

Volume 27, Issue 06
February 14, 2022

HoUsed Campaign for Universal, Stable, Affordable Housing

- Join Today's Day of Action for Historic Housing Investments in Build Back Better Act!
- Chair Maxine Waters to Join Today's National HoUsed Campaign Call for Universal, Stable, Affordable Housing!
- Recording of February 7 National HoUsed Campaign Call Now Available

Our Homes, Our Votes

- Federal Housing Agencies Promote Voting Rights and Access for HUD-Assisted Residents and Homeless Households

Congress

- Representatives Pressley, DeLauro, and Bush Introduce Bill to Protect Families Facing Eviction
- Senators Introduce Bipartisan VAWA Reauthorization Bill
- Senate Banking, Housing, and Urban Affairs Committee Holds Hearing on Tenant Experiences with Corporate Landlords and Private Equity Owners

Budget and Appropriations

- House Passes Third Continuing Resolution as Congressional Appropriators Strike Topline Funding Deal for FY2022

HUD

- HUD Releases *2021 Annual Homelessness Assessment Report*
- HUD SNAPS Postpones ESG-CV Recapture for Jurisdictions Not Meeting 80% Expenditure Deadline
- HUD PIH Restarts Public Housing Assessment Systems (PHAS)

Coronavirus, Disasters, Housing, and Homelessness

- Coronavirus Updates – February 14, 2022
- Disaster Housing Recovery Updates – February 14, 2022

Opportunity Starts at Home

- Campaign Partners Sign Letter to Congress Urging Major Expansion of Rental Assistance in FY22 Spending Bill

Research

- New Research Shows More than Three Million Individuals Are “Doubled-Up”

Fact of the Week

- American Indian and Alaska Native Individuals Most Likely to be “Doubled-Up”

Resources

- Radon Report Card Evaluates Radon Policies and Risks of Radon-Induced Lung Cancer in States

From the Field

- Delaware to Allow Non-Lawyer Representation for Tenants in Eviction Cases

NLIHC Virtual Housing Policy Forum 2022

- NLIHC Virtual Housing Policy Forum 2022 to Feature Discussion between Rep. Ritchie Torres and NLIHC’s Diane Yentel

Leadership Awards Celebration

- NLIHC to Honor Rep. Ritchie Torres at the 2022 Housing Leadership Awards Celebration on April 28

NLIHC Careers

- NLIHC Seeks Development Coordinator

NLIHC in the News

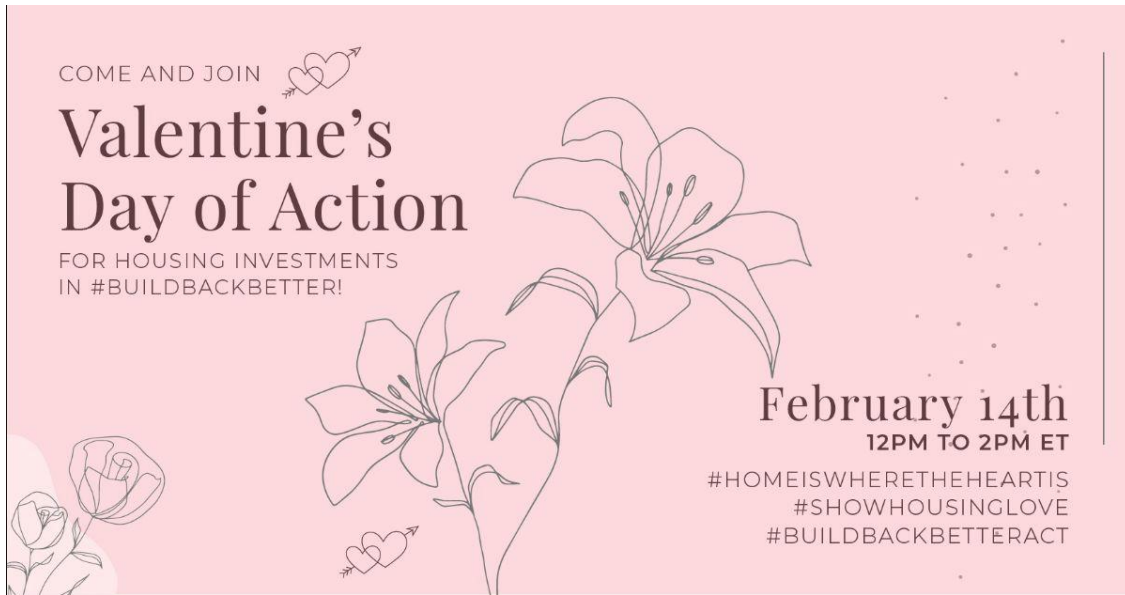
- NLIHC in the News for the Week of February 6

HoUsed Campaign for Universal, Stable, Affordable Housing

Join Today's Day of Action for Historic Housing Investments in Build Back Better Act!

Join NLIHC and advocates across the nation today for a **Valentine's Day-themed Day of Action** to urge your senators and representatives to ensure that the Build Back Better Act's [historic investments](#) in rental assistance, public housing, and the Housing Trust Fund remain in any budget reconciliation package.

Your advocacy is needed!



We encourage all advocates to participate by [emailing and calling your senators and representatives](#) and posting on social media today using the hashtags #HomeIsWhereTheHeartIs, #ShowHousingLove, and #BuildBackBetterAct. Remember to tag your members of Congress!

NLIHC's HoUsed [#BuildBackBetter Advocacy Toolkit](#) includes talking points, sample op-eds, and social media messages that advocates can use.

Background

After President Biden announced his strategy of advancing and enacting a scaled-back version of the economic recovery package, the [Wall Street Journal](#) and [CNN](#) reported that housing investments may be cut. Parts of the bill that do not make it into a scaled-back version could be repackaged into stand-alone bills. But enacting such stand-alone bills would require support from all Senate Democrats and at least 10 Senate Republicans, as well as separate floor time during an election year, ensuring virtually no chance of enactment this year.

It is critical that advocates continue to [urge members of Congress](#) to protect and advance the bill's [historic investments](#) in rental assistance, public housing, and the Housing Trust Fund as part of any reconciliation bill that advances.

The House-passed Build Back Better Act includes funding for NLIHC's top 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.

As homelessness increases and millions of the lowest-income renters struggle to stay housed, we cannot let Congress miss this moment of opportunity.

Take Action Today!

- [Email and call your senators and representatives](#) and tell them why investments in rental assistance, public housing, and the Housing Trust Fund are critical to your community and why they must remain in any budget reconciliation package. Breaking housing investments off into a separate bill is unacceptable.
- Post on social media between 12pm and 2pm ET using the hashtags #HomeIsWhereTheHeartIs, #ShowHousingLove, and #BuildBackBetterAct and tag your senators and representatives on social media! Use NLIHC's HoUsed [#BuildBackBetter Advocacy Toolkit](#), which includes talking points, sample op-eds, and social media messages.

Thank you for your advocacy!

Chair Maxine Waters to Join Today's National HoUsed Campaign Call for Universal, Stable, Affordable Housing!

Join today's (February 14) national call for the "HoUsed: Universal, Stable, and Affordable Housing" campaign from 2:30-4:00 pm ET and participate in a Valentine's Day of Action! House Financial Services Committee Chair Maxine Waters will join the call to have a discussion with NLIHC President and CEO Diane Yentel about the importance of addressing America's housing crisis with proven solutions and transformational housing investments. We will share how you can show your love for housing on this Valentine's Day by urging your members of Congress to advance the "Build Back Better Act" with its historic investments in affordable housing. Sarah Hassmer of the National Women's Law Center will join the call to share a recent analysis of U.S. Census Pulse Survey data on housing insecurity and its impacts on people by race, ethnicity, and gender. We will also get the latest news from 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>

Recording of February 7 National HoUsed Campaign Call Now Available

In our most recent (February 7) national call for the "HoUsed: Universal, Stable, and Affordable Housing" campaign, we received updates about developments on Capitol Hill, heard about new research on mayors' perceptions of homelessness in their cities, learned about a database focused on housing covered by the CARES Act 30-day eviction notice requirement, received news from the field, and more. You can view a recording of the call at: tinyurl.com/2p8f7rjr

NLIHC Senior Vice President of Public Policy Sarah Saadian kicked off the call by providing the latest news from Capitol Hill concerning "Build Back Better Act" negotiations and the fiscal year (FY) 2022 appropriations bill. Next, Katherine Levine Einstein of Boston University and Charley Willison of Cornell University presented their research on mayors' perceptions of homelessness in their cities. Their findings show that local governments are key partners in addressing homelessness but too often lack the resources and staffing necessary to help unhoused community members and thus tend to rely on policing instead. Levine Einstein and Willison

noted that mayors identified intergovernmental coordination as a challenge but one that could be solved with better data and clearer measures of success.

NLIHC Vice President for Research Andrew Aurand then shared an updated [database](#) focused on multifamily and affordable housing covered by the CARES Act 30-day eviction notice requirement. The database includes about 160,000 properties, accounting for at least 10 million apartment units. Emma Foley, research analyst at NLIHC, then presented updated numbers on emergency rental assistance (ERA) [spending](#). According to Foley, the U.S. Department of the Treasury reports that 62.2% of ERA1 funds have been spent and 17.7% of ERA2 funds have been distributed. Find ERA program status updates at: <https://nlihc.org/rental-assistance>

Next, Cara Tratner, housing assistance manager at the Philadelphia-based supportive housing agency SELF, discussed their organization’s rapid rehousing model for the LGBTQ+ community. Chloe Shiras, a program manager at the refugee-aid nonprofit HIAS, gave an overview of the organization’s approach to finding temporary and immediate housing for refugees and explained the need for permanent solutions for refugee housing. Anne Mavity of Minnesota Housing Partnership concluded the call by discussing her organization’s messaging campaign, “Yes to Invest in Housing,” which was designed to convince the Minnesota legislature to invest \$2 billion in housing in 2022.

NLIHC hosts national calls every week. Our next call will be held today, February 14, at 2:30 pm ET. Register for the call at: tinyurl.com/ru73qan

Watch a recording of the February 7 call at: tinyurl.com/2p8f7rjr

View presentation slides from the February 7 call at: tinyurl.com/2p8hhek6

Our Homes, Our Votes

Federal Housing Agencies Promote Voting Rights and Access for HUD-Assisted Residents and Homeless Households

Four HUD offices sent materials on February 9 to providers of HUD-assisted housing to raise awareness of their residents’ right to access voter registration activities and to participate in the electoral process. The four HUD offices are the Office of Public and Indian Housing (PIH), the Office of Multifamily Housing Programs (Multifamily), and the Office of Special Needs Programs (SNAPS) and the Office of HIV/AIDS Housing, both within the Office of Community Planning and Development (CPD). In addition, on January 4, the United States Interagency Council on Homelessness (USICH) [announced](#) the creation of two voting guides, one for homeless service providers and one for people experiencing homelessness.

NLIHC is pleased that these HUD offices and USICH have taken the initiative to provide affirmative guidance regarding voter registration and voting to HUD-assisted housing providers. For many years, various housing organizations, and specifically public housing agencies (PHAs), indicated that they cannot participate in voter registration because they receive federal funding. When NLIHC told them federal funding was not a barrier, the only proof at hand was a PIH letter from 1996. These new actions by the HUD offices are the first affirmation in 26 years that HUD offices and the programs they fund should involve themselves in ensuring their residents have a voice in elections.

Citing the “National Voter Registration Act of 1993,” the HUD offices write “Congress found that the right of citizens to vote is a fundamental right and that it is the duty of the federal, state, and local governments to promote the exercise of that right.” Based on that statute, the four HUD offices are sharing information about the activities HUD-assisted housing provides may engage in to ensure their residents have access to this

fundamental right. USICH cites President Biden’s March 7, 2021 [Executive Order 14019](#) requiring federal agencies to promote voter registration and participation.

Guidance from HUD Multifamily and PIH

HUD Multifamily distributed an [email](#) to anyone on its listserv, urging owners of private properties assisted with Project-Based Rental Assistance (PBRA) to share voter and election resources with residents. Permissible activities at Multifamily-assisted properties include using community spaces to hold meetings, candidate forums, or voter registration and collaborating with local election administrators to permit the use of PHA space for voter drop boxes and as voting sites, including early voting.

HUD PIH sent an [announcement](#) only to PHA executive directors about activities PHAs may engage in to ensure that public housing residents and Housing Choice Voucher residents have access to voting. Permissible voting-related activities mentioned by PIH include:

- Providing household documentation of residence (e.g., address verification) to public housing residents upon request.
- Applying to states to operate as a voter registration agency.
- Making voter registration resources (e.g., voter registration forms) available to residents and (if state law allows) accepting completed voter registration application forms and transmitting them to election officials, as well as running PHA-initiated voter registration drives.
- Permitting the use of PHA community spaces to hold meetings, candidate forums, and voter registration.
- Collaborating with local election administrators to permit the use of PHA spaces for voter drop boxes and voting sites, including early voting.

PHAs may use Section 8 administrative fees and public housing operating subsidies to meet the costs for the permissible activities. Where PHAs fund Resident Councils, the Resident Councils may use their funds to provide voter transportation as a resident service.

Multifamily and PIH remind housing providers that Section 504 of the “Rehabilitation Act of 1973” and Titles II and III of the “Americans with Disabilities Act of 1990” (ADA), require that the voting process, including voter registration, site selection, and ballot casting must be accessible for individuals with disabilities. Both offices urge housing providers to encourage residents to learn more at [vote.gov](#)

USICH Voting Guides for Homeless Providers and People Experiencing Homelessness

To help more people exercise their right to vote, the U.S. Interagency Council on Homelessness (USICH) created two voting guides (available in five languages), one for homeless providers and one for people experiencing homelessness.

- [Election checklist for homeless service providers](#)
- [Voting checklist for people experiencing homelessness](#)

USICH states that people can vote without a permanent address, and homeless providers can help through nonpartisan registration and get-out-the-vote efforts. USICH notes that the coronavirus pandemic has spurred changes in registration and voting rules in many states, and election misinformation is pervasive online and off. The SNAPS and Office of HIV/AIDS Housing [emails](#) reiterate the USICH announcement.

The Multifamily email to owners is at: <https://bit.ly/3gHROCo>

The PIH announcement to PHA Executive Directors is at: <https://bit.ly/3BeXe17>

The USICH media announcement is at: <https://bit.ly/369Y1VF>

President Biden's Executive Order 14019 is at: <https://bit.ly/34MVpMK>

The SNAPS and Office of HIV/AIDS Housing HUD Exchange email is at: <https://bit.ly/3uIXwvW>

More voter registration resources are at: vote.gov

Congress

Representatives Pressley, DeLauro, and Bush Introduce Bill to Protect Families Facing Eviction

Representatives Ayanna Pressley (D-MA), Rose DeLauro (D-CT), and Cori Bush (D-MO) introduced the "[Housing Emergencies Lifeline Program \(HELP\) Act](#)" on February 10. The bill would ban credit agencies from reporting evictions, fund legal services for certain eviction cases, and increase enforcement against illegal tenant removals. The bill is endorsed by NLIHC, the National Housing Law Project, and many other housing organizations.

"Every eviction is a form of policy violence," said Representative Pressley. "This pandemic has had a devastating emotional and financial impact on our families, and Congress must act with urgency to protect them from eviction and keep them safely housed." Representative Bush agreed. "Evictions can be a death sentence for the millions of Americans forced on to our streets each year," she said. "When Black renters, particularly Black women, are receiving eviction notices at nearly twice the rate of white renters, when almost half of all Black renters don't know if they'll be able to make next month's rent, lawmakers have no choice but to step in and provide life-saving solutions."

According to Representative DeLauro, "the HELP Act provides those at risk of eviction access to legal counsel, creates a database to track evictions, and prohibits credit reporting of evictions and rent and utility debt. We must work to end the vicious cycle of poverty and ensure that people have the resources and support they need for stable housing."

NLIHC President and CEO Diane Yentel lauded the bill, observing that "the long-standing eviction crisis – which predominantly harms Black women – underscores the need for both urgent action and long-term solutions, including through legislation like the Housing Emergencies Lifeline Program Act."

Read the press release [here](#).

Read the bill text [here](#).

Senators Introduce Bipartisan VAWA Reauthorization Bill

Senators Dianne Feinstein (D-CA), Joni Ernst (R-IA), Dick Durbin (D-IL), and Lisa Murkowski (R-AK) introduced a [bipartisan bill](#) on February 9 to reauthorize the Violence Against Women Act (VAWA). First passed in 1994, VAWA provides comprehensive programs and supports to survivors of sexual violence, domestic violence, dating violence, stalking, and human trafficking. The bill's provisions are reauthorized about once every five years to update existing protections.

The U.S. House of Representatives passed the VAWA reauthorization bill with bipartisan support in March 2021 (see *Memo*, [3/15/21](#)), but since then the bill has been stalled in the Senate. Both the House and Senate versions of the bill include vital housing programs and protections for survivors of violence, including an expansion of VAWA housing protections to tenants living in housing assisted by the national Housing Trust Fund or the HUD Veteran Affairs Supportive Housing (HUD-VASH) program, or any other affordable housing program that receives federal funding.

The bill also mandates that agencies administering federal housing assistance programs conduct a compliance review to ensure tenants are not denied assistance on the basis of their status as survivors of sexual violence, domestic violence, dating violence, or stalking, and to ensure agencies engage in appropriate measures to protect the confidentiality of survivors. Agencies will also be required to report on their compliance with emergency transfer requirements and prohibitions on agency retaliation against survivors for exercising their rights under VAWA.

The bill would establish an Office of Gender-Based Violence Prevention at HUD that would be headed by a Violence Against Women Act Director. The Director would be charged with coordinating VAWA implementation between federal agencies and within state and local governments and agencies, as well as with providing agencies and governments with technical assistance and support. The updated statute would also affirm the right of survivors to report to law enforcement or request emergency assistance without facing penalties, fines, evictions, or non-renewal of tenancy.

The VAWA reauthorization bill would expand the definition of “homelessness” to include individuals “fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous, traumatic, or life-threatening conditions” who have no safe residence aside from the residence from which they are fleeing and who lack the resources to obtain safe housing elsewhere. The bill would authorize funding to support the study of the housing needs of survivors of human trafficking as well.

Unfortunately, the Senate bill does not contain provisions to establish the VAWA Victim Relocation Pool Vouchers proposed in the House version of the bill. The proposal would create a separate pool of vouchers for survivors living in federally assisted housing in need of immediate transfers to different units to escape violence.

Read the press release for the VAWA reauthorization bill at: <https://tinyurl.com/2p8s66ym>

Read the text of the bill at: <https://tinyurl.com/4n2bspf3>

Senate Banking, Housing, and Urban Affairs Committee Holds Hearing on Tenant Experiences with Corporate Landlords and Private Equity Owners

The U.S. Senate Committee on Banking, Housing, and Urban Affairs held a [panel listening session](#) on February 8 addressing renters’ experiences with large corporate landlords and private equity firms. Committee Chair Sherrod Brown (D-OH) invited seven renters to discuss their experiences advocating for better living conditions with hard-to-reach landlord companies.

The renters invited to the session provided valuable perspectives. “The majority of us living here are from Guatemala, El Salvador, and Honduras, and almost all of us are immigrants,” said Juan Cuellar, a resident living in Hyattsville, MD. “The owners think that because we are immigrants, we are not important. For them, they want the money to arrive every month without doing anything for us. We have the lease to live in an apartment, but not live like this.” Steven Frishmuth, a renter who gained his apartment through a Section 8 voucher about a decade ago, remarked that “the families in my complex are now designated essential workers, and they need a

renter’s Bill of Rights. Of course, all renters deserve a fair lease, honest services, accurate record keeping, fair collection, good cause eviction, and habitable conditions.”

The Committee also held a [hearing](#), “How Institutional Landlords are Changing the Housing Market,” on February 10. Witnesses included Michael Waller (of Georgia Appleseed Center for Law and Justice), Aneta Molenda (a tenant living in New York), Tobias Peter (of the AEI Housing Center), Joel Griffith (of the Heritage Foundation), and Sally Martin (a director of building and housing in Cleveland, Ohio).

The witnesses offered useful insights concerning the impacts of large corporate landlords and private equity firms on renter experiences. “Institutional landlords increase their profits and reduce costs by refusing to perform needed repairs, just basic maintenance, security or needed health and safety measures, and this leaves tenants living in miserable living conditions,” said Michael Waller. “And it’s often virtually impossible to hold these landlords accountable. Out-of-state shell companies hide the owners. Tenant advocates and governments simply can’t identify them.”

“The eviction moratorium in New York ended just last month [and] my sense of security is gone,” said Brooklyn resident Aneta Molenda. “In talking to my neighbors and tenants in other buildings [owned] by the same landlord, we noticed similar patterns: massive rent increases, evictions, hazardous violations, and harassment. The confusing ownership structure makes it hard for tenants to know who truly owns our buildings.”

Watch the February 8 listening session at: tinyurl.com/mrxbk6h3

Watch the February 10 hearing at: tinyurl.com/2p9x3z2t

Budget and Appropriations

House Passes Third Continuing Resolution as Congressional Appropriators Strike Topline Funding Deal for FY2022

The U.S. House of Representatives voted on February 8 to enact another continuing resolution (CR) that would fund the federal government through March 11 and buy lawmakers extra time to enact an already overdue federal spending package for fiscal year (FY) 2022. The Senate is expected to pass the measure early this week, before the current CR expires on February 18. (CRs extend funding for federal programs at the level enacted the previous fiscal year.) Senate Appropriations Committee Chair Patrick Leahy (D-VT), Ranking Member Richard Shelby (R-AL), House Appropriations Committee Chair Rosa DeLauro (D-CT), and Ranking Member Kay Granger (R-TX) announced on February 9 they had reached a bipartisan agreement on a “framework” for the FY22 appropriations bill. Details of the agreement have yet to be released, but topline funding in the framework will likely reflect the demand of Republicans for parity – that is, roughly equal funding increases for defense and non-defense programs.

Congressional appropriators have been locked in a stalemate over topline funding for FY22, with Democrats pushing for significant increases in social spending programs and Republicans insisting such spending receive no more funding than defense spending. Some Senate Republicans have also been pushing for a full-year CR, which would extend FY21 funding levels for the entirety of FY22. Yet a full-year CR would have [disastrous consequences](#) for affordable housing and community development programs. Because the costs of housing and development rise every year, funding must be increased every year to maintain the current level of services and the current number of households being served. Fortunately, the framework agreement suggests the threat of a full-year CR is diminishing.

The FY22 spending bill presents Congress with an opportunity to move the nation towards universal, stable, and affordable homes for all by making significant investments in affordable housing, including by expanding the Housing Choice Vouchers program to an additional 125,000 households with low incomes. The House spending bill would provide HUD programs with almost \$7 billion more than was provided in fiscal year 2021 and guarantee significant funding increases for nearly all HUD programs, including an expansion of rental assistance through the Tenant-Based Rental Assistance program to an additional 125,000 households. The Senate proposal, however, would provide HUD with over \$1 billion less than the House proposal and would not include any major expansion of rental assistance.

Take Action!

Advocates should continue to urge members of Congress to enact a final spending bill that provides the most possible funding for affordable housing and community development programs and that includes the House proposal to expand rental assistance to an additional 125,000 households.

[Contact your members of Congress today](#) and urge them to enact an FY22 spending bill that contains the major expansion of housing vouchers included in the House bill.

HUD

HUD Releases *2021 Annual Homelessness Assessment Report*

HUD released the [2021 Annual Homelessness Assessment Report](#) (AHAR) on February 4. A yearly report examining the prevalence of homelessness in the United States, AHAR typically provides information on both sheltered and unsheltered homelessness. However, in 2021, HUD encouraged communities to consider the potential for COVID-19 transmission and gave them the option of reporting only data on sheltered homelessness. Only 226 communities conducted counts focused on unsheltered homelessness, complicating efforts to extrapolate from the results to the rest of the country. As a result, the 2021 report addresses people experiencing sheltered homelessness only.

According to survey results, on a single night in January 2021, more than 326,000 people in the United States experienced sheltered homelessness, an 8% decrease from January 2020. The number of families with children experiencing sheltered homelessness also declined by 15%, dropping to just over 131,000 people, while the number of individuals experiencing sheltered homelessness remained relatively flat, dropping just 2% to 236,500 people in 2021. Chronically homeless individuals – those with a disability who have experienced homelessness continually for at least a year or who have experienced at least four episodes of homelessness within the last three years – increased by 20% between 2020 and 2021.

Sheltered veteran homelessness decreased by 10%, the largest one-year decline since 2015/16, and the number of people under the age of 25 experiencing sheltered homelessness declined 9% to 15,763 people. However, the number of sheltered unaccompanied youth who identify as transgender increased by 29%, and sheltered homelessness among gender non-conforming youths increased by 26%. Additionally, the number of Native American youths experiencing sheltered homelessness increased by 21%.

Researchers speculate that the overall drop in sheltered homelessness can be attributed to health concerns related to COVID-19 transmission in congregate shelters. Providers also increased the space between congregate shelter beds to adhere to COVID-19 mitigation guidelines from the Centers for Disease Control and Prevention (CDC), leaving fewer beds available. Funding from the COVID-19 relief packages, including the “CARES Act,” “Consolidated Appropriations Act of 2020,” and “American Rescue Plan Act,” as well as

federal, state, and local eviction moratoriums also likely played a significant role in keeping people safely housed.

The report indicates a 134% increase in the availability of non-congregate emergency shelter beds. Many communities utilized COVID-19 relief funding to convert congregate settings – which increase the risk of transmitting COVID-19 – into non-congregate shelters, including by purchasing hotels and motels.

Read the AHAR at: <https://tinyurl.com/57tb59kv>

HUD SNAPS Postpones ESG-CV Recapture for Jurisdictions Not Meeting 80% Expenditure Deadline

HUD’s Office of Special Needs Programs (SNAPS) sent a [message](#) to jurisdictions receiving Emergency Solutions Grant-Coronavirus (ESG-CV) supplemental funds provided by the “CARES Act.” The message explains that due to ongoing difficulties resulting from the coronavirus pandemic, SNAPS will not recapture unexpended funds if a recipient jurisdiction has not spent at least 80% of its total ESG-CV award by March 31, 2022. SNAPS is also considering whether it is necessary to establish a new 100% ESG-CV expenditure deadline later than September 30, 2022, the deadline set in [Notice CPD-21-08](#) (see *Memo*, [7/26/2021](#)).

Notice CPD-21-08 stated that SNAPS may recapture up to 20% of a jurisdiction’s total ESG-CV award if less than 20% was spent by September 30, 2021, and up to 80% if less than 80% was spent by March 31, 2022. The notice also required that jurisdictions expend their entire ESG-CV grants by September 30, 2022.

Read the one-page SNAP message at: <https://bit.ly/3ozkvWr>

Read more about ESG-CV supplemental funds on [page 10-47](#) of NLIHC’s *2021 Advocates’ Guide*.

HUD PIH Restarts Public Housing Assessment Systems (PHAS)

HUD’s Office of Public and Indian Housing (PIH) issued [Notice PIH 2022-02](#) informing public housing agencies (PHAs) that PIH will resume the Public Housing Assessment System (PHAS) on March 31, 2022. Using the waiver authority provided to PIH through the “CARES Act,” PIH had suspended PHAS assessments through December 31, 2021.

PHAS is the system used by PIH to assess a PHA’s overall performance in managing public housing. PHAS assesses four basic public housing components: physical condition, financial condition, management operations, and the success with which a PHA obligates Capital Fund resources and maintains public housing occupancy.

After pausing inspections at the beginning of the pandemic, PIH resumed public housing physical inspections on October 5, 2020. Then, in an April 23, 2021 [letter](#) to PHA executive directors, HUD Secretary Marcia L. Fudge stated that HUD would “substantially increase housing inspections” beginning on June 1, 2021. PIH resumed using Uniform Physical Condition Standards (UPCS) inspections on January 1, 2022, for PHAs with fiscal years (FY) ending on March 31, 2022.

PIH will use FY2022 PHAS assessment designations of “high,” “standard,” “substandard,” and “troubled” as baselines for establishing how frequently a PHA’s individual projects will undergo physical condition inspections. Any PHA that received a “troubled” designation before PHAS assessments were paused will be inspected by June 30, 2022.

The Public Housing Assessment System (PHAS): How It Works

With the exception of “Small PHAs,” all PHAs are subject to PHAS regulations established in an [interim rule](#) posted February 23, 2011, and currently listed at [24 CFR Part 902](#). “Small PHAs” – or PHAs with fewer than 250 public housing units – have unique PHAS regulations.

According to the interim rule, each PHA receives an overall PHAS score based on four “indicators” addressing physical condition, financial condition, management operations, and use of the Capital Fund program. The four indicators and the maximum number of points for each are: Physical Assessment Subsystem (PASS), worth 40 points; Financial Assessment Subsystem (FASS), worth 25 points; Management Assessment Subsystem (MASS), worth 25 points; and Capital Fund Program (CFP), worth 10 points. (Until 2011, the PHAS also included a Resident Assessment System Subsystem (RASS) indicator, which PIH has not revised or restored, despite the urging of residents and NLIHC.)

Each of the indicators includes subindicators, the scores of which are used to determine a single score for each indicator. PHAS scores are generated for every public housing development (or “Asset Management Project” (AMP), as public housing developments are known). AMP scores are weighted by the number of units in an AMP and then combined to provide a PHA-wide score. Individual project scores are used to determine a single score for the physical condition, financial condition, and management operations indicators. The Capital Fund program indicator score is PHA-wide. The overall PHAS score is derived from a weighted average of score values for the four indicators.

A PHA’s total score is used to determine its PHAS designation. A score of 90 or more designates a PHA as a “high” performer. A “standard” PHA has a score less than 90 but greater than 60. If a PHA has a total PHAS score of at least 60 but a score of less than 60 in one or more of the physical condition, financial condition, or management operations indicators, the PHA is designated a “substandard” performer. A PHA with an overall PHAS score less than 60 is designated as “troubled.” For the Capital Fund Program indicator, a PHA must have a score of at least 50; if the PHA has a score less than 50, the PHA is designated “troubled.”

PHAs are assessed annually. However, the physical condition score for each project determines how frequently a project undergoes a physical inspection. A project with a physical condition score of 90 or more will undergo a physical inspection every three years. A project with a physical condition score of less than 90 but at least 80 will undergo a physical inspection every two years. A physical condition score of 80 or higher is carried over to the next assessment period and averaged with the other physical condition score(s) for the next assessment year to generate an overall PHAS physical condition indicator score. A project with a physical condition score of less than 80 will undergo a physical inspection annually. When PHAs are designated as “troubled,” all projects receive physical condition inspections regardless of the physical condition scores of individual projects.

Read notice PIH 2022-02 at: <https://bit.ly/3JfWpYF>

Find more information about HUD’s Integrated Assessment Subsystem-Public Housing Assessment System (NASS-PHAS) at: <https://bit.ly/3ryYdG9>

Read the PHAS regulation at 24 CFR Part 902: <https://bit.ly/3Jerxrw>

(Note: a key word search using “PHAS” on the HUD website leads to a page that is out-of-date: <https://bit.ly/3gxiDsH>)

Read more information about public housing on [page 4-30](#) of NLIHC’s *2021 Advocates’ Guide*.

Coronavirus, Disasters, Housing, and Homelessness

Coronavirus Updates – February 14, 2022

State and Local News

Arizona

For the first time since February 2020, [more than 5,000 evictions](#) were filed in January in Maricopa County. Eviction filings have slowly increased since the federal eviction moratorium ended in August 2021. Maricopa County recently announced it had received an additional \$39 million in federal rent and utility assistance funds.

Arkansas

[Washington County's](#) emergency rental assistance (ERA) program, which has distributed more than \$9 million in ERA, is on pause after exhausting its allocation. The Arkansas Justice Reform Coalition is urging local officials to use other resources to fund the assistance program while the county waits for additional federal funding.

California

The [San Jose Spotlight](#) reports that evictions continued to pile up in the Santa Clara County Court as COVID-19 infections spiked across the county this winter. Tenant advocates say the number of eviction cases on the docket each week has nearly reached pre-pandemic levels, and they expect an increase in evictions when statewide tenant protections expire on April 1.

Florida

[Florida accepted \\$740 million](#) in the second round of federal emergency rental assistance (ERA) funds for its OUR Florida program. The program has distributed more than \$858 million in assistance to more than 164,000 households across Florida.

Iowa

The [Des Moines Register](#) reports Iowa will use \$21.6 million from its second round of federal emergency rental assistance (ERA2) funds to significantly expand services for people experiencing homelessness. The Iowa Finance Authority, which is administering the new state-run Rapid Rehousing project, estimates it can house 700 homeless families and connect thousands more to supportive services.

Maryland

The Maryland Department of Housing and Community Development (DHCD) will [allocate an additional \\$204 million](#) to continue the state's Emergency Rental Assistance Program (ERAP). In addition to the funds provided to DHCD, more than \$148 million was allocated directly to Maryland counties and Baltimore City. Information on the preliminary allocation for the second phase of ERAP funding is available [here](#).

Minnesota

The Minnesota Housing Partnership (MHP) is [urging Governor Tim Walz and the legislature](#) to appropriate \$300 million for emergency rental assistance (ERA) to ensure Minnesotans stay safely housed during the pandemic and beyond. RentHelpMN, the state's ERA program, closed on January 28, with thousands of renters still qualifying for and in need of ERA.

Nebraska

The [Lincoln Journal Star](#) editorial board outlined why Governor Ricketts's decision to reject \$120 million in federal emergency rental assistance harms Nebraskans. "If rejecting federal rental assistance is Nebraska making a statement, it's an expensive one being made at the expense of some of the state's most vulnerable," wrote the authors.

New Jersey

[Paterson city officials](#) rejected a proposal to use \$3.5 million of the city's \$5.3 million allocation of Home Investment Partnership Program-ARP (HOME-ARP) funds to help tenants pay rental arrears and instead will use the money to house people experiencing homelessness.

New York

According to the [New York Times](#), tens of thousands of New York City public housing residents have fallen behind on their rent, sparking fears of an increase in evictions. Public housing residents have been shut out of the state's COVID-19 rent relief program, which has compounded the problem. The New York City Housing Authority (NYCHA) is owed more than \$364 million of the rent it charged in 2021, the largest level of unpaid rent in the agency's history, exacerbating its already dire financial situation. Meanwhile, the "Build Back Better Act," which would have invested [\\$65 billion](#) in public housing, is stalled in the Senate.

NYCHA announced it had [dismissed over 30,000 eviction cases](#) for nonpayment of rent, amounting to 90% of the housing authority's nonpayment cases as of March 2021. NYCHA will instead focus on 2,300 accounts comprising an estimated \$44 million in back rent and will streamline its process for bringing eviction cases to court.

The [Hudson Valley One](#) reports that housing advocates in Kingston are working with households affected by the recent expiration of New York's eviction moratorium while trying to plan their next steps towards creating more affordable housing. Evicted families are often placed in motels by the Ulster County Department of Social Services when rooms are available. However, the motels are sometimes hours away from tenants' homes, making commutes to school and work impossible for some.

North Carolina

The [Pitt County](#) Department of Social Services announced that it stopped accepting applications on February 4 for its Emergency Eviction and Utility Assistance Program. Other programs in North Carolina, like the state's HOPE Program and the City of Greenville's Emergency Rental Assistance Program, have also closed in recent months.

Oregon

Oregon Housing and Community Services (OHCS) [announced](#) that as of February 2, 2022, OHCS and local program administrators have paid \$268.1 million in federal emergency rental assistance (ERA) to 38,078 households through the Oregon Emergency Rental Assistance Program (OERAP). OHCS has paid out 93% of the federal ERA dollars it received for rental assistance.

Pennsylvania

The [Lancaster County Housing Authority](#) is helping about 7,000 households access emergency rental assistance. The housing authority doubled its staff to meet the overwhelming demand for assistance.

South Carolina

The Spartanburg County Emergency Rental Assistance (ERA) program has [helped over 3,500 people](#) and 1,400 households by providing more than \$6 million in assistance. The program has exhausted 90% of its first-round ERA funds and is working with an additional \$2.7 million in funds.

Texas

[St. Mary's University School of Law](#) was one of [99 law schools](#) that responded to the U.S. Attorney General's [call to action](#) to the legal profession to address the housing and eviction crisis. In partnership with Texas Rio Grande Legal Aid, the San Antonio Legal Assistance Association, and the University of Texas School of Law, St. Mary's Law launched a Housing Hotline to provide tenants with up-to-date eviction information.

Washington, D.C.

[Housing advocates in Washington D.C.](#) are urging officials to use roughly \$500 million in reserve and surplus funding for rental assistance. The D.C. Office of the Tenant Advocate reports the District could soon see a surge of evictions.

Wisconsin

Companies controlled by Milwaukee landlord Joe Berrada have [filed nearly 800 eviction notices](#) since January 1, 2022. [WUWM](#) reported in December 2021 that Wisconsin's Department of Justice (DOJ) is suing Joe Berrada for allegedly violating landlord-tenant law. According to the [Milwaukee Journal Sentinel](#), Berrada collected nearly \$7 million in rental assistance while the state's DOJ was preparing its case against him.

Guidance

Department of Housing and Urban Development

[HUD Office of Public and Indian Housing: Guidance on Navigating CARES Act Waiver Expiration](#) – Updated February 2, 2022

Disaster Housing Recovery Updates – February 14, 2022

FEMA

FEMA has updated its “shelter locator” texting feature. The feature allows users to retrieve a list of nearby shelter locations by texting “shelter” and their ZIP code to 43362. The feature is made possible through collaboration with the American Red Cross. Learn more [here](#).

FEMA is urging stakeholders, community groups, and the public to comment on its proposal to collect demographic information from applicants participating in certain FEMA programs. The deadline to submit a comment is March 28. Learn more and submit your comment on the [Federal Register website](#).

Reporting

An op-ed in [PubliCola](#) urges Washington State lawmakers to tackle the current climate emergency and ensure everyone has access to safe, affordable housing. The author discusses two pending bills in the Washington legislature that would address climate change and create more equitable housing.

Hurricanes

[Buzzfeed News](#) reports that a family who was displaced when Hurricane Ida flooded the Oakwood Plaza apartment complex in Elizabeth, New Jersey, was recently evicted from temporary housing at an Embassy Suites hotel. It is unknown how many people displaced from the Oakwood Plaza complex – Elizabeth’s largest low-income housing complex – have been evicted from hotels while having no permanent home. “There is far less available subsidized housing than what’s needed,” NLIHC President and CEO Diane Yentel told *Buzzfeed News*. A climate disaster “exacerbates the preexisting housing crisis in that community and leaves fewer options available.” The post-Ida crisis in Elizabeth demonstrates FEMA’s continuing failure to meet the housing needs of low-income survivors and highlights the urgent need to reform our country’s disaster housing recovery system and address the dire shortage of affordable housing.

[Blue tarps remain on hundreds of homes](#) in Ascension Parish in Louisiana five months after Hurricane Ida devastated the region. Some homeowners worry that the next hurricane season will begin before their roofs are repaired.

The *Courier* reports that five months after Hurricane Ida tore through Louisiana, many Terrebonne and Lafourche residents are still struggling to pick up the pieces. More than 300 seniors and people with disabilities were displaced when the hurricane rendered the Bayou Towers, a Houma public housing complex, uninhabitable. Although Bayou Towers residents have received housing vouchers, officials say no Section 8 housing is available. As of January 24, there were 1,582 state travel trailers in Terrebonne. Meanwhile, FEMA says nearly 1,520 Terrebonne residents are eligible for its temporary housing trailers. Just 155 trailers are occupied, 600 are identified for private sites and 147 for commercial sites, and 760 households are still in need of a housing location.

A [\\$27 million statewide program](#) to provide Hurricane Ida relief to undocumented immigrants in New York has distributed just a fraction of its funds. More than five months after deadly floods devastated predominantly immigrant areas, New York has distributed just \$725,674 through the program, which unexpectedly required hundreds of potential applicants to apply for aid through FEMA instead.

At a meeting of Louisiana’s House Select Committee on Homeland Security, emergency preparedness directors from the southwestern area of the state described how a series of severe climate events over the past year have [revealed significant gaps](#) in Louisiana’s emergency and response planning. Emergency officials explained that addressing the housing needs of survivors after a disaster should be a priority.

The *Guardian* exposes how Brad Pitt’s post-Hurricane Katrina housing initiative went terribly wrong. Brad Pitt announced an initiative in 2006 to rebuild New Orleans’s Lower Ninth Ward with affordable, floodproof homes. Yet less than a decade after the homes were completed, many have decayed, resulting in unlivable conditions.

Tornadoes

Governor Andy Beshear [announced](#) on January 27 that Kentucky had purchased [200 travel trailers](#) to house displaced tornado survivors. The trailers, meant to serve as medium-term housing, were purchased from RV dealers through the Commonwealth Sheltering Program.

Families are picking up the pieces after a deadly [tornado damaged more than 60 homes](#) in Hale County, Alabama. The tornado destroyed 20 homes and made 35 homes unlivable. Half of the hardest-hit properties were mobile homes.

Wildfires

The [Colorado Sun](#) reports that Marshall Fire survivors without renter's insurance are facing unique obstacles to recovery. While future services may be made available to help renters whose homes were contaminated by smoke and ash, at present survivors must replace ruined belongings on their own.

Survivors of Southern Oregon's 2020 Labor Day wildfires will [receive an additional six months of FEMA housing support](#). FEMA extensions are typically provided in three-month increments, but the severity of the damage in the Rogue Valley, combined with the area's low-housing inventory, prompted officials to grant survivors an extra six months of support. Of the 190 families that were housed by FEMA in Jackson County, 154 are still residing in FEMA temporary housing.

According to an Oregon State University community health [study, survivors of the 2020 Labor Day wildfires](#) in Santiam Canyon reported that breathing problems, health issues, and difficulties finding housing still impacted them a year after the fires. More than 700 families lost their homes in the fires, but as of one year later, [only 13% of displaced households](#) managed by the Santiam Service Integration Team had entered permanent housing. The remaining 87% of displaced households were still in temporary housing. Survivors report that the inability to find housing has resulted in depression, anxiety, chronic stress, and trauma.

[New affordable housing for survivors](#) displaced by the Almeda Fire opened on January 31 in downtown Medford, Oregon. The developer, Fortify Holdings, partnered with Rogue Community Health, Oregon Housing and Community Services, and ACCESS to purchase an 84-unit motel that will provide short- and intermediate-housing for many survivors. However, the development is not meant to serve as a replacement for long-term affordable housing.

Opportunity Starts at Home

Campaign Partners Sign Letter to Congress Urging Major Expansion of Rental Assistance in FY22 Spending Bill

The Opportunity Starts at Home (OSAH) campaign sent a letter to appropriators urging them to include a House proposal to expand Housing Choice Vouchers to an additional 125,000 households in the fiscal year (FY) 2022 spending bill. Substantially expanding rental assistance for people with the lowest incomes is essential to any successful strategy for solving the nation's affordable housing crisis. Due to chronic under-funding and disinvestment, only one in four households eligible federal housing assistance receives the help it needs. The letter was signed by 17 leading national organizations from an array of sectors and included the Church World Service, Healthcare Anchor Network, National Education Association, National League of Cities, and others.

The FY22 spending bill provides an opportunity to obtain a tremendous return on investment by expanding the Housing Choice Voucher program. Leading national organizations from a range of sectors – including health, education, civil rights, food security, environmental protection, faith, municipal governance, child welfare, criminal justice, and anti-poverty sectors – have come together through the Opportunity Starts at Home campaign to push for such expanded investments. Despite their differing issue areas, these organizations understand that achieving their goals requires ensuring that people have access to stable, affordable homes and that expanding rental assistance is an important step toward this aim.

Read the campaign's letter [here](#).

Research

New Research Shows More than Three Million Individuals Are “Doubled-Up”

A report published by *Housing Policy Debate*, “[Quantifying Doubled-Up Homelessness: Presenting a New Measure Using U.S. Census Microdata](#),” proposes a refined measure to estimate the number of individuals experiencing homelessness who double-up with friends or family. The authors estimate that 3.7 million individuals in the U.S. are experiencing doubled-up homelessness. These individuals are not included in HUD’s definition of homelessness, because they are not in shelters or transitional housing or sleeping in places not meant for habitation and sleeping. White individuals were least likely and American Indians and Black individuals most likely to be experiencing doubled-up homelessness. Individuals with more educational attainment than a high-school degree were less likely than those with a high-school degree or less to be experiencing doubled-up homelessness.

Doubling-up can serve as a private housing safety net for individuals with low incomes. Research has provided evidence, however, that doubled-up households are more likely to experience stress, limited income, reduced space, and food insecurity. Research has also linked residential crowding with poor mental and physical health and highlighted the increased likelihood of infectious disease transmission – such as that of COVID-19 – in overcrowded and doubled-up living situations, especially when those situations are the result of evictions.

The researchers used 2019 American Community Survey (ACS) one-year microdata to identify doubled-up individuals, who were defined as “poor individuals” in “poor households” who were either (1) relatives of the head of the household but not relatives for whom a head of a household typically takes responsibility, or (2) nonrelatives who were neither partners nor roommates formally sharing household costs. “Poor households” were defined as those with incomes at or below 125% of a geographically adjusted poverty threshold.

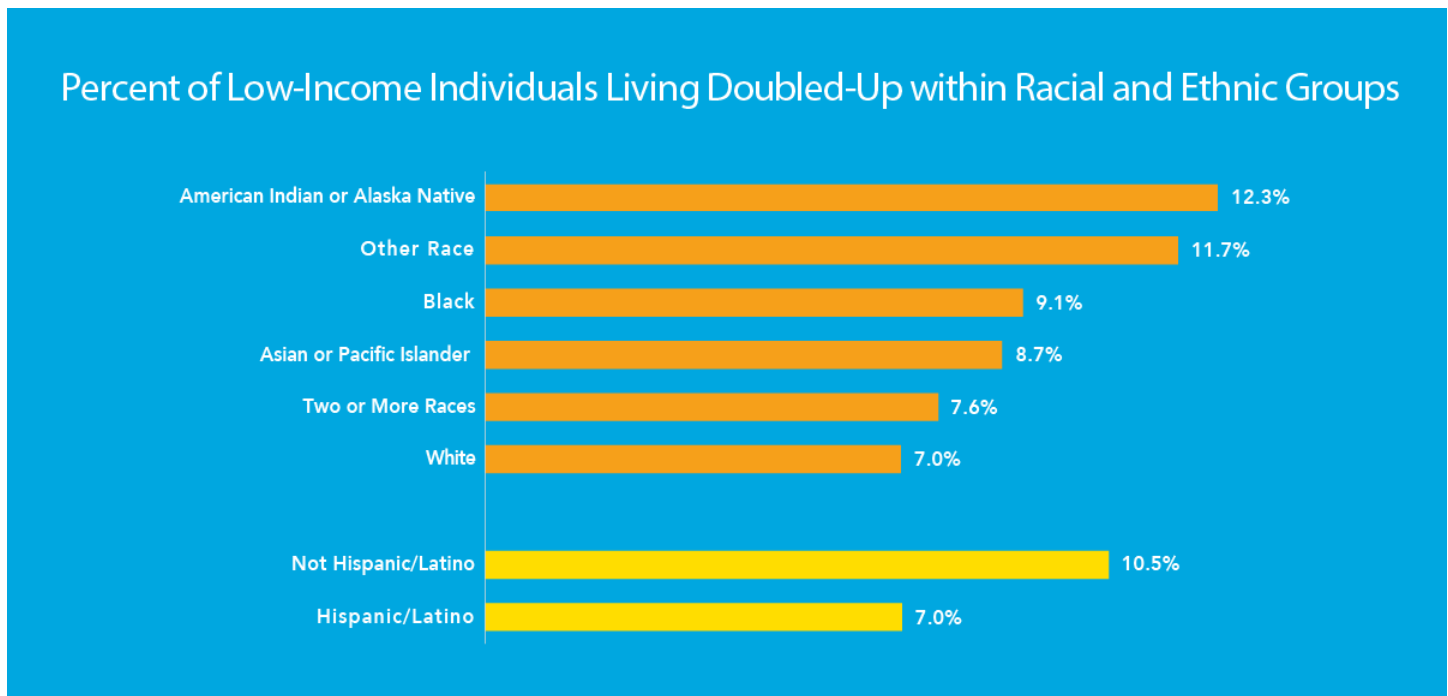
The authors estimated that 8% of poor individuals in the U.S. were experiencing doubled-up homelessness. Poor individuals in owner-occupied households were more likely to be doubled-up than those in renter households (9.6% compared to 7.3%). Young adults between the ages of 18 and 24 were the most likely to be experiencing doubled-up homelessness (16.6%), followed by adults between the ages of 25 and 64 (8.5%) and children under the age of five (8.3%). Poor American Indians and Alaska Natives were the most likely to be experiencing doubled-up homelessness (12.3%), followed by poor Black (9%), Asian (8.7%), and white (7%) individuals. Nearly 11.7% of individuals whose race the authors categorized as “other” were experiencing doubled-up homelessness. The authors also found that poor individuals in metropolitan areas were more likely to be experiencing doubled-up homelessness than those in non-metropolitan areas. However, they also identified rural areas with high rates of doubled-up homelessness but low rates of people experiencing homelessness according to HUD’s definition, suggesting that HUD significantly underestimates homelessness in rural areas.

Addressing doubled-up homelessness requires identifying the causes of the lack of affordable housing. For example, funding for the Native American Housing and Self Determination Act (NAHASDA), which provides housing grants to Tribal communities, has not kept up with inflation over time, reducing its value by about one-third over the lifetime of the program. In addition to addressing the causes of reduced affordable housing, the authors discuss the need for culturally sensitive homelessness services and housing programs. Without access to these services and programs, higher numbers of poor individuals experience doubled-up homelessness rather than receiving necessary assistance.

Read the report at: bit.ly/3LrbHM0

Fact of the Week

American Indian and Alaska Native Individuals Most Likely to be “Doubled-Up”



Source: Richard, M. et al. "Quantifying Doubled-Up Homelessness: Presenting a New Measure Using U.S. Census Microdata." *Housing Policy Debate*.
Note: A "low-income individual" is defined as an individual living at or below 125% of a geographically adjusted poverty level.



Source: Richard, M. et al. "Quantifying Doubled-Up Homelessness: Presenting a New Measure Using U.S. Census Microdata." *Housing Policy Debate*.

Note: A "low-income individual" is defined as an individual living at or below 125% of a geographically adjusted poverty level.

Resources

Radon Report Card Evaluates Radon Policies and Risks of Radon-Induced Lung Cancer in States

The American Association of Radon Scientists and Technologists (AARST) created a [Radon Report Card](#) providing state-by-state data on estimated radon-caused lung cancer risks as well as policies introduced by states to reduce the risks associated with radon exposure. Such policies include regulations concerning radon professionals (e.g., prohibitions of radon-related work by untrained and uncredentialed personnel), regulations requiring adherence to the Environment Protection Agency's (EPA) [current radon standards](#), and codes concerning the installation of radon systems in new homes. To indicate the extent of radon-related burden in buildings in every state, the Radon Report Card also records the percentages of radon tests with results above the EPA's action level of four picocuries (pCi/L) for each state. AARST hopes the Radon Report Card will help expand and improve efforts to eliminate radon from houses, schools, and other buildings.

Read the Radon Report Card at: <https://aarst.org/report-card>

From the Field

Delaware to Allow Non-Lawyer Representation for Tenants in Eviction Cases

The Delaware Supreme Court adopted a new rule ([Rule 57.1](#)) that allows tenants to be represented for free by qualified tenant advocates who are trained and supervised by one of Delaware's three legal aid agencies. By adopting the rule, Delaware has become the first state to allow non-lawyer representation for residential tenants in eviction proceedings. The new rule expands a previous rule that restricted such representation to landlords. As most landlords in Delaware are currently represented by non-attorneys, the change creates greater parity and gives tenants more options to contest evictions and remain stably housed. The new rule was adopted by the court on January 28 and takes effect on March 1, 2022.

A report prepared by the advisory firm Stout for the Delaware Community Legal Aid Society, Inc. found that landlords in Delaware were represented in 86% of eviction proceedings while tenants were only represented in 2% of proceedings. At the same time, the report found that 81% of unrepresented tenants had a "high likelihood of experiencing disruptive displacement through the eviction process." The report noted that the cost to file an eviction in Delaware is only \$45 and landlords can file evictions for any amount of rent owed. In consequence, evictions were filed in Delaware at an elevated rate even prior to the COVID-19 pandemic, with higher rates of eviction filings in ZIP codes with greater proportions of Black residents. Federal and state eviction moratoriums slowed the pace of evictions across the country, but a backlog of cases is now making its way through courts in states like Delaware, leaving tenants – especially those with the lowest incomes – at great risk of homelessness and displacement.

To support low-income tenants in need of legal assistance, legal aid agencies in Delaware led a coalition of housing advocates and partners from across the state to push for Rule 57.1. In July 2021, the Delaware Supreme Court established the "Committee to Examine Amendment of the Supreme Court Rules to Permit Non-Attorney Representation of Tenants in Residential Eviction Proceedings." As a result of its examination, the committee recommended the adoption of the new rule.

"We are absolutely thrilled that the court has taken this critical step to help tenants in crisis access help," said Rachel Stucker, executive director of Housing Alliance Delaware, an NLIHC state partner. "There are few things more destabilizing to a person or family than an eviction, and it is in the interest of all of us in the community to ensure that all families are provided with equal access to representation during the eviction process."

Legal aid agencies indicate it will take months to hire and train qualified tenant advocates. Even with expanded representation, advocates say more must be done to protect tenants from evictions. [Senate Bill 101](#), sponsored by Senator Bryan Townsend (D-Brookside), would provide such additional protections. The bill would guarantee the right to counsel in tenant/landlord actions for households with incomes that fall below 200% of the federal poverty line. The bill was introduced in 2021 but has since been tabled. Advocacy is needed to urge the legislature to pass the bill in this year's legislative session.

"The rule change by the Delaware Supreme Court is a thoughtful response to an ongoing eviction crisis," said Sarah Rhine, manager of the Housing Unit at Delaware Community Legal Aid Society, Inc. "It also creates a way to begin to address the justice gap faced by many Delaware households. However, sufficient funding is needed, and we anticipate that the passage of Senate Bill 101 will further ensure that legal services can meet the demand for representation."

Rule 57.1 is one of the many tenant protections enacted in response to the COVID-19 pandemic and its devastating effects on low-income households. In 2021 alone, states and localities across the country passed or

implemented more than 130 new laws or policies to protect tenants from eviction. The [NLIHC Tenant Protections Database](#) tracks new protections enacted since January 2021. If you know of a tenant protection passed after January 2021 that is not included in the database, please contact ERASE Project Coordinator Jade Vasquez at jvasquez@nlihc.org or the ERASE team at eraseproject@nlihc.org.

For more information on Rule 57.1 and the campaign that led to its adoption, contact John Whitelaw, advocacy director at Community Legal Aid Society, Inc., at: jwhitelaw@declasi.org

NLIHC Virtual Housing Policy Forum 2022

NLIHC Virtual Housing Policy Forum 2022 to Feature Discussion between Rep. Ritchie Torres and NLIHC's Diane Yentel

[NLIHC's Virtual Housing Policy Forum 2022: Achieving Housing Justice](#), taking place from 12:30 to 5:30 pm ET on March 22 and 1 to 5:30 pm ET on March 23, will feature an in-depth discussion between **Representative Ritchie Torres (D-NY)** and NLIHC President and CEO Diane Yentel on the path forward to achieving affordable housing for those most in need in America. [Register today to attend the Forum](#).



Representative Ritchie Torres (D-NY)

Congressman Torres was elected to represent his community – New York’s 15th District – in the U.S. House of Representatives in November 2020, becoming the first openly gay Afro-Latino man elected to Congress. Representative Torres has already become a leader in Congress in the fight for affordable, accessible housing for people with the lowest incomes, and his voice was pivotal in ensuring historical affordable housing investments remained in the House of Representative’s “Build Back Better Act.” Not only did he lead “Dear Colleague” letters that galvanized the support of half of the Democratic caucus, but he also met with President Biden directly to make the case for vital housing investments and appeared frequently on national news programs to explain why affordable housing investments for people with the lowest incomes are essential.

The forum will also feature a special address by U.S. Secretary of Housing and Urban Development Marcia L. Fudge, as well as keynote speakers and panels on: Racial Equity and Housing Justice (featuring MacArthur “Genius” award-winning photographer LaToya Ruby Frazier); the HoUsed Campaign for Universal, Stable, Affordable Housing – Progress To-Date and the Road Ahead; Capitol Hill Insiders Panel; Expanding the Multi-Sector Affordable Housing Movement; Ending Rental Arrears to Stop Evictions; Achieving Renter Protections; 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

NLIHC to Honor Rep. Ritchie Torres at the 2022 Housing Leadership Awards Celebration on April 28

NLIHC will honor **Representative Ritchie Torres (D-NY)** at the 40th Annual Housing Leadership Awards Celebration, held virtually on Thursday, April 28. Representative Torres 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. The award is named after former NLIHC President and CEO Sheila Crowley, who led NLIHC for more than 17 years. The other honorees will be **Ann O’Hara** and the **Congressional Progressive Caucus**. Donate to NLIHC as an [individual](#) or as an [organization](#) in recognition of these exceptional leaders.



Born, raised, and still residing in the South Bronx, Congressman Torres grew up in public housing. At just 25 years old, he was elected to serve as a City Council member in 2013, making him New York City’s youngest elected official and the first openly LGBTQ person elected to office in the Bronx. As a Council member, Congressman Torres worked tirelessly to improve, protect, and expand New York’s affordable housing stock, including by holding the first ever hearing on public housing, which led to a \$3 billion investment in the New York City Housing Authority.

In November 2020, Congressman Torres was elected to represent his community – New York’s 15th District – in the U.S. House of Representatives, becoming the first openly gay Afro-Latino man elected to Congress.

Since then, he has become a leader in Congress in the fight for affordable, accessible housing for people with the lowest incomes.

His voice was pivotal in ensuring historical affordable housing investments remained in the House of Representative’s “Build Back Better Act,” and through “Dear Colleague” letters, he succeeded in bringing together half the Democratic caucus in support of the act’s housing provisions. When housing investments were at risk of deep cuts or elimination from the bill, Congressman Torres met with President Biden directly to make the case for retaining them, and he appeared frequently on national news programs in support of bold housing investments for those most in need. Thanks to his unwavering leadership and awareness-raising, the Build Back Better Act that passed in the House of Representative included an historic \$150 billion in affordable housing and community development investments, with the largest share of those funds going to programs for people with the lowest incomes.

In addition to presenting an award to Representative Torres, NLIHC will bestow the Dolbeare Lifetime Service Award, named for NLIHC’s founder Cushing Niles Dolbeare, on **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 associate director of the Technical Assistance Collaborative (TAC), and NLIHC board member. The 2022 Edward W. Brooke Housing Leadership Award, named after the late senator from Massachusetts and former NLIHC board chair who was a strong leader for affordable housing throughout his career, 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.

Recognize these outstanding leaders by donating 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. Information about how to register to attend the Housing Leadership Awards Celebration will be forthcoming.

Updates will be posted on the event page at: <https://bit.ly/LEADERS22>

NLIHC Careers

NLIHC Seeks Development Coordinator

NLIHC seeks a development coordinator who will have prime responsibility for a portfolio of development/fundraising activities for the Coalition. The activities, along with those of a second development coordinator with a separate portfolio, will ensure the Coalition secures the necessary resources to support its 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. The individual will also support NLIHC with other key operational and event-management needs. The coordinator will report to the NLIHC chief operating officer.

RESPONSIBILITIES

- Coordinate/manage reports, proposals, relationship management, and research/prospect development for corporate and non-corporate foundations (divvied up between the two coordinators).
- Track progress on current grants and reports due, as well as other requirements for each funder. Draft reports and proposals; coordinate calls and meetings with current and new funders.
- Lead on all activities connected to the Leadership Awards event. Manage development of and mailing to outreach lists for LR/LAC, tracking progress on incoming pledges, etc. Identify new potential sponsors; submit applications for sponsorship online where necessary.
- Act as lead contact on LR/LAC sponsorships; collect supplemental LR/LAC program materials (quotes on honorees, bios, photos, etc.). Ensure all sponsors are recognized in the program and all sponsorship benefits reach the sponsor.
- Develop and maintain registration pages for LR/LAC.
- Lead on program tracking and compilation of Program Summary Report.
- Keep Major Donors spreadsheet sheet up to date (in coordination with second development coordinator and COO).
- Provide monthly and year-end summary of incoming grants and their allocations to auditor.
- Along with second development coordinator, produce a list of previous year donors and their giving levels for *Annual Report*.
- Prepare all fund development reports for board meetings (with assistance from second development coordinator).
- Monitor NLIHC's various webpages that recognize donors for any missing non-corporate logos and ensure updates are made.
- Prepare acknowledgement letters for non-corporate grant payments as they are received by NLIHC (in coordination with senior executive assistant). Update acknowledgement letter language as necessary for general contributions, LR/LAC sponsorships, grants, special memberships, etc.
- Maintain files of copies of all grant acknowledgement letters and grant agreements.
- Assist in the coordination of other events and activities for which fundraising is involved, such as NLIHC's anniversary events.

Customer Relationship Management (CRM)

- Develop and maintain other donation forms in MobileCause (donations, sponsorships, publication purchases, etc.) and ensure these forms are landing in Salesforce.
- Be an expert administrator of, and make ongoing improvements to, Salesforce infrastructure for all aspects of the development team. Examples include moving LR/LAC solicitation tracking to Salesforce, finding better ways to track pledged vs. received contributions, finding ways to replicate the Major Donors spreadsheet via reports, ensuring that MailChimp and Salesforce are communicating to each other, and exploring other applications within Salesforce that could streamline our work.
- Work with Salesforce Premier Success support team for troubleshooting issues as they arise; reevaluate Salesforce license usage and adjust as needed.
- Coordinate uploading of new lists secured from partners into Salesforce/Mailchimp.
- Monitor incoming data to Salesforce for any irregularities.
- Ensure all grant agreement and follow-up information for foundation and corporate funders is up to date and accurate in Salesforce database.

Organizational/Operations Support

- Support COO with various operations activities.
- Ensure successful NLIHC business licenses and Good Standing reports with DC government.
- 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:

- A bachelor's degree.
- A strong commitment to the alleviation of poverty and to 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.
- Experience in event coordination.
- Experience using Salesforce CRM; strong Salesforce-administrator experience highly desired.
- An ability to work in a diverse, fast-paced environment.

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.

Interested candidates should 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, at least 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 February 6

The following are some of the news stories to which NLIHC contributed during the week of February 6:

- "Ida's Flooding Took Her Home. Then Officials Took Away Her Temporary Housing." *Buzzfeed News*, February 7 at: <https://bit.ly/3LtvY3B>
- "Evictions Rise to Pre-Pandemic Levels." *The Pew Trusts*, February 10 at: <https://bit.ly/3GDqakw>
- "Landlords finding ways to evict after getting rental aid." *Associated Press*, February 11 at: <https://bit.ly/3rHBY0F>

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