask questions of NLIHC's housing advocacy organizers and to connect with other members across the country.

If you are not already an NLIHC member and would like to join, please visit [this page](#) for more information or email: outreach@nlihc.org

Save the Date! Join January's Tenant Talk Live Webinar for Renters and Resident Leaders: Digital Advocacy for Renters

Block off your calendars for NLIHC's next Tenant Talk Live webinar – a webinar with and for renter and resident leaders – on **Monday, January 3 at 6 pm ET** (5 pm CT, 4 pm MT, and 3 pm PT) for a discussion on how to engage your elected officials using digital advocacy. Register for the Tenant Talk Live webinar at: <https://bit.ly/361rmy2>

Have you ever wanted to learn more about engaging members of Congress using Twitter? Or how to advocate for a cause you care about online? January's Tenant Talk Live webinar will focus on equipping renters with ways to build relationships with their elected officials by using the internet. NLIHC Housing Advocacy Organizer Courtney Cooperman will be facilitating this webinar and will be joined by communications and media experts who have a depth of knowledge on using digital advocacy.

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

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>

We look forward to seeing you all in the new year!

NLIHC News

Help NLIHC Amplify the Voices of Tenant Leaders this Holiday Season



As NLIHC seeks to defend federal affordable housing programs and work for their expansion, we recognize the critical role of the voices of public housing residents, residents in other federally subsidized housing, voucher holders, and those in need of such assistance. This holiday season, [help NLIHC](#) empower and learn from tenant leaders and engage them in advocating for people without access to safe, decent, and affordable homes. This holiday season, [help NLIHC](#) empower and learn from tenant leaders and engage them in advocating for people without access to safe, decent, and affordable homes. Or give the gift of [connection and/or financial support](#) to NLIHC’s state and local partners in your area doing critical on-the-ground work.

In 2019, NLIHC began hosting “[Tenant Talk Live](#)” – a now monthly call/webinar with and by renters, people without homes, and tenant leaders from across the country. On each call, NLIHC provides opportunities for residents to connect with NLIHC and one another, to share best practices, and to learn how to be more involved in influencing national housing solutions and to lead in their communities.

For many years, NLIHC has released a twice-annual publication called [Tenant Talk](#), which connects with residents on the housing issues affecting their lives. *Tenant Talk* covers issues of importance to low-income residents, like Section 3 employment/contracting requirements, housing rights for people with disabilities, fair housing/housing discrimination, public housing and housing vouchers, and disaster housing recovery. NLIHC’s six low-income resident board members comprise the *Tenant Talk* editorial board, and each edition features articles written by low-income tenant leaders and other people with lived experience.

Tenant leaders speak on NLIHC’s national HoUsed campaign calls, testify before Congress, help inform our policy priorities, play a key role in our annual Housing Policy Forum, and much more.

[Help NLIHC](#) empower and learn from tenant leaders and engage them in advocating to end homelessness and housing poverty in America. Or [connect with and support](#) NLIHC’s state and local partners in your area!

Thank you for your support and your advocacy!

Nominate an NLIHC Board Member Today: Deadline Dec. 31!

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 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 to self-nominate, send the required materials (statement of interest and bio or resume) to Diane Yentel at dyentel@nlihc.org by December 31.

NLIHC Welcomes New Members in 2021

Welcome to the following individuals and organizations who joined NLIHC as members during the second, third, and fourth quarters of 2021. For a list of those who joined NLIHC in the first quarter of 2021, please see [Memo, 4/26](#).

New Organizational Members

- 2&4 Tenants Association (New York, NY)
- Al For Rural (Payson, UT)
- Apollo Engineering Solutions LLC (Bradenton, FL)
- Atlas Group LTD (Greenfield, IN)
- Bridging Hope dba Organization Of Hope (Temple Hills, MD)
- Community Council (Walla Walla, WA)
- Community Revitalization and Development Corporation (Redding, CA)
- D'Adreinne Real Estate Professional (Houston, TX)
- Family Housing Advisory Services, Inc. (Omaha, NE)
- Franklin County Recorder's Office (Columbus, OH)
- H3LP Florida Employment Services - Kearney Center (Tallahassee, FL)
- Hernandez Consulting LLC (Butler County, OH)
- High Plains Fair Housing Center (Grand Fork, ND)
- Highland Park Resident Corporation (Milwaukee, WI)
- Hope Homes Foundation, Inc. (Stow, OH)
- Johnson County Social Services (Iowa City, IA)
- Jordan and Co. Financials (Kernersville, NC)
- Kearney Housing Agency (Kearny, NE)
- Maiker Housing Partners (Westminster, CO)
- OnyxGroup Development LLC (Boston, MA)
- PPL U Matter (Opelika, AL)
- Redwood Gardens Tenant Association (Berkeley, CA)
- Ripley Housing Authority (Ripley, TN)
- RLH Development, LLC (Charlotte, NC)
- Tara Estates (Rochester, NH)
- Twins Gate Landings, LLC (Montgomery, AL)
- Unique People Services (Bronx, NY)
- Up for Growth (Washington, DC)
- Virginia Association of Housing Counselors, Inc. (North Chesterfield, VA)
- Viriya Consulting LLC (Joplin, MO)
- Voice of the People in Uptown (Chicago, IL)

New Individual Members

- Adrienne Holloway (North Aurora, IL)
- Aisha Naseem (Springfield, VA)
- Alex Wright (Flowery Branch, GA)
- Alexandra Smith (Huntsville, TX)

- Alexandra Wood (Colorado Springs, CO)
- Amy Billiot (Burke, VA)
- Angela Lombardi (Bensenville, IL)
- Angela Spain (St. Charles, MO)
- Angela Woodle (Judsonia, AR)
- Ann Lott (Dallas, TX)
- Anne McCracken (Haddonfield, NJ)
- Annette Cazalas (Gautier, MS)
- Annquanette Garner (Hopkins, MN)
- April Crane (Johnstown, PA)
- April Flores (Houston, TX)
- Arnold Gayfield (Inglewood, CA)
- Arrdel Deduckson (Easton, PA)
- Ashley Dubose (Lake Charles, LA)
- Ashley Lee (Houston, TX)
- Audrey Fuller (Rockwall, TX)
- Autumn Lubin (Burnsville, MN)
- Avery Romano (Hilton Head Island, SC)
- Avis Freeman (Gaithersburg, MD)
- Barbara Colletti (Schwenksville, PA)
- Barbara Dunn (Hillsdale, NJ)
- Barbara Panzano (Minneapolis, MN)
- Betty Pittard (Chattanooga, TN)
- Beverly Yang (Washington, DC)
- Bonnie Chidester (Memphis, TN)
- Brian Jones (Trezevant, TN)
- Caitlyn Mattil (New York, NY)
- Carl Redwood (Pittsburgh, PA)
- Carlo Romero (Bakersfield, CA)
- Carolyn Gordon (Somerville, NJ)
- Carolyn Slack (Huntington, WV)
- Chris Hensman (Houston, TX)
- Christine Cisneros (Humble, TX)
- Chuck Sheketoff (Silverton, OR)
- Chuck White (Tallahassee, FL)
- Clinton Copus II (Ludington, MI)
- Colleen Ehrgott (Bloomfield, NY)
- Corey Jones (Atlanta, GA)
- Courtney Hudgins (Thousand Oaks, CA)
- Courtney Williams (Los Angeles, CA)
- Crissy Ray (Louisburg, NC)
- Crystal Schaeffel (Sauk Centre, MN)
- Daniel Hamman (Santa Ana, CA)
- Daniel P. Quinn (Newark, NJ)

- Daniel Ramirez (Universal City, TX)
- Danien Johnson (Upper Marlboro, MD)
- David Cunningham (Brooklyn, NY)
- David Dorsey (Dallas, TX)
- David Foust (Columbus, OH)
- David Kinsey (Princeton, NJ)
- Deb Baker (Miamisburg, OH)
- Deborah Eliazar (Gilroy, CA)
- Dennis Katrones (San Francisco, CA)
- Diane Nilan (Naperville, IL)
- Dina Rosin (Bernardsville, NJ)
- Donta Hallmon (Atlanta, GA)
- Dossier Hammond (Princeton, NJ)
- Dr. Jackie Otto (Texarkana, TX)
- Edward Mitchell (Santa Fe, NM)
- Edwin Ortiz Reyes (Chicago, IL)
- Eileen Bidwell (Reno, NV)
- Emily Kilgore (Dunlap, CA)
- Fancy Woods (Fresno, CA)
- Felicia Jackson (Montgomery, AL)
- Garven Black (West Palm Beach, FL)
- Gee Sturiano (Freehold, NJ)
- Gena Bragg (Craigsville, WV)
- Gerald Gunter (Far Rockaway, NY)
- Graham Hatfield (Colorado Springs, CO)
- Gregory Heller (Philadelphia, PA)
- Harlette Washington (Chicago, IL)
- Heather Rice (Pikesville, MD)
- Helen Weir (Mesa, AZ)
- Helias Pereira (Miami Beach, FL)
- Hollie Wright (Hobbs, NM)
- Ian Fletcher (Denver, CO)
- Ida DelVecchio (Quincy, MA)
- Immacula Desamour (West Palm Beach, FL)
- Jaime Reynolds (Indianapolis, IN)
- James Lai Hipp (Mountain View, CA)
- Jamie Walker (Brooklyn, NY)
- Janeal White (Beaumont, TX)
- Jason Alexander (West Chester, PA)
- Jenefer Turner (Bellevue, WA)
- Jenifer Palm (Tacoma, WA)
- Jennifer Drow (Bassett, VA)
- Jennifer Henry (Milwaukee, WI)
- JoAnn DePenning (Buda, TX)

- Joanna Ruggiero (Barnstable, MA)
- Joe Bowbeer (Seattle, WA)
- John Alder (Spokane, WA)
- Jonathan Danforth (Houston, TX)
- Joseph Dingman (Dallas, TX)
- Joseph Lundy (Virginia Beach, VA)
- Joseph Selevan (Buffalo, NY)
- Joy Andrade (Lawrenceburg, KY)
- Judith Fernandez (Hialeah, FL)
- Justin Harrison (Conroe, TX)
- K.A. Foster (Branchburg, NJ)
- Karen Clisham (Lexington, SC)
- Karen Ellis (Aurora, CO)
- Karim Nasser (Miami, FL)
- Katherine Williams (Moline, IL)
- Kathleen Berk (Montpelier, VT)
- Kathleen Gregory (Baltimore, MD)
- Kathryn Howell (Washington, DC)
- Katie Smith (Temeucla, CA)
- Katie Taylor (Brooklyn, NY)
- Keelie Terrell (Deer Park, TX)
- Kelley Williams (New York, NY)
- Kelly Comstock (Newark, DE)
- Kellyann Day (Cheshire, CT)
- Kendrick Sheard (Columbia, SC)
- Keverna Walton (Las Vegas, NV)
- Kevin Sullivan (Louisville, KY)
- Kijana Mitchell (Florence, AL)
- Kimberly Manning (Hot Springs National Park, AR)
- Kimberly S. Henderson (Kansas City, MO)
- Kimi Wei (Fair Lawn, NJ)
- Kira Koch (Osceola, MO)
- Kristin Caldwell (Benton, IL)
- Kristin Falcier (Elizabethtown, NC)
- Kyle Richardd (Sweet Home, OR)
- Latangla Whitehead (Philadelphia, PA)
- Laura Hughes (Leitchfield, KY)
- Laura Piascik (Jackson, MI)
- Lauren Bell (Mazon, IL)
- Lauren Monk (Nashville, TN)
- Lawrence Puchalski (Buffalo Lake, MN)
- Layla Hartz (Tampa, FL)
- Lee Patterson (Hopkins, SC)
- Lee Wyche (Hopewell, VA)

- Leon Williams (Roseville, MI)
- Leslie Scott (Mesa, AZ)
- Linda Bolton (New York, NY)
- Linda Washam Mann (Oklahoma City, OK)
- Lizabeth Shirley (Overland Park, KS)
- Lucretia Miller (Glen Burnie, MD)
- Lydia Curtis (Washington, DC)
- MacKenzie Mailly (Livingston, MT)
- Maggie Morris (Portland, OR)
- Maisha Cabrera (New York, NY)
- Marianne Brooks (Torrance, CA)
- Martin Moreno (RimRock, AZ)
- Maureen Murphy (Oxnard, CA)
- McClain Bryant Macklin (Kansas City, MO)
- Meg Haenn (Missoula, MT)
- Melinda Horton (Hickory, NC)
- Melinda Irwin (Lafayette, LA)
- Melissa Ferraro (Pittsburgh, PA)
- Melodie Guerrero (Lexington, SC)
- Melody Colebank (Okeana, OH)
- Michael Amico Incavido (Saint Petersburg, FL)
- Michael Knipe (Washington, DC)
- Michael Smith (Kingman, AZ)
- Michele Gomolka (Myrtle Creek, OR)
- Michelle Brown (Gaithersburg, MD)
- Michelle Flaten (Castro Valley, CA)
- Michelle Hayes (Jeanerette, LA)
- Michelle Hilliard (Brooklyn, NY)
- Michelle Taylor (North Smithfield, RI)
- Miesha Ogans (Van Nuys, CA)
- Monika M. Poston Zanuttini (Hermiston, OR)
- Nancy Lewis (Los Angeles, CA)
- Naomi McCrimon (Carencro, LA)
- Nathan Washington (Waco, TX)
- Nicole Robinson (Saint Louis, MO)
- Nicolette Alexander (San Francisco, CA)
- Olamide Onifade (Laurel, MD)
- Oscar Robles (San Francisco, CA)
- Pam Lessard (Dover, NH)
- Pamela Spinner (Palm Springs, CA)
- Paul Conte (Eugene, OR)
- Paul Maxwell (Hyannis, MA)
- Paul McMillan (Decatur, GA)
- Paula Howell (Douglasville, GA)

- Peleleilani Snyder (San Diego, CA)
- Phillip Mackey (Gainesville, FL)
- Rachel Morgan (Clementon, NJ)
- Randi Campbell (Charlotte, MI)
- Rebekah Parks (Corbin, KY)
- Regina Maglio (Palm Beach Gardens, FL)
- Richard Sarna (South Bend, IN)
- Robert Booth (Floyds Knobs, IN)
- Robert Cowan (Brooklyn, NY)
- Robert Piemme (Pittsburgh, PA)
- Robert Taylor (Clearlake, CA)
- Robert Van Cleef (Rancho Cordova, CA)
- Roger Escamilla (Gregory, TX)
- Ronald Tiamfook (Brooklyn, NY)
- Roxanna Valenzuela (Tuscon, AZ)
- Sandra Aybar Acevedo (San Carlos, CA)
- Sandy Floyd (Schenectady, NY)
- Sarah Tirrell (Tulsa, OK)
- Sean Champagne (Oviedo, FL)
- Shaheedah El-Amin (Atlanta, GA)
- Shana Becerra (Santa Rosa, CA)
- Shane Salyards (Las Vegas, NV)
- Shannon Burke (New Orleans, LA)
- Shannon Dollard-Smith (Murfreesboro, TN)
- Shannon O'Neal (Westminster, CA)
- Sharon Yvonne McCray (Philadelphia, PA)
- Shavonta Wilson (Pine Bluff, AR)
- Shawnika Arnold (New Orleans, LA)
- Sheena Homer (Houston, TX)
- Sherri Mounce (Joplin, MO)
- Stephanie Coleman (Meadville, MS)
- Stephanie Saniter (Lake Mills, WI)
- Steven Childs (Denver, CO)
- Steven Hornsby (Florence, KY)
- Surat Hazra (Lake Balboa, CA)
- Susan R. Obst-Dworkis (Fountain Hills, AZ)
- Susan Shaw (Keene, NH)
- Sylvia Havens (Laurelton, NY)
- Tarea Ingram (Grass Valley, CA)
- Tasha Batie (Sacramento, CA)
- Taylor Witte (Lancaster, PA)
- Teal Lambert (Queen City, TX)
- Tiffany Johnson (San Marcos, CA)
- Tiffany Manuel (Windermere, FL)

- Timothy-Allen Albertson (Council Bluffs, IA)
- Tonda Radewan (Bloomington, IN)
- Toni Jenkins (Jonesboro, GA)
- Tre Jackson (Henderson, NV)
- Ty Wilson-Robinson (Stockton, CA)
- Tyrone Mingo (Virginia Beach, VA)
- Vaquisha Woodall (Norristown, PA)
- Victoria Rentz (Baltimore, MD)
- Vikram Bhatnagar (Vienna, VA)
- Vincent Hearne (Glendale, AZ)
- William Hartsell (Morristown, TN)
- William Pope (Chappells, SC)
- Yvette Decosta (Yemassee, SC)
- Zalika Kelly (Westland, MI)
- Zohaib Sarvana (Naperville, IL)

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 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 by December 31.

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 advancing socially just public policy to ensure the lowest-income people in America have decent, accessible, and affordable homes. 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. 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 in the News

NLIHC in the News for the Week of December 12

The following are some of the news stories that NLIHC contributed to during the week of December 12:

- “Affordable-housing sector faces new hurdles through pandemic,” *Orlando Business Journal*, December 13 at: <https://bit.ly/33uyDZi>

- “‘We got to go to the street’: Evictions rise after ban ends,” *Associated Press*, December 15 at: <https://bit.ly/3sluWQh>
- “Some cities, states exhaust rental assistance, stop taking aid applications despite demand,” *Newsweek*, December 15 at: <https://bit.ly/3q9jBjg>

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
 Sydnee 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