

**Volume 26, Issue 09
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# Coronavirus, Disasters, Housing, and Homelessness – Highlights

## Senate Passes $1.9 Trillion Coronavirus Relief Bill with Nearly $50 Billion for Housing and Homelessness Assistance

The Senate passed by a vote of 50 to 49 the American Rescue Plan Act, a $1.9 trillion coronavirus relief package containing nearly [$50 billion in essential housing and homelessness assistance](https://nlihc.org/sites/default/files/COVID-Relief-Budget_Reconciliation.pdf?utm_source=NLIHC+All+Subscribers&utm_campaign=c62cbba4d8-cta_022420&utm_medium=email&utm_term=0_e090383b5e-c62cbba4d8-292697541&ct=t(cta_022420)), including $27.4 billion for rental assistance and $5 billion to assist people who are homeless. These investments will help prevent millions of low-income people from losing their homes during the pandemic and will provide cities and states with the resources they need to help people experiencing homelessness find and remain safely housed throughout the duration of the pandemic and beyond.

The floor vote was preceded by a debate and “vote-a-rama,” during which senators had the opportunity to offer an unlimited number of amendments to the bill before the final vote. Senator Bernie Sanders (I-VT) began the “vote-a-rama” by offering an amendment to raise the minimum wage to $15 per hour, despite the Senate parliamentarian’s ruling that the provision violates the strict rules governing budget reconciliation. The amendment was not ultimately adopted. Senator Lisa Murkowski (R-AK) proposed an adopted amendment targeting $800 million of the $12.8 billion for school funding included in the bill to support the identification, enrollment, and school participation of children and youth experiencing homelessness, including wrap-around services.

The Senate bill allocates $21.55 billion for emergency rental assistance, up from the $20.25 billion included in the House bill, including a $2.5 billion set-aside for high-need communities. The differences between the House and Senate versions of the bill require the House to vote again on the American Rescue Plan Act before it can be sent to President Biden for his signature. The House will likely hold a floor vote on the Senate’s version of the bill as soon as March 9, with the goal of enacting the legislation before expanded unemployment provisions expire on March 14.

Read NLIHC’s analysis of the housing provisions included in the American Rescue Plan Act at: <https://tinyurl.com/dakk3mk>

Contact your representatives and urge them to vote to approve the relief package through NLIHC’s Legislative Action Center: <https://nlihc.org/take-action>

## NLIHC, National Alliance to End Homelessness, and National League of Cities to Host Webinar on Non-Congregate Sheltering and FEMA Reimbursements

NLIHC’s Disaster Housing Recovery Coalition (DHRC), the National Alliance to End Homelessness (NAEH), and the National League of Cities (NLC) will hold a webinar discussing the use of FEMA reimbursements to house individuals experiencing homelessness and residents of congregate care facilities in non-congregate shelters such as hotel rooms. The webinar will be held on Tuesday, March 16 at 1:30 pm ET. Register for the free webinar [here](https://bit.ly/2O2sEmP).

Since the start of the coronavirus pandemic, homelessness and housing advocates have pushed for the use of FEMA-reimbursed government funds to safely shelter unhoused individuals and residents of congregate living facilities in hotel rooms and other non-congregate shelter. Unhoused individuals and individuals with disabilities are at unique risk from the virus and many reside in facilities that make stopping infection difficult. With the recent [news](https://nlihc.org/resource/confirmed-fema-change-100-reimbursement-non-congregate-shelter-applies-retroactively) that FEMA will be increasing the percentage of reimbursements it provides, advocates around the country are working to further non-congregate sheltering programs The webinar will focus on this life saving program, including how the program has operated, opportunities for further expansion, and how the program can interface with permanent housing solutions as the pandemic subsides.

Webinar presenters will be Ann Oliva, visiting fellow at the Center on Budget and Policy Priorities; Jason Elliott, senior advisor to California Governor Gavin Newsom; Joy Moses, director of the Homeless Research Institute at NAEH; Germán Parodi and Shaylin Sluzalis, co-executive directors of the Partnership for Inclusive Disaster Strategies; and Andreanecia Morris, executive director of Housing NOLA.

Register for the free webinar at: <https://bit.ly/2O2sEmP>

## NLIHC, NCLC, and NHLP Send Letter to CFPB and FTC Urging Immediate Action on Evictions and Home Foreclosures

NLIHC, National Consumer Law Center (NCLC), and National Housing Law Project (NHLP), along with more than 80 other national organizations, sent a [letter](https://www.nclc.org/images/pdf/special_projects/covid-19/CFPB_FTC_Moratorium_Ltr.pdf) to the acting director of the Consumer Financial Protection Bureau (CFPB) and acting chair of the Federal Trade Commission (FTC) urging them to take immediate action to prevent or limit imminent rental evictions and home foreclosures in the private mortgage market. CFPB and FTC have existing legal authority to address unfair, deceptive or abusive evictions or foreclosures in the midst of a health and economic crisis and must act on them to protect over [11 million families](https://www.consumerfinance.gov/about-us/newsroom/new-report-from-consumer-financial-protection-bureau-finds-over-11-million-families-at-risk-of-losing-housing/) at risk of losing their housing.

According to the letter, “While the CDC eviction moratorium has been helpful, it still leaves many families unprotected, it has been inconsistently implemented, and some landlords have used questionable and sometimes abusive tactics to evade it. The CDC moratorium also does not address the loss of homes due to foreclosures, and the foreclosure moratorium adopted by the federal housing agencies does not extend to one-third of the mortgage market.”

Homeowners with private loans, including those with private loans including those with private loans on 2-4 family properties, or homeowners facing a foreclosure due to past-due taxes, homeowner association fees or payments on most manufactured homes are not covered in the foreclosure moratorium. Many of these homes are behind in mortgage payments and may soon lead to foreclosure actions. Without additional protections by the CFPB and FTC, many will lose their homes and be forced to move at a time when COVID-19 levels are still high and vaccination access for many is still months away. As a result, the financial impact of COVID would result in substantially greater risk of spreading illness.

The letter urges CFPB and FTC to immediately take bold action to ensure the protection of the health and welfare of families, promote equity, and prevent avoidable foreclosures and evictions.

The letter is at: <https://bit.ly/3kIybvf>

## Representatives Introduce Bill to Enforce Eviction Moratoriums and Prevent “Self Help” Evictions during the Pandemic

Representatives Steve Cohen (D-TN), Ilhan Omar (D-MN), Rashida Tlaib (D-MI) and Eleanor Holmes Norton (D-DC) introduced on March 1 the “Emergency Eviction Enforcement Act of 2021” ([H.R. 1451](https://www.congress.gov/bill/117th-congress/house-bill/1451/text?q=%7B%22search%22%3A%5B%22steve+cohen%22%5D%7D&r=14&s=8)). If enacted, the bill would prevent “self-help” evictions by creating a private right of action in federal court against landlords who evict a tenant during a national or public health emergency without a court order. The bill would also empower the U.S. attorney general to enforce eviction moratoriums with a civil suit in federal court during national or public health emergencies. NLIHC endorses this bill.

Learn more about the “Emergency Eviction Enforcement Act of 2021” at: <https://tinyurl.com/7h2acs6w>

Read Representative Cohen’s press release on the bill at: <https://tinyurl.com/6jhtyptj>

## Representatives Introduce Bill to Prohibit Reporting of COVID-19 Evictions on Tenant Credit Reports

Representative Greg Stanton (D-AZ) led 11 of his House colleagues in introducing on March 3 the “[COVID-19 Eviction Consumer Report Fairness Act](https://www.congress.gov/bill/117th-congress/house-bill/1594?q=%7B%22search%22%3A%5B%22H.R.1594%22%5D%7D&r=1&s=1)” (H.R. 1594). If enacted, the bill would require credit reporting agencies to exclude from consumer reports evictions and any information related to evictions or proceedings seeking evictions occurring from March 13, 2020 to 120 days after the end of the national emergency.

The coronavirus pandemic has brought unprecedented financial hardship to millions of renters, many of whom were struggling to make ends meet before the pandemic, and despite the national eviction moratorium many renters are still being evicted from their homes. An eviction record can make it exceedingly more difficult for renters to find safe, stable housing in the future. In a [press release](https://tinyurl.com/ah4x7ded) about the bill, NLIHC’s President and CEO Diane Yentel stated, “eviction records make it difficult for renters to find stable housing, pushing families deeper into poverty. Congressman Stanton’s ‘COVID Eviction Consumer Report Fairness Act’ would ensure that eviction records do not follow renters into the future, an essential part of any comprehensive plan to address long-term housing stability.”

Learn more about the bill at: <https://tinyurl.com/59n2frxs>

Read Representative Stanton’s press release on the bill at: <https://tinyurl.com/ah4x7ded>

## ****Sign onto a Letter Urging Biden Administration to Extend, Improve, and Enforce the CDC Eviction Moratorium****

[Sign your organization](https://nlihc.secure.force.com/actions/CapturePetitionNew?actionId=AR00933) onto [a letter](https://nlihc.org/sites/default/files/Recommended-Eviction-Moratorium-Letter_March2021.pdf), already signed by over 2,000 organizations and elected officials, urging the Biden administration to extend, improve, and enforce the current CDC eviction moratorium until the end of the pandemic. The federal eviction moratorium has kept millions of people who otherwise would have been evicted stably housed, but it has significant shortcomings that undermine its public health impacts. The moratorium must be extended beyond its current expiration on March 31 and be improved and enforced.

The Biden administration should:

1. [Improve the moratorium](https://nlihc.org/sites/default/files/Eviction-TM_Biden.pdf) order by making its protections automatic and universal;
2. Rescind the [Frequently Asked Questions (FAQ)](https://www.cdc.gov/coronavirus/2019-ncov/downloads/eviction-moratoria-order-faqs.pdf) issued last year by the CDC that created loopholes in the moratorium’s protections;
3. Empower the Department of Justice to enforce the moratorium; and
4. Create a renter hotline to report abuses.

The failure to address issues with the current moratorium has allowed some landlords to wrongfully evict tens of thousands of renters without consequence.

[Please sign your organization](https://nlihc.secure.force.com/actions/CapturePetitionNew?actionId=AR00933) onto the [letter](https://nlihc.org/sites/default/files/Recommended-Eviction-Moratorium-Letter_March2021.pdf) to President Biden, HUD Secretary-designate Fudge and CDC Director Walensky to extend, improve, and enforce the federal eviction moratorium. Elected officials are also encouraged to sign. If you are unsure whether your organization has already signed on, review a list of current signatories [here](https://nlihc.org/sites/default/files/Recommended-Eviction-Moratorium-Letter_March2021.pdf).

Please circulate widely! The deadline to sign on is March 15.

## FHFA Extends Multifamily Mortgage Forbearance and Eviction Prevention

The Federal Housing Finance Agency (FHFA) [announced](https://www.fhfa.gov/Media/PublicAffairs/Pages/FHFA-Extends-COVID-19-Multifamily-Forbearance-through-June-30-2021.aspx) on March 4 that Fannie Mae and Freddie Mac (the Enterprises) will extend to June 30 mortgage forbearance for multifamily property owners experiencing financial hardship due to the coronavirus pandemic if they agree not to evict tenants for nonpayment of rent, among other requirements. Property owners with multifamily mortgages backed by Fannie or Freddie can enter into new or modified forbearance agreements.

Forbearance is contingent upon the property owner’s compliance with specific tenant protections. Property owners must:

* Inform tenants in writing about tenant protections available during the forbearance period as well as the owner’s repayment period.
* Agree not to evict tenants solely for nonpayment of rent while the property is in forbearance.

During the owner’s repayment period, owners must:

* Give tenants at least a 30-day notice to vacate.
* Not charge tenants late fees or penalties for nonpayment of rent.
* Allow tenant flexibility to repay back rent over time, and not necessarily in one lump sum.

An initial forbearance extension (see *Memo*, 7/6/20) specifically echoed Section 4023 of the CARES Act, which provided that if forbearance is extended by a mortgage servicer, once the forbearance period concludes a borrower may qualify for up to 24 months to repay the missed payments. It is not clear that the March 4 extension includes a 24-month repayment period. Note that July 6 announcement does not urge owners to establish repayment plans for tenants for up to 24 months while the owner has a reprieve from paying their mortgage. Note also that in order to obtain forbearance, a mortgage servicer must agree to provide it to the borrower.

The March 4 FHFA median release is at: <https://bit.ly/3v59Zbc>

## HUD CPD Issues Guidance on Which Unemployment Assistance Counts as Income during Pandemic

HUD’s Office of Community Planning and Development (CPD) issued [*Notice: CPD-21-03*](https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-03.pdf) providing guidance regarding whether to treat as income various forms of unemployment assistance provided during the coronavirus pandemic. The guidance is directed at jurisdictions (grantees) administering the Community Development Block Grant (CDBG) and the Community Development Block Grant-Coronavirus (CDBG-CV) programs.

The notice describes the various forms of unemployment insurance benefits provided by the CARES Act, an August 8 Presidential Memorandum (PM), and the 2021 Appropriations Act. CPD’s treatment follows that of two other program offices at HUD, the Office of Public and Indian Housing (PIH) that administers the Public Housing and Housing Choice Voucher programs, and the Office of Multifamily Housing Programs that administers the Section 8 Project-Based Rental Assistance program.

CDBG grantees should **not include as income** two forms of unemployment assistance:

* Federal Pandemic Unemployment Compensation (FPUC), which provided individuals who were collecting regular unemployment compensation (UI), to receive an additional $600 in federal benefits per week for weeks of unemployment that ended on or before July 31, 2020 (18 weeks).
* Presidential Memorandum (PM) Unemployment Income. PM benefits were temporary income resulting from a presidentially declared emergency according to the Stafford Act. It authorized the Secretary of Labor to approve a Lost Wages Assistance program allowing a state to provide $400 per week to eligible recipients: a $300 federal contribution plus a $100 state contribution.

*Notice: CPD-21-03* also states that Economic Impact Payments (EIP) are not to be considered income because the Internal Revenue Service (IRS) determined that those payments functioned as federally refundable tax credits.

CDBG grantees **should** treat two forms of unemployment assistance as income:

* Pandemic Unemployment Assistance (PUA), which was for individuals who were self-employed, seeking part-time employment, or otherwise not qualified for regular unemployment insurance (UI). This program provided up to 39 weeks of benefits and was available starting with weeks of unemployment beginning on or after January 27, 2020 and ending on or before December 31, 2020. PUA funds were administered according to the same regulations that apply to the Disaster Unemployment Assistance program, which is funded under the “Robert T. Stafford Disaster Relief and Emergency Assistance Act.”
* Pandemic Emergency Unemployment Compensation (PEUC), which allowed regular unemployment compensation (UI) recipients to receive up to 13 weeks of additional benefits (extending UI from 26 weeks to 39 weeks in total). States had to offer flexibility in meeting PEUC eligibility requirements related to “actively seeking work” if an applicant’s ability to do so was impacted by coronavirus.

*Notice: CPD-21-03* is at: <https://bit.ly/3sFXSPJ>

More information about CDBG is on [page 8-3](https://nlihc.org/sites/default/files/AG-2020/8-02_Community-Development-Block-Grant-Program.pdf) of NLIHC’s *2020 Advocates’ Guide*.

# Emergency Rental Assistance

## NLIHC Sends Letter to Treasury and HUD Outlining Recommendations for Further Emergency Rental Assistance Guidance

NLIHC President and CEO Diane Yentel sent a [letter](https://nlihc.org/sites/default/files/NLIHC-Letter-on-FAQ_03052021.pdf) on behalf of NLIHC and its Disaster Housing Recovery Coalition (DHRC) to Treasury Secretary Janet Yellen, HUD Acting Secretary Matt Ammon, and HUD Secretary-designate Marcia Fudge, expressing appreciation for their diligent work on the new [Frequently Asked Questions](https://home.treasury.gov/system/files/136/ERA-Frequently-Asked-Questions_Pub-2-22-21.pdf) (FAQ) document released by the U.S. Department of the Treasury on February 22 regarding the [emergency rental assistance](https://home.treasury.gov/policy-issues/cares/emergency-rental-assistance-program) (ERA) program and outlining recommendations for further guidance that ensures these critical resources reach households with the greatest needs.

The new Treasury FAQ directly addresses significant [flaws](https://nlihc.org/sites/default/files/NLIHC-Letter-on-FAQ_01212021_Final.pdf) in the previous FAQ issued by the Trump administration and includes many of the [recommendations](https://nlihc.org/sites/default/files/NLIHC_recommendations_for_Treasury_ERA_guidance.pdf) made by NLIHC with direct input from local stakeholders. Additional guidance is needed, however, to ensure the lowest-income and most marginalized people remain stably housed during the pandemic.

The letter urges the Biden administration to build on improvements made in the FAQ by issuing further guidance to ensure that resources reach renters who face the greatest risk of eviction during the pandemic. The DHRC developed the recommendations for further Treasury guidance with direct input from local advocates and organizations in response to challenges and lessons learned in responding to the pandemic. The recommendations are also based on NLIHC’s [recent and ongoing analysis](https://nlihc.org/sites/default/files/Emergency-Rental-Assistance-Programs-3.pdf) of [more than 600 state and local rental assistance programs](https://nlihc.org/rental-assistance) created or expanded during the pandemic.

Read the full text of the letter at: <https://bit.ly/30dqh3z>

## Join March 12 Webinar on Designing Emergency Rental Assistance Programs to Advance Racial Equity and Serve Extremely Low-Income Households

[Join](https://bit.ly/3c6Xq6w) NLIHC for a webinar on March 12, 2021 at 1 pm ET to learn how emergency rental assistance programs can incorporate racial equity in their program structure and effectively serve households with extremely low incomes. The panel discussion will feature two successful programs: the Santa Clara County Homelessness Prevention System, led by Destination: Home and Sacred Heart Community Service, and the State of Washington's Eviction Rent Assistance program. Program administrators will share their innovative strategies and lessons learned on how to advance racial equity and serve tenants with the greatest needs in their communities.

Panelists include:

* Chad Bojorquez, chief program officer at Destination: Home
* Erin Stanton, director of family assistance at Sacred Heart Community Service
* Milan Balinton, executive director at African American Community Service Agency
* Emily Burgess, performance manager at Washington State Department of Commerce
* Kathryn Dodge, grant manager at Washington State Department of Commerce
* Rebecca Yae, senior research analyst at National Low Income Housing Coalition (moderator)

Register at: <https://bit.ly/3c6Xq6w>

# Coronavirus, Disasters, Housing, and Homelessness – Other

## Join NLIHC’s National Call on Coronavirus, Disasters, Housing, and Homelessness Today at 2:30 pm ET

Join today’s (March 8) national call on coronavirus, disasters, housing, and homelessness at 2:30-4 pm ET. We will hear from Davin Reed and Eileen Divringi of the Federal Reserve Board of Philadelphia on how the pandemic has increased housing insecurity among renters; Matthew Doherty from Matthew Doherty Consulting on a new *Framework for an Equitable COVID-19 Homelessness Response* resource to help communities target emergency rental assistance for eviction protection; and Claire Ewing-Nelson from the National Women’s Law Center on the latest gender and race data from the Census Pulse Survey. We will also receive field updates from Louisiana, Indiana, and California, get the latest from Capitol Hill on the American Rescue Plan, and more.

Register for the national call at: [https://tinyurl.com/ru73qan](https://nlihc.us4.list-manage.com/track/click?u=e702259618becdc3f0451bd5d&id=caa293d514&e=e814653c2a)

See the full agenda [here](https://nlihc.org/covid-19-working-groupcalls).

## Recording Available of NLIHC’s March 1 National Call on Coronavirus, Disasters, Housing, and Homelessness

During the most recent national call on [coronavirus, disasters, housing, and homelessness](https://www.youtube.com/watch?v=Bx-411mTDrg&feature=youtu.be), we shared an overview of a new research note on practices to advance racial equity in emergency rental assistance (ERA) programs, discussed the Department of Treasury’s updated guidance for ERA programs, highlighted strategies for prioritizing people experiencing homelessness in COVID-19 vaccine distribution, provided updates on the Centers for Disease Control and Prevention’s (CDC’s) eviction moratorium, received field updates, and heard an update on the “American Rescue Plan Act.”

Ingrid Gould Ellen and Brittany Mazzurco Muscato from the [Furman Center at New York Univer](https://furmancenter.org/)sity (NYU) shared a recent report co-authored with NLIHC and the Housing Initiative at the University of Pennsylvania entitled [Advancing Racial Equity in Emergency Rental Assistance Programs](https://furmancenter.org/files/Advancing_Racial_Equity_in_Emergency_Rental_Assistance_Programs_-_Final.pdf?utm_source=NLIHC+All+Subscribers&utm_campaign=8a3d73dd52-DHRC-Update-3.1.2021&utm_medium=email&utm_term=0_e090383b5e-8a3d73dd52-291742445&ct=t(DHRC-Update-3.1.2021)). The report highlights five lessons states and localities should follow to design and implement ERA programs that center racial equity, including ensuring program funding is allocated based on need; targeting and prioritizing assistance to vulnerable groups; investing in outreach and targeting; simplifying applications and needed documentation; and monitoring implementation and making mid-course corrections.

Noel Poyo of the Office of Domestic Finance at the Treasury discussed the department’s [new guidance](https://home.treasury.gov/system/files/136/ERA-Frequently-Asked-Questions_Pub-2-22-21.pdf?utm_source=NLIHC+All+Subscribers&utm_campaign=8a3d73dd52-DHRC-Update-3.1.2021&utm_medium=email&utm_term=0_e090383b5e-8a3d73dd52-291742445&ct=t(DHRC-Update-3.1.2021)) for [ERA programs](https://home.treasury.gov/policy-issues/cares/emergency-rental-assistance-program?utm_source=NLIHC+All+Subscribers&utm_campaign=8a3d73dd52-DHRC-Update-3.1.2021&utm_medium=email&utm_term=0_e090383b5e-8a3d73dd52-291742445&ct=t(DHRC-Update-3.1.2021)). Barbara DiPietro shared the [National Health Care for the Homeless Council](https://nhchc.org/)’s (NHCHC) recommendations regarding COVID-19 vaccine distribution to people experiencing homelessness, including making all adults experiencing homelessness an eligible population for Phase 1B or 1C distribution and immediately prioritizing homeless populations for currently available vaccines. Eric Dunn from the [National Housing Law Project](https://www.nhlp.org/) discussed a [ruling in Texas against the CDC’s eviction moratorium](https://www.nhlp.org/wp-content/uploads/2021.02.28-Revised-Terkel-memo.pdf?utm_source=NLIHC+All+Subscribers&utm_campaign=8a3d73dd52-DHRC-Update-3.1.2021&utm_medium=email&utm_term=0_e090383b5e-8a3d73dd52-291742445&ct=t(DHRC-Update-3.1.2021)). Despite the judge in the case declaring the moratorium unconstitutional he did not impose a preliminary injunction on the moratorium, so it is still in effect. The Department of Justice has already [filed an appeal](https://www.justice.gov/opa/pr/department-justice-issues-statement-announcing-decision-appeal-terkel-v-cdc?utm_source=NLIHC+All+Subscribers&utm_campaign=8a3d73dd52-DHRC-Update-3.1.2021&utm_medium=email&utm_term=0_e090383b5e-8a3d73dd52-291742445&ct=t(DHRC-Update-3.1.2021)) against the judgment.

We received field updates from the Joint Office for Homeless Services in Multnomah County, Oregon and the [Idaho Asset Building Network](https://www.idahoassetnetwork.org/?utm_source=NLIHC%20All%20Subscribers&utm_campaign=8a3d73dd52-DHRC-Update-3.1.2021&utm_medium=email&utm_term=0_e090383b5e-8a3d73dd52-291742445&ct=t%28DHRC-Update-3.1.2021%29) and [Idaho Voices for Children](https://www.idahovoices.org/?utm_source=NLIHC%20All%20Subscribers&utm_campaign=8a3d73dd52-DHRC-Update-3.1.2021&utm_medium=email&utm_term=0_e090383b5e-8a3d73dd52-291742445&ct=t%28DHRC-Update-3.1.2021%29). NLIHC’s Sarah Saadian provided updates on the [American Rescue Plan Act](https://nlihc.us4.list-manage.com/track/click?u=e702259618becdc3f0451bd5d&id=97ba2dfa01&e=ea65f33f49).

NLIHC hosts national calls on Coronavirus, Disasters, Housing, and Homelessness every week. On today’s call, we’ll hear from the Federal Reserve Board of Philadelphia on the increase in housing insecurity as a result of the pandemic, get updates from the field, and more. Register for today’s call (Monday, March 8 at 2:30 pm ET) at: <https://tinyurl.com/ru73qan>

Watch a recording of the March 1 call at: [tinyurl.com/tbxdn3yk](http://tinyurl.com/tbxdn3yk)

Access presentation slides at: [tinyurl.com/5fd67mt8](http://tinyurl.com/5fd67mt8)

## Additional Coronavirus Updates – March 8, 2021

**New NLIHC Resources:**

* [Court Rulings on the Federal Eviction Moratorium](https://nlihc.org/sites/default/files/Court-Rulings-on-the-Federal-Eviction-Moratorium.pdf)
* [Housing Provisions in the "American Rescue Plan Act"](https://nlihc.org/sites/default/files/COVID-Relief-Budget_Reconciliation.pdf)
* ["American Rescue Plan Act:" Estimated Allocations of Homelessness Assistance Grants](https://nlihc.org/sites/default/files/Estimated-Allocations-Homeless-Assistance_American-Rescue-Plan-Act.pdf)

**National Updates**

*Biden Administration*

In a [statement](https://www.justice.gov/opa/pr/department-justice-issues-statement-announcing-decision-appeal-terkel-v-cdc) announcing the Justice Department’s decision to appeal the *Terkel v. CDC* decision, Brian Boynton, acting assistant attorney general for the Justice Department’s Civil Division, said the ruling only applies to parties in the case, not broadly to others. The CDC eviction moratorium remains in effect.

The Biden administration announced [new investments in coronavirus testing](https://www.hhs.gov/about/news/2021/02/17/biden-administration-announces-actions-expand-covid-19-testing.html), including $650 million for elementary and middle schools and “underserved congregate settings” such as homeless shelters.

*Centers for Disease Control and Prevention (CDC)*

The CDC on March 2 [updated](https://www.cdc.gov/vaccines/covid-19/phased-implementation.html) its COVID-19 vaccine guidance on prioritizing certain populations, including those in congregate living settings, such as homeless shelters: “Increased rates of transmission have been observed in congregate living settings. Therefore, jurisdictions may choose to prioritize vaccination of persons in these settings based on local, state, tribal, or territorial epidemiology.”

*Consumer Financial Protection Bureau*

According to a new [report](https://files.consumerfinance.gov/f/documents/cfpb_Housing_insecurity_and_the_COVID-19_pandemic.pdf) from the Consumer Financial Protection Bureau, an estimated 11 million families are at risk for eviction, with Black and Hispanic households more than twice as likely to be behind on their housing payments than white households. Read the report at: [Housing Insecurity and the COVID-19 Pandemic](https://files.consumerfinance.gov/f/documents/cfpb_Housing_insecurity_and_the_COVID-19_pandemic.pdf).

*Federal Housing Finance Administration*

The Federal Housing Finance Administration (FHFA) [announced](https://www.fhfa.gov/Media/PublicAffairs/Pages/FHFA-Extends-COVID-19-Multifamily-Forbearance-through-June-30-2021.aspx) on March 4 that Fannie Mae and Freddie Mac will continue to offer COVID-19 forbearance to qualifying multifamily property owners through June 30, 2021, subject to the continued tenant protections FHFA has imposed during the pandemic.

*Reporting*

The [*Washington Post*](https://www.washingtonpost.com/dc-md-va/2021/02/26/cdc-eviction-moratorium-struck-down-texas-judge/)reports that the recent ruling on the CDC eviction moratorium may create confusion and uncertainty for renters about their rights and protections under the order. “The protections still stand now, but I do think there will be landlords now taking cases to local housing courts and filing evictions by citing this case,” said NLIHC President and CEO Diane Yentel.

[*CNBC*](https://www.cnbc.com/2021/02/26/texas-judge-finds-national-eviction-moratorium-unconstitutional-.html)reports on the eviction moratorium ruling, highlighting housing advocates' concerns that the ruling could trigger a flood of eviction filings. “All eyes now are on the Biden administration to see how and if they plan to vigorously defend the CDC eviction moratorium in the courts,” said NLIHC’s Diane Yentel.

[*MarketWatch*](https://www.marketwatch.com/story/federal-judge-blocks-cdcs-national-eviction-moratorium-but-advocates-say-renters-are-still-protected-11614353498)reports on the federal judge’s ruling on the CDC moratorium, citing NLIHC’s Diane Yentel’s concerns that landlords may cite this ruling as they continue to pursue evictions despite the protections under the moratorium.

[*Reuters*](https://www.reuters.com/article/idUSKBN2AQ0E3)discusses the recent ruling on the CDC eviction moratorium, noting that several other federal courts across the country have rejected similar legal challenges seeking to block the federal eviction moratorium.

[*CNBC*](https://www.cnbc.com/2021/03/03/45-billion-in-rental-assistance-may-soon-be-available-how-to-apply-.html) spoke with housing experts, including NLIHC President and CEO Diane Yentel, about how renters can apply for federal rent relief dollars. While federal rental assistance funds could help millions of renters remain housed, advocates worry that some people will run into challenges trying to access the funds.

[*CNBC*](https://www.cnbc.com/2021/03/01/how-the-american-rescue-plan-helps-11m-families-at-risk-of-eviction.html)discusses how the American Rescue Plan Act could help millions of households at risk for eviction. “The American Rescue Plan Act provides urgently needed COVID-19 relief resources for America’s lowest-income renters and people experiencing homelessness,” said NLIHC’s Diane Yentel. “If enacted, these investments will help prevent millions of low-income people from losing their homes during the pandemic.”

The latest COVID relief package making its way through Congress does not include an extension of the federal eviction moratorium set to expire this month because the budget reconciliation process does not allow for it. [*CNBC*](https://www.cnbc.com/2021/03/02/covid-relief-bill-doesnt-extend-eviction-ban-set-to-expire-this-month.html)reports that advocates continue to urge President Biden to extend the federal eviction moratorium to prevent a flood of evictions, particularly since federal rental assistance and direct payments will take time to reach people. “An eviction moratorium buys that time,” said NLIHC’s Diane Yentel.

[*Marketplace*](https://www.marketplace.org/2021/03/01/as-rent-comes-due-millions-of-americans-are-already-thousands-behind/)reports that while Congress approved $25 billion in rental assistance more than two months ago, very little has gotten to renters and landlords. According to NLIHC’s Diane Yentel, as of March 1, 15 states and about two dozen local governments have started accepting applications. This number, however, is expected to pick up significantly in the coming weeks and months. According to [several different estimates](https://www.urban.org/urban-wire/many-people-are-behind-rent-how-much-do-they-owe), millions of Americans are behind on their rent by an average of $5,000 or $6,000.

A new [documentary for *Time*](https://time.com/5943571/eviction-crisis-women-documentary/) follows two single mothers in New Orleans whose uncertain housing situations reflect what is happening across the country. This dire reality is particularly impacting women of color. For the two women profiled in this documentary, the pandemic and economic fallout have compounded existing anxieties that have lingered 15 years after being displaced by Hurricane Katrina.

[*Next City*](https://nextcity.org/daily/entry/when-the-home-is-the-hazard-pandemic-responses-address-housing-conditions)outlines why responses to the COVID-19 housing crisis can and should address the [dangerous conditions](https://www.nytimes.com/2020/12/15/nyregion/nyc-public-housing-coronavirus.html) in which many tenants live. Substandard housing is a public health hazard, one which has become more dangerous in the pandemic.

Emily Benfer, co-creator of the COVID-19 Housing Policy Scorecard with the Eviction Lab at Princeton University, [explains the American’s eviction crisis](https://theappeal.org/the-lab/explainers/the-american-eviction-crisis-explained/#recommendations) and discusses how the COVID-19 pandemic and economic fallout have only fueled the existing eviction catastrophe. In addition to bolstering the federal eviction moratorium and providing targeted rental assistance, the federal government must rectify the longstanding discriminatory housing policies that led to this crisis.

**State and Local News**

*Alabama*

The Alabama Housing Finance Authority (AHFA) will soon begin administering relief through the $263 million [Emergency Rental Assistance (ERA) Alabama Program](https://eraalabama.com/). AFHA expects to accept applications from landlords and tenants beginning March 1 at 8 am CT. Check out these flyers for [landlords and renters](https://files.constantcontact.com/98f904aa201/40ed3ab6-af2f-4e74-a568-69e364efa9c3.pdf), [utility providers](https://files.constantcontact.com/98f904aa201/17ed1b06-0b92-4eb6-bbcc-f5e947bedc8d.pdf), and information on [ERA Alabama eligibility questions](https://files.constantcontact.com/98f904aa201/05009634-1de5-4548-b8fe-75824839e789.pdf),

*Arizona*

The [*State Press*](https://www.statepress.com/article/2021/03/sppolitics-asu-researchers-works-with-partners-to-find-post-moratorium-housing-solutions) reports that Arizona State University experts, local governments, and organizations are working together to understand how post-moratorium evictions may impact Maricopa County residents. The Knowledge Exchange for Resilience predicts that by April, 40,000 to 45,000 households in Maricopa County could be at risk of eviction.

According to the Eviction Lab, [Phoenix topped the list of cities](https://www.bizjournals.com/phoenix/news/2021/03/04/phoenix-tops-all-cities-with-eviction-filings.html) across the country with the most eviction filings during the coronavirus pandemic. The data indicate Phoenix had 16,685 filings, followed by Houston with 16,563 filings, and Memphis with 8,792 filings.

*California*

New [research](https://jamanetwork.com/journals/jamanetworkopen/fullarticle/2776930) evaluating a hotel-based program with services for individuals experiencing homelessness in San Francisco produced better health outcomes and reduced the burden on hospitals deluged with more seriously ill patients. The findings [underscore the public health benefits](http://latimes.com/science/story/2021-03-02/housing-homeless-covid-19-in-hotels-paid-off-for-hospitalized-covid-19-patients) of providing stable housing and services to people experiencing homelessness.

The [*San Francisco Public Press*](https://www.sfpublicpress.org/despite-pandemic-new-wave-of-court-ordered-evictions-displacing-poor-tenants/)reports that after an eight-month pause, court-ordered evictions in San Francisco have resumed, and the city’s most marginalized residents are bearing the brunt. More than half of the evictions that have occurred since the start of November 2020 involved tenants in permanent supportive housing.

The [*LA Times*](https://www.latimes.com/homeless-housing/story/2021-03-03/la-slow-submit-fema-aid-paperwork-homeless-hotels)reports that Mayor Eric Garcetti’s administration has not requested reimbursement from FEMA for portions of the estimated $59 million it has spent on Project Roomkey. Activists, business leaders, and elected officials have spent weeks [urging](https://www.latimes.com/homeless-housing/story/2021-01-27/manna-from-heaven-l-a-officials-say-biden-funding-could-get-thousands-of-homeless-off-streets) Mayor Garcetti to expand Project Roomkey after the Biden administration increased the federal cost-share from 75% to 100%.

The [Los Angeles Business Council](https://www.nbclosangeles.com/news/local/la-business-council-calls-for-significant-expansion-of-project-roomkey/2531534/) (LABC), which represents 150 L.A. businesses, has called for a significant expansion of Project Roomkey, urging Mayor Eric Garcetti and the City Council to pursue obtaining 15,000 hotel rooms. LABC says the city should take advantage of FEMA’s commitment to fully cover the costs of hotel and motel rooms through September.

*Connecticut*

The [*CT Mirror*](https://ctmirror.org/2021/03/04/few-tenants-facing-eviction-have-an-attorney-top-lawmakers-are-poised-to-change-that/)reports that state lawmakers are considering [legislation](https://www.cga.ct.gov/asp/cgabillstatus/cgabillstatus.asp?selBillType=Bill&bill_num=HB06531&which_year=2021) that would provide Connecticut tenants with a right-to-counsel. Of the 180 cases where a judge approved an eviction request in February 2021, 158 landlords had an attorney compared to just 10 tenants. Connecticut is one of seven states currently contemplating providing universal access to legal aid for low-income tenants facing eviction. The right-to-counsel movement has been gaining momentum across the United States amid the looming COVID-19 eviction crisis.

*Delaware*

Renters and landlords are encouraged to sign up for email updates from the [Delaware State Housing Authority](http://www.destatehousing.com/OtherPrograms/ot_dehap.php) to be notified when the application portal for the Delaware Housing Assistance Program is live.

*Florida*

Nonprofit organizations in [Palm Beach County](https://www.wptv.com/rebound/palm-beach-county-residents-facing-eviction-struggles) are seeing many tenants facing eviction, despite the federal eviction moratorium. Nearly three million renters in Florida are behind on their rent payments. These organizations are bracing for a wave of evictions when the eviction moratorium is lifted.

*Illinois*

During their first meeting, the [Illinois House Affordable Housing Committee](https://wgem.com/2021/03/03/housing-dilemma-lawmakers-prepare-to-help-families-facing-eviction/) dove into data about the number of Illinois households struggling to remain in their homes during the pandemic. NLIHC reports 200,000-500,000 Illinois households are at risk of eviction and homelessness. Bob Palmer, executive director for Housing Action Illinois, offered several policy recommendations for addressing the affordable housing crisis.

*Indiana*

The Indiana Housing and Community Development Authority announced it will begin accepting applications for the [Indiana Emergency Rental Assistance (IERA) program](https://www.indianahousingnow.org/) after receiving the updated guidance from the Treasury Department.

[Hamilton County](https://fox59.com/news/hamilton-county-braces-for-anticipated-wave-of-evictions-post-moratorium/) is bracing for an anticipated surge of evictions when the federal eviction moratorium expires. The county’s pre-existing affordable housing crisis will exacerbate the impacts of the COVID-19 pandemic and economic fallout on low-income renters.

*Louisiana*

Nearly [600 households experiencing homelessness](https://www.theadvertiser.com/story/news/2021/02/26/nearly-acadiana-600-households-sheltered-during-freeze/6814741002/) were temporarily housed in hotels and motels during the recent severe winter weather. According to the director of the Acadiana Regional Coalition on Homelessness and Housing, Louisiana has put many people experiencing homelessness in hotels and motels during the pandemic.

[Jefferson Parish](https://www.jpera.org/) on March 1 announced a new Emergency Rental Assistance Program that is now accepting applications. New Orleans’ rental assistance program is available [here](https://ready.nola.gov/incident/coronavirus/assistance/#rent).

*Massachusetts*

The [Boston Housing Authority](https://www.wgbh.org/news/local-news/2021/03/01/boston-housing-authority-extends-eviction-moratorium-though-march-but-advocates-say-crisis-still-looms) extended its eviction moratorium through the end of March, but housing advocates say monthly extensions and legal loopholes do not provide enough stability for Boston’s 25,000 public housing residents.

[Springfield officials](https://www.wamc.org/post/springfield-officials-stress-help-available-people-avoid-eviction) announced they are looking to direct even more funding toward housing services. Way Finders, the Springfield-based nonprofit that administers housing assistance programs in Hampden and Hampshire counties, reports that over 3,000 applications for rental assistance are currently being processed.

*Michigan*

The [Michigan Legislature](https://mailchi.mp/aa28dc256b4a/rentalassistanceactionalert) continues to hold back a significant portion of the over $620 million in federal emergency rental assistance funds. Lawmakers are [voting to appropriate](https://www.mlive.com/public-interest/2021/02/michigan-senate-approves-25-billion-for-vaccine-distribution-direct-care-worker-payments-school-aid.html) only about a third of the total amount of federal funds. These delays are putting at risk organizations’ abilities to spend the funding before the September 30 deadline to obligate 65% of the funds before the federal government recaptures the remaining amount.

*North Carolina*

Mecklenburg County staff, nonprofits, and advocates moved more than [200 people](https://www.charlotteobserver.com/news/local/article249369970.html) residing in a Charlotte homeless encampment to hotel rooms. The hotel rooms and related services will be paid for with a combination of FEMA funding and federal coronavirus relief funds allocated to Mecklenburg County.

[Homeless advocates in North Carolina](https://carolinapublicpress.org/42630/why-were-homeless-shelters-deprioritized-for-vaccines/) will be sending a sign-on letter to Dr. Mandy Cohen, secretary of the state Department of Health and Human Services, asking for homeless shelter staff and residents to be given immediate prioritization for COVID-19 vaccination. [Earlier versions](https://files.nc.gov/covid/documents/NC-COVID-19-Vaccine-Plan-with-Executive-Summary.pdf) of North Carolina’s vaccine distribution plan placed high priorities on homeless shelters and other congregate settings, but that plan has been updated several times, typically to align with CDC guidance. The state’s [new distribution plan](https://chapelboro.com/news/coronavirus-covid-19/north-carolina-alters-vaccine-distribution-plan-heres-what-you-need-to-know) downgrades the prioritization of shelf staff and residents.

*Oklahoma*

[Tulsa’s](https://tulsaworld.com/news/local/we-have-bills-to-pay-too-rental-assistance-programs-aim-to-help-tulsa-landlords-not/article_9c23f04e-72c9-11eb-9138-43740ceccdba.html) biggest rental assistance provider, Restore Hope Ministries, has distributed more than $3.9 million to tenants since the pandemic began. Officials are finalizing plans to increase rental assistance by 1000% in 2021 to avoid a massive wave of evictions when the eviction moratorium is lifted.

*Texas*

The [*Texas Tribune*](https://www.texastribune.org/2021/02/26/texas-judge-eviction-moratorium/)reports on the Federal District Court of Eastern Texas ruling that the CDC eviction moratorium is unconstitutional. The article highlights concerns from NLIHC President and CEO Diane Yentel and Texas Housers Deputy Director Christina Rosales. Rosales hopes the CDC will appeal the ruling to avoid a housing crisis and keep people safely housed amid the ongoing pandemic.

Chief Justice of the Texas Supreme Court Nathan Hecht penned an op-ed in the [*Austin American-Statesman*](https://www.statesman.com/story/opinion/columns/your-voice/2021/03/03/opinion-hurting-pandemic-and-storm-more-texans-need-legal-aid/6881177002/)about the need to prioritize funding for civil legal aid. The Texas Supreme Court has asked the Texas Legislature to provide an additional $3 million per year for basic civil legal services to help Texans impacted by the COVID-19 pandemic.

The Texas Department of Housing and Community Affairs (TDHCA), in partnership with the Office of Court Administration, will host a Texas Eviction Diversion Program (TEDP) [webinar on Wednesday, March 10 at 1 pm CT.](https://register.gotowebinar.com/register/5625676945541571086) The webinar is designed to provide legal aid organizations, legal service providers, and other interested parties an overview of the program’s requirements and process.

**Guidance**

*Department of Housing and Urban Development*

[[Weekly COVID-19 Vaccine Update for Homeless Service Providers: Racial Equity and Vaccine Distribution](https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-03.pdf)](https://mailchi.mp/hudexchange/weekly-covid-19-vaccine-update-for-homeless-service-providers-march-4-80679) [– March 4, 2021](https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-03.pdf)

[Notice CPD-21-03: Unemployment Insurance Benefits Under the CARES Act, 2021 Appropriations Act, and Presidential Memorandum](https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-03.pdf) – February 24, 2021

[Spanish Translations of HUD SNAPS Resources](https://mailchi.mp/hudexchange/covid-19-resource-digest-for-homeless-providers-3-2-21-80579)

## Additional Disaster Housing Recovery Updates – March 8, 2021

The NLIHC-led Disaster Housing Recovery Coalition is convening and supporting disaster-impacted communities to ensure that federal disaster recovery efforts reach all impacted households, including the lowest-income and most marginalized people who are often the hardest-hit by disasters and have the fewest resources to recover.

Learn more about the DHRC’s policy recommendations [here](https://nlihc.org/explore-issues/projects-campaigns/disaster-housing-recovery/policy).

**Reporting**

[*Axios*](https://www.axios.com/disaster-infrastructure-pandemic-b03589d4-fb7b-4051-991e-7285efe0ce67.html)outlines the urgent need for the Biden administration to pass an infrastructure bill that would strengthen the country’s resilience in the face of climate change and other shocks. Housing is a critical national infrastructure in desperate need of upgrades: the U.S. simply does not have the capacity to shelter the millions of people who might lose their homes in the next major catastrophe.

**Winter Storm**

The Austin-Travis County Emergency Operations Center has released [several resources](https://www.fox7austin.com/news/resources-for-austin-residents-impacted-by-severe-winter-storm) for Austin residents impacted by the severe winter storm. Austin residents can visit the [Cold Weather Information and Resources](http://austintexas.gov/weatherinfo) page for information about available assistance programs.

Texas homeowners and renters in [18 additional counties](https://www.fema.gov/press-release/20210227/texas-winter-storm-survivors-18-additional-counties-can-apply-federal) who suffered damage from the winter storm may now [apply](https://www.disasterassistance.gov/) for disaster assistance with FEMA.

FEMA [announced](https://www.fema.gov/press-release/20210226/oklahomans-affected-winter-weather-can-apply-federal-disaster-assistance) Oklahoma homeowners and renters in the 16 counties designated for individual assistance may now apply for federal disaster assistance.

Resource: [FEMA Fact Sheet: Winter Storm Damage? Here is What FEMA Assistance May Cover](https://www.fema.gov/fact-sheet/winter-storm-damage-here-what-fema-assistance-may-cover)

**Hurricane Zeta**

Residents who have received FEMA rental assistance in response to Hurricane Zeta and cannot return to their primary residence can apply for [Continued Temporary Housing Assistance](https://www.fema.gov/fact-sheet/how-apply-continued-rental-assistance-fema-0) to FEMA.

**Wildfires in the West**

FEMA has begun moving Manufactured Housing Units (MHUs) onto a newly constructed site in [Lincoln City](https://www.fema.gov/press-release/20210301/lincoln-city-fema-direct-temporary-housing-site-opens) that will provide temporary housing to qualified survivors. To date, 106 survivors and their families have been licensed-in to temporary housing units from FEMA. Currently, 264 qualified families are scheduled to receive FEMA Direct Temporary Housing in the five counties.

# National Housing Trust Fund

## FHFA Announces $711 Million for National Housing Trust Fund

The Federal Housing Finance Agency (FHFA) [announced](https://www.fhfa.gov/Media/PublicAffairs/Pages/FHFA-Authorizes-More-than-%241-Billion-for-Affordable-Housing-Funds.aspx) a 2021 allocation of $711 million for the national Housing Trust Fund (HTF) – more than double last year’s allocation. After a sequestration factor is applied to the HTF, approximately $689.7 million will be available for states and territories for 2021.

The statute creating the HTF specifies an initial dedicated source of revenue to come from an assessment of 4.2 basis points (0.042%) on the new business of Fannie Mae and Freddie Mac (this is unrelated to profits). The HTF receives 65% of the assessment, and the Capital Magnet Fund (CMF) receives 35%. The assessment is collected from calendar year 2020 and distributed for use in 2021. HUD administers the HTF and the Department of the Treasury administers the CMF.

Because the HTF is on the “mandatory” side of the federal budget, the Office of Management and Budget has determined that a “sequestration factor” has to be applied. However, the amount sequestered from the year before is added back in the following year. This year’s sequestration factor is 5.7%, reducing the $711 million to about $670.4 million, which is then increased by last year’s sequestration amount of about $19.3 million ($326.4 million times last year’s sequester factor of 5.9%), resulting in approximately $689.7 million for this year.

The primary purpose of the HTF is to close the gap between the number of extremely low-income renter households and the number of homes renting at prices they can afford. NLIHC interprets the statute as requiring at least 90% of the funds to be used to build, rehabilitate, preserve, or operate rental housing (HUD guidance sets the minimum at 80%). In addition, at least 75% of the funds used for rental housing must benefit extremely low-income households. Because there is still less than $1billion in the HTF, 100% of the funds must benefit extremely low-income (ELI) households, those with income less than 30% of the area median income (AMI) or the federal poverty level.

NLIHC has created a [table](https://nlihc.org/sites/default/files/NHTF_StateAllocations_2021.pdf) showing estimates of the amount each state might receive. HUD will eventually release actual amounts in a *Federal Register* notice.

“This year’s allocation to the national Housing Trust Fund will provide critically needed resources to help build and preserve homes affordable to people most severely impacted by America’s rental housing crisis,” said Diane Yentel, president and CEO of the National Low Income Housing Coalition. “This funding is a vital step in the right direction, though far more is needed. The pandemic has made clear that housing is healthcare, and that the federal government must address the systemic, structural reasons millions of America’s lowest-income and most marginalized renters are just one financial shock away from falling behind on their rent, facing eviction, and in worst cases, experiencing homelessness. To ensure long-term housing stability for people with the greatest, clearest needs, Congress must invest in the Housing Trust Fund and other proven solutions at the scale necessary.”

The FHFA announcement is at: <https://bit.ly/3e8gRON>

NLIHC’S table showing estimates of the amount each state might receive is at: <https://bit.ly/3kXmqRO>

More information about the national Housing Trust Fund is on [page 3-1](https://nlihc.org/sites/default/files/AG-2020/3-01_The-National-Housing-Trust-Fund.pdf) of NLIHC’s *2020 Advocates’ Guide*.

# Our Homes, Our Votes

## House Approves “For the People Act” Facilitating Voter Registration in Federally Assisted Housing

The U.S. House of Representatives passed on March 3 the “[For the People Act](https://www.congress.gov/bill/117th-congress/house-bill/1/text)” (H.R. 1), which includes a requirement that federally supported housing providers must include voter registration documents to renters at initial lease-up and annual income recertifications. This provision will boost election participation among renters and low-income people.

While many renters are committed to participating in elections, their frequent changes in address and other barriers to voter registration and voting have led to persistently lower renter voter registration and turnout compared to homeowners. Lower renter voter participation results in the needs of renters often being overlooked by candidates for office and elected officials.

NLIHC commends Representative Nikema Williams (D-GA) for her leadership in ensuring this important provision was included in the “For the People Act” so that more renters of federally assisted housing are able to vote. NLIHC also commends Representatives Jesus “Chuy” Garcia (D-IL) and Mary Gay Scanlon (D-PA) for their leadership in introducing the “Our Homes, Our Votes Act,” from which this provision originated.

“Providing more renters access to voter registration is an important and natural function for housing providers who receive federal funding,” said Diane Yentel, NLIHC president and CEO. “This important legislation will facilitate greater election participation among low-income renters, who have historically been disproportionately disenfranchised, and amplify their voices for safe, decent, accessible, and affordable housing.”

NLIHC convened housing providers throughout 2020 as part of its *Our Homes, Our Votes* nonpartisan voter and candidate engagement project. Nonprofit, public, and for-profit housing providers representing more than 800,000 subsidized homes committed to increasing voter registration and turnout as an essential component of supporting residents. Many of these industry leaders are enthusiastically supportive of federal legislation that requires a practice they believe should already be commonplace.

“The federally subsidized housing amendment to H.R.1 is an important step towards ensuring residents of our nation’s affordable housing are more easily able to participate in our democracy,” said Jonathan Rose, president of Jonathan Rose Companies.

“As members of the NLIHC’s Housing Providers Council, POAH has collaborated with other affordable housing peers to develop strategies for engaging our communities around voter registration and mobilization, including making voter registration accessible to residents,” said Aaron Gornstein, president and CEO of Preservation of Affordable Housing (POAH). “The provision in HR 1 that would encourage voter registration as part of the leasing process supports our efforts.”

Read the bill at: <https://bit.ly/3sMaF36>

# Federal Budget and Appropriations

## Deadline Extended: Sign Your Organization TODAY on to Letter Supporting Robust Federal Funding for Housing and Homelessness!

Advocates for housing, community development, and ending homelessness are working together to urge Congress to provide increased funding for HUD and U.S. Department of Agriculture (USDA) housing and community development programs for fiscal year 2022 (FY22). NLIHC encourages all our member and partner organizations to sign onto a letter urging such investments by April 1 at: [tinyurl.com/4vq836e6](https://nlihc.secure.force.com/actions/CapturePetitionNew?actionId=AR00936&utm_source=NLIHC+All+Subscribers&utm_campaign=351a9b79c9-cta_022321&utm_medium=email&utm_term=0_e090383b5e-351a9b79c9-293290537&ct=t(cta_022321))

Congress will decide in the coming weeks how to divide available funding for FY22 among the 12 appropriations subcommittees. These funding allocations for subcommittees, called 302(b) allocations, will determine how much funding is available for HUD and USDA programs on housing, homelessness, and community development in FY22.

State and local governments and the communities they serve rely on federal resources to meet the infrastructure needs of their communities, including community development and affordable housing. Increased investments are ever more critical this year as families struggle to make ends meet and our nation's affordable housing crisis worsens due to the COVID-19 pandemic.

It is critical that the Transportation, Housing, and Urban Development (THUD) and Agriculture, Rural Development, Food and Drug Administration, and Related Agencies Subcommittees in both the House and Senate receive the highest possible 302(b) allocations. Adequate 302(b) allocations will help the subcommittees have the resources they need to fund the homeless, affordable housing and community development programs at levels that exceed current spending and meet the level of need caused by the pandemic.

Read the letter and sign your organization on by April 1 at: [tinyurl.com/4vq836e6](https://nlihc.secure.force.com/actions/CapturePetitionNew?actionId=AR00936&utm_source=NLIHC+All+Subscribers&utm_campaign=351a9b79c9-cta_022321&utm_medium=email&utm_term=0_e090383b5e-351a9b79c9-293290537&ct=t(cta_022321))

# Congress

## Senator Tina Smith Named Chair of the Housing, Transportation, and Community Development

Senator Tina Smith (D-MN) on March 2 was [named](https://www.banking.senate.gov/newsroom/majority/chairman-brown-ranking-member-toomey-banking-subcommittee-assignments-117th-congress) chair of the Housing, Transportation, and Community Development Subcommittee of the Senate Committee on Banking, Housing, and Urban Development.

Senator Smith has a record of advocating for meaningful policies to ensure the lowest-income renters are able to obtain safe, stable, affordable, and accessible housing. She has worked across the aisle to increase the availability of rental assistance in [rural](https://nlihc.org/resource/senators-push-funding-rural-housing-assistance-next-emergency-package) and [tribal](https://nlihc.org/resource/bipartisan-bill-would-increase-homelessness-assistance-tribal-areas) areas, pushed for [common sense measures](https://nlihc.org/resource/senators-smith-and-klobuchar-introduce-bill-encourage-installation-fire-sprinkler-systems) to ensure the safety of low-income residents in federally assisted housing, and led efforts in the Senate to [increase access](https://nlihc.org/resource/senators-urge-treasury-ensure-people-experiencing-homelessness-receive-economic-relief) to coronavirus stimulus payments for people experiencing homelessness.

NLIHC looks forward to working with Chairwoman Smith and her subcommittee to continue pushing for robust federal investments in affordable housing programs, meaningful protections for renters, and additional resources to help the nation recover from the pandemic.

## House Financial Services Committee to Hold Hearings on Racial Equity and Public Housing

House Financial Services Committee (HFSC) Chairwoman Maxine Waters (D-CA) announced on March 3 several HFSC and subcommittee hearings for the month of March, including hearings related to racial equity in housing and financial services and an examination of public housing in a pandemic.

The hearings include:

* “Justice for All: Achieving Racial Equity Through Fair Access to Housing and Financial Services” (Full committee)—[March 10 at 10 am ET](https://financialservices.house.gov/calendar/eventsingle.aspx?EventID=406264)
* “Preserving a Lifeline: Examining Public Housing in a Pandemic” (Subcommittee on Community Development and Insurance)—[March 24 at 12 pm ET](https://financialservices.house.gov/calendar/eventsingle.aspx?EventID=406267)

Read Chairwoman Water’s full announcement at: <http://bit.ly/308S0T1>

Unless otherwise noted, hearing and votes will be broadcast live at: <https://financialservices.house.gov/live/>

Visit <https://financialservices.house.gov/calendar/> for the most up-to-date schedule of HFSC hearings and witnesses list.

## Bill Introduced in the Senate to Address Public Housing Capital Needs Backlog

Senator Elizabeth Warren (D-MA), along with Senators Bernie Sanders (I-VT), Dick Durbin (D-IL), Richard Blumenthal (D-CT), Kirsten Gillibrand (D-NY), Patty Murray (D-WA), Cory Booker (D-NJ), and Tina Smith (D-MN), introduced on March 4 the “[Public Housing Emergency Response Act](https://www.warren.senate.gov/imo/media/doc/Public%20Housing%20Emergency%20Response%20Act%20of%202021.pdf).” A companion to Representative Nydia Velazquez’s (D-NY) bill introduced on January 6, the bill would provide a one-time infusion of $70 billion to HUD’s Public Housing Capital Fund to fully address the public housing capital needs backlog.

"One clear lesson from 2020 is that housing is healthcare. Ensuring that public housing is safe, decent, and affordable for all current and future residents should be a top priority for Congress and the nation," stated NLIHC President and CEO Diane Yentel in Senator Warren’s [press release](https://tinyurl.com/3juwn8n8) for the bill. "For decades, Congress has turned its back from its obligations to public housing residents, forcing seniors, people with disabilities and families with young children to live in some public housing homes that are in severe disrepair – with mold, no heat or running water, or leaky ceilings and toilets. Senator Warren's bill to invest $70 billion in needed repairs would right this wrong. NLIHC looks forward to working with her and other members of Congress to get this bill enacted."

Read Senator Warren’s press release for the bill at: <https://tinyurl.com/3juwn8n8>

Learn more about the “Public Housing Emergency Response Act” at: <https://tinyurl.com/25wcw6st>

# HUD

## HUD Posts Webinar Slides about RAD/Section 18 Blend Projects

HUD posted [slides](https://files.hudexchange.info/course-content/public-housing-repositioning-wednesday-webinar-series-rad-and-section-18-new-blend-options/Public-Housing-Repositioning-RAD-and-Section-18-New-Blend-Options-Slides.pdf) and a [recording](https://youtu.be/p2wOjO1V2rs) of a webinar explaining the expanded use of combining Rental Assistance Demonstration (RAD) with unique features of the Section 18 disposition regulations as presented in [*Notice PIH 2021-07*](https://www.hud.gov/sites/dfiles/PIH/documents/PIH2021-07.pdf) (see *Memo*, [1/25](https://nlihc.org/resource/hud-pih-posts-updated-demolitiondisposition-notice)).

In short, HUD drastically changed provisions in the earlier [*Notice PIH 2018-04*](https://www.hud.gov/sites/dfiles/PIH/documents/PIH-2018-04-Demo-Dispo-Notice-12-14-18.pdf) allowing a public housing agency (PHA) to convert anywhere from 40% to 80% of the units in a RAD project to Project-Based Vouchers (PBVs) under Section 18. The percentage of units eligible for disposition within a RAD project is based on the “hard construction costs” of the proposed rehabilitation or new construction. Hard construction costs include overhead and profit, payment and performance bonds, and “general requirements.”

Although Notice PIH 2021-07 makes only indirect reference to the large [RAD notice guiding the entire RAD program](https://www.hud.gov/sites/dfiles/Housing/documents/H-2019-09-PIH-2019-23_RAD_Notice%20Rev4_20190905.pdf), residents in units in a RAD project that are converted under Section 18 must have all of the RAD resident protections afforded to their neighbors in the “regular” RAD units. Protections include: no permanent displacement, relocation assistance if temporary relocation is needed to rehabilitate units, right to return, no rescreening upon returning, $25 per unit for resident participation activities, right to organize, and the right to the Housing Choice Voucher program grievance and termination procedures.

PIH began allowing 25% of the units in a RAD project to convert PBVs under Section 18 in [*PIH Notice 2018-11*](https://www.hud.gov/sites/dfiles/PIH/documents/pih2018-11.pdf) on July 2, 2018. The new noticefurther accelerates PIH’s public housing “repositioning” policy (see *Memo*, [11/19/18](https://nlihc.org/resource/hud-letter-phas-signals-intent-dramatically-reduce-public-housing-stock)).

The webinar slides are at: <https://bit.ly/3v0srll>

The webinar recording is at: <https://youtu.be/p2wOjO1V2rs>

*Notice PIH 2021-07* is at: <https://bit.ly/365eeZs>

*Notice PIH 2018-04* is at: <https://bit.ly/3o6YHP1>

More information about Section 18 Demolition/Disposition is on NLIHC’s public housing webpage at: <https://bit.ly/2XZle5H>

More information about RAD is on [page 4-39](https://nlihc.org/sites/default/files/AG-2020/4-09_Rental-Assistance-Demonstration.pdf) of NLIHC’s *2020 Advocates’ Guide* and on NLIHC’s public housing webpage at: <https://bit.ly/2XZle5H>

More information about public housing repositioning is on [page 4-30](https://nlihc.org/sites/default/files/AG-2020/4-08_Public-Housing.pdf) of NLIHC’s *2020 Advocates’ Guide*.

# NLIHC Housing Policy Forum

## State and Local Emergency Rental Assistance Programs to be Highlighted at NLIHC Virtual Housing Policy Forum 2021, March 30-31!

**NLIHC’s Virtual Housing Policy Forum 2021: A New Day**, taking place March 30-31 from 1-5 pm ET, will feature a session on state and local emergency rental assistance programs and NLIHC’s ongoing project to track, analyze, and influence these programs to ensure they effectively and efficiently serve people and families most in need. Xochitl Maykovich from the King County (WA) Department of Community and Human Services; Verónica Soto from the San Antonio (TX) Neighborhood and Housing Services Department; and Hugo Ramirez from the San Francisco’s Mayor’s Office of Housing and Community Development will discuss best practices, challenges, and solutions for operating emergency rental assistance programs to keep people in their homes during and beyond the COVID-19 pandemic. Register today to attend the Forum at: <http://bit.ly/NLIHCForum21>



**Xochitl Maykovich, King County (WA) Department of Community and Human Services**



**Verónica Soto, San Antonio (TX) Neighborhood and Housing Services Department**



**Hugo Ramirez, San Francisco’s Mayor’s Office of Housing and Community Development**

There will also be special presentations from key leaders in Congress, including **Rep. Maxine Waters (D-CA), Senator Rob Portman (R-OH)**, **Senator Ron Wyden (D-OR)**, **Senator Brian Schatz (D-HI)**, **Senator Chris Van Hollen (D-MD)**, **and Rep. Joyce Beatty (D-OH)**, as well as keynote speakers and panels on Racial Equity and Housing Justice; Best Practices in Organizing; Legislative Opportunities to Advance Housing in 2021/Capitol Hill Insiders Panel; Achieving Universal Housing Assistance; Lessons Learned: COVID-19 and the Need for Structural Reform; Sharing Stories of Lived-Experience to Bring About Change; and more.

Register to attend at: <http://bit.ly/NLIHCForum21>

# NLIHC Housing Leadership Awards

## Honor Resident Leader Joy Johnson and other NLIHC 2021 Housing Leadership Award Recipients

Make a [contribution to NLIHC](https://bit.ly/2Kd9oRZ) in honor of 2021 Housing Leadership Award Honoree and long-time resident leader **Joy Johnson.** The founder and board chair of the Charlottesville Public Housing Association of Residents (PHAR) and former NLIHC board member, Joy Johnson will receive the Cushing Dolbeare Lifetime Service Award for serving her community and the nation for decades as a public housing advocate, organizer, and activist-leader, improving the lives of low-income residents in Charlottesville, VA, and across the U.S. This award is named after NLIHC’s late founder, Cushing Dolbeare, a pioneer of the affordable housing movement. Donate to NLIHC in Joy’s honor as an [individual](https://bit.ly/2Kd9oRZ) or as an [organization](https://bit.ly/2LpBbzv). Register to attend the Virtual Housing Leadership Awards Celebration on April 28, 4-5 pm ET, free to the public, at: <https://bit.ly/3quNxWb>



Joy Johnson

The other honorees in 2021 are **Senator Sherrod Brown** (D-OH), chair of the Senate Banking, Housing, and Urban Affairs Committee, who will be bestowed an Edward Brooke W. Housing Leader Award; **Representative Maxine Waters** (D-CA), chair of the House Financial Services Committee, who will also receive a Brooke Award; and **the Housing Justice Network** of the National Housing Law Project, which will receive the Sheila Crowley Housing Justice Award.

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

Donate as an individual at: <https://bit.ly/2Kd9oRZ>

Donate as an organization at: <https://bit.ly/2LpBbzv>

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

Your donation will be recognized in the Leadership Awards Celebration program. The contribution will support NLIHC’s mission to achieve socially just public policy to ensure the lowest-income people have decent, affordable homes.

Register to attend the April 28 Housing Leadership Awards Celebration at: <https://bit.ly/3quNxWb>

# Other NLIHC Events

## Register Today for Upcoming Webinars on Effective Advocacy and NLIHC Policy Priorities

NLIHC will hold two webinars in March on effective advocacy and NLIHC’s policy priorities. While these webinars are in preparation for NLIHC’s annual Capitol Hill Day taking place virtually this year on April 1, those not attending Capitol Hill Day may also find them useful. Capitol Hill Day is part of [NLIHC’s 2021 Virtual Housing Policy Forum: A New Day](https://www.nlihcforum.org/), March 30-31.

The first webinar, “Advocacy 101,” is scheduled for March 11 at 3 pm ET. This webinar will review effective advocacy strategies, how a bill becomes a law, and allowable advocacy activities for nonprofits. The session will also include a mock legislative visit. The webinar is an excellent training opportunity for those new to advocacy. Sign up for the March 11 webinar at: <https://bit.ly/3tLGgTP>

The second webinar, “NLIHC 2021 Policy Priorities,” is scheduled for March 25 at 3 pm ET. The NLIHC policy team will provide an overview of NLIHC’s policy priorities for the 2021 Capitol Hill Day and provide talking points. The field team will also provide examples of how advocates can connect their work and experiences to these policy priorities during their legislative visits. Sign up for the March 25 webinar at: <https://bit.ly/3rGPsHk>

Register for NLIHC’s 2021 Virtual Housing Policy Forum: A New Day, March 30-31, at: <https://www.nlihcforum.org/>

# Opportunity Starts at Home

## Housing for Health Program in Baltimore Shows Positive Social Impact on Community

As part of the Housing for Health Program in Baltimore, a hospital-sponsored affordable housing program has demonstrated positive impacts on the community. By evaluating broader social, environmental, and economic benefits, opposed to quantifying traditional return on investment, researchers [found](https://www.healthaffairs.org/doi/full/10.1377/hlthaff.2020.00998) that the program generated between $1.30 and $1.92 of social return in the community for every dollar in annual operating costs. The study evaluated the Bon Secours Hospital’s Housing for Health program in West Baltimore. The hospital owns 801 affordable housing units serving low-income renters, people with disabilities and seniors. The findings strengthen the case for affordable housing as a healthcare issue.

“These findings suggest that broader access to affordable housing could produce a positive social value and demonstrate the relevance of social-return-on-investment (SROI) for quantifying the impacts of community health programs,” write the study’s authors.

Read the study for a fee [here](https://www.forbes.com/sites/brucejapsen/2021/02/23/cvs-housing-investments-reach-114-million-as-insurers-address-social-determinants/?sh=1b7cc2144d00).

Read an article about the study’s finding in *HealthCareDive* [here](https://www.healthcaredive.com/news/hospital-backed-housing-brings-positive-social-return-on-investment-health/595928/).

Follow the *Opportunity Starts at Home* campaign on all social media platforms: [Twitter](https://twitter.com/oppstartsathome), [Instagram](https://www.instagram.com/oppstartsathome/), [Facebook](https://www.facebook.com/oppstartsathome/), and [LinkedIn](https://www.linkedin.com/company/oppstartsathome/)*.* Be sure to [sign up](https://www.opportunityhome.org/take-action/lets-stand-together/) for our e-newsletter to get the latest updates about the campaign, including new multi-sector partners, [calls to action](https://www.opportunityhome.org/take-action/), events, and [research](https://www.opportunityhome.org/related-sectors/).

# Research

## Neighborhoods with More Single Mothers, Children, Mobile Homes Experience Higher Eviction Filing Rates

An article in *Housing Policy Debate,* “[Eviction Case Filings and Neighborhood Characteristics in Urban and Rural Places: A Michigan Statewide Analysis](https://bit.ly/3b4rRLg),” analyzes all eviction filings in Michigan between 2014 and 2018 to identify characteristics of neighborhoods associated with higher eviction filing rates. Such analysis can be used to help target eviction-prevention efforts. The study reports that neighborhoods with a greater prevalence of single-mother households and higher shares of children experience more eviction filings. In rural areas, higher shares of households in mobile homes and more mobile home parks predict higher eviction filing rates.

The authors obtained from the Michigan Judicial Data Warehouse all 909,989 eviction cases filed in the state between 2014 and 2018. They obtained demographic, economic, and housing-related data about the 2,538 neighborhoods where these cases were filed from the 2013-2017 *American Community Survey*, CoreLogic, and the EPA Smart Location database. Neighborhood characteristics they examined included the share of the population identified as Black, the share with an associate degree or higher, the share of households with a single mother, the share of the population under 18, the poverty rate, a measure of jobs accessibility, and the share of renters who were housing cost-burdened, among others. After gathering these data, the authors conducted a regression analysis that tested how well these neighborhood characteristics predicted the total number of evicting filings in each neighborhood in the period.

Across all neighborhoods, higher shares of households in mobile homes, headed by single mothers, or with children predicted higher eviction filing rates. Likewise, the number of mobile home park sites in a neighborhood and the number of mortgage foreclosures were related to higher eviction filings. Though the authors did not find a significant relationship between the Black share of the population and eviction filings, their findings are consistent with previous research that shows Black neighborhoods experience higher eviction filing rates. This likely results from the fact that the Black share of the population is highly correlated with other variables under consideration. Although the authors believe variations in tenant access to legal representation influence both filing rates and case outcomes, they did not find a relationship between the proximity of legal aid offices and eviction filing rates.

One goal of the analysis was to identify differences between urban and rural eviction filing patterns. Rural renters are more likely to live in single-family homes or mobile homes than urban renters, and in Michigan rural renters are older, less likely to have children, and more likely to be white. Eviction filings in rural areas were largely explained by a small subset of variables: the presence of single-mother households, the population under 18, the number of mortgage foreclosures, and the prevalence of mobile homes. The authors suggest that one reason the prevalence of mobile homes predicted a larger eviction filing rate may be due to increasing corporate ownership of mobile home parks, since previous research has established that larger corporate landlords are likely to evict at higher rates.

Read the full paper at: <https://bit.ly/3b4rRLg>

# Fact of the Week

## Nearly One in Three Renters Could Not Find Local Rental Assistance Programs or Did Not Know How to Apply



Source: Federal Reserve Bank of Philadelphia, “CFI COVID-19 Survey of Consumers—Relief Programs, Vaccines, and the Effects of the Crisis on Renters and Mortgage Holders,” February 2021.

# From the Field

## Wisconsin Governor Evers Proposes Largest Budget Allocation to Homelessness Services in State’s History

Governor Tony Evers of Wisconsin released his biennial budget proposal, which allocates $15.7 million annually to initiatives supporting people experiencing homelessness, by far the largest investment in the state’s history. Governor Evers’ proposal is based on recommendations made by Wisconsin’s Interagency Council on Homelessness and provides higher levels of funding to reflect ongoing needs. Overall, Governor Evers’ proposal includes $11.5 million in new annual spending on homelessness. These funds would provide additional funding for prevention of homelessness programs, diversion from shelter programs, shelter support, housing assistance, and case management.

The Wisconsin Coalition Against Homelessness estimates that on any given night, nearly 20,000 people are experiencing homelessness throughout all 72 counties in the state, and that nearly half of those experiencing homelessness are families with children. Joseph Volk, executive director of the coaltion, indicates that the new proposal is comprehensive and will help address the needs of this community.

Specifically, the governor’s ambitious proposal includes:

* $1 million annually for the Homelessness Prevention Program, which provides assistance to families and individuals experiencing homelessness.
* $500,000 annually for the creation of a new diversion program.
* $700,000 annually for the State Shelter Subsidy Grant, which is designed to renovate or expand shelter capacity.
* $5 million annually for the Housing Assistance Program.
* $500,000 in TANF funds for the Homeless Case Management Services Grant for those living in emergency shelters.
* $250,000 annually for the Skills Enhancement Grant at the Department of Children and Families.
* $2 million annually to create a “new housing quality standards” grant to increase the availability of quality affordable housing.
* $600,000 annually to create a grant to support and hiring housing navigators throughout the state.
* $1 million annually for a new “Wisconsin Housing for Heroes” rental assistance program for homeless veterans. This funding would be directed to each of Wisconsin’s four Continuum of Care organizations.

Governor Evers also proposed a series of initiatives intended to provide additional support for affordable housing availability and housing stability. These additional initiatives include a pilot program that gives priority to homeless children and their families on Wisconsin’s Housing Choice Voucher program waiting list and a requirement for the Department of Public Instruction to collect data and report on the number of children and youth experiencing homelessness in the public school system.

The governor also proposed an increase the State’s Housing Tax Credit program from $42 million to $100 million of tax credits authorized annually. Additionally, the credit period would be increased from six to ten taxable years.

While the budget proposal will need to work its way through the Wisconsin State Assembly, it has early bipartisan support.

# NLIHC News

## NLIHC Seeks Development Specialist

NLIHC seeks a development specialist who will support NLIHC fund development activities and events that enable the Coalition to obtain the necessary resources to fulfill its mission of achieving socially just public policy to ensure the lowest-income people in America have decent, accessible, affordable homes. The individual will also support NLIHC with other key operational needs, reporting to the NLIHC chief operating officer, with guidance and oversight from the NLIHC development coordinator.

**Responsibilities:**

* Assist in developing, and mailing to, lists to potential sponsors of the NLIHC Housing Leadership Awards Celebration/Reception (LAC), tracking progress on incoming pledges, and following up with sponsors and potential sponsors and with NLIHC host committee members.
* Assist with moving and maintaining sponsor and prospective sponsor data in Salesforce.
* Collect supplemental LAC program materials (quotes on honorees, bios, photos, etc.)
* Coordinate uploading of new lists from allied organizations into Salesforce/Mailchimp when they are provided.
* Coordinate end-of-year appeals campaign – draft appeals, postcards, emails, e-newsletters articles; work with communications team on materials and social media; create outreach lists; mail out solicitations; and other related tasks.
* Handle efficient filing of copies of donor/sponsor letters.
* Monitor NLIHC Special Member dues, send invoices, and follow up regarding payments. Track progress on NLIHC Special Member benefits (ads needed for LAC, publications to be mailed, etc.)
* Monitor incoming data to Salesforce for any irregularities.
* Enter registrations for complimentary Forum attendees where necessary (manually entering Special Members, event sponsors, *Advocates’ Guide* authors, any VIP/invitees of the CEO, etc.)
* Produce list of previous year donors and their giving levels for NLIHC *Annual Report*.
* Serve as back-up to executive assistant for production of acknowledgment letters.
* Monitor NLIHC’s various webpages that recognize donors for any missing logos and ensure updates are made to keep the website current.
* Assist in the preparation of grant applications and proposals for review by the NLIHC president/CEO and chief operating officer (COO), working with program staff and COO to determine proposal elements, and submitting final proposals for consideration. Assist in compiling and drafting funder reports for review and finalization by the COO.
* Assist in ensuring all grant contact and follow-up information is up-to-date and accurate in Salesforce database.
* Assist in the coordination of other events and activities for which fundraising is involved like NLIHC’s anniversary events.

**Organizational/Operations Support**

1. Support COO with operations activities.
2. Coordinate with contracted agency (currently Cogency Global) on state charitable registrations, ensuring annual registrations for all states in which registrations are required. Also ensure successful NLIHC business licenses and Good Standing reports with DC government.
3. Attend all meetings of the NLIHC Board of Directors and before Board committees, as needed. Participate in staff meetings, retreats, trainings, and all Coalition events.
4. 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 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 desired. Experience in event coordination a plus.
* Experience using Salesforce CRM a plus.
* An ability to work in a diverse, fast-paced environment.

**Compensation and Benefits:** An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. This is a full-time position located in Washington, DC, though candidates residing outside the DC area may be considered and full-time 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 or by email 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 (NLIHC will not contact references before consulting with the candidate).

# NLIHC in the News

## NLIHC in the News for the Week of February 28

The following are someof the news stories that NLIHC contributed to during the week of February 28:

* “11 million families are at risk of eviction, reports the CFPB. Here's how the American Rescue Plan helps,” *CNBC*, March 1 at: <http://cnb.cx/3kMD5Y7>
* “More than $45 billion in rental assistance could soon be available. Here's how to apply,” *CNBC,* March 3 at: <https://cnb.cx/30hq0wc>
* “Analysis | Fewer Americans are earning less than $15 an hour, but Black and Hispanic women make up a bigger share of them,” *Washington Post*, March 3 at: <https://wapo.st/3kTtuig>
* “The Feds are directing more money to affordable housing. It’s still not enough,” *Forbes Advisor*, March 5 at: <http://bit.ly/3sUqqFq>

[**NLIHC Staff**](https://nlihc.org/about/staff)

Kyle Arbuckle, Housing Advocacy Organizer, x227

Olivia Arena, Housing Advocacy Organizer, x209

Xavier Arriaga, Policy Analyst, x231

Andrew Aurand, Vice President for Research, x245

Victoria Bourret, Senior Organizer for Housing Advocacy, x244

Jen Butler, Director, Media Relations and Communications, x239

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

Josephine Clarke, Senior Executive Assistant, x226

Bairy Diakite, Operations Manager, x254

Emma Foley, Research Intern, x249

Dan Emmanuel, Senior Research Analyst, x316

Ed Gramlich, Senior Advisor, x314

Kim Johnson, Housing Policy Analyst, x243

Jameil Johnson, Graphic Design/Communications intern

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

Sarah Saadian, Vice President, Public Policy, x228

Khara Norris, Senior Director of Administration, x242

Neetu Nair, Research Analyst, x291

Noah Patton, Housing Policy Analyst, x227

Ikra Rafi, Creative Services Specialist, x246

Catherine Reeves, Development Coordinator, x234

Brooke Schipporeit, Housing Advocacy Organizer, x233

Kevin Tan, Graphic Design/Communications intern

Dan Threet, Research Analyst, x202

Chantelle Wilkinson, Housing Campaign Manager, x230

Renee Willis, Vice President for Field and Communications, x247

Rebecca Yae, Senior Research Analyst–COVID-19 Response

Diane Yentel, President and CEO, x225