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HoUSed Campaign

NLIHC Launches New Campaign for Long-Term Affordable Housing Solutions: “HoUSed: Universal. Stable. Affordable.”

With [congressional champions and national, state, and local partners](#), NLIHC on March 23 launched the [HoUSed campaign](#) to advance anti-racist policies and [achieve the large-scale, sustained investments and reforms](#) necessary to ensure renters with the lowest incomes have an affordable and accessible place to call home. [Learn more about the campaign here.](#)



The HoUSed campaign advocates four solutions to America’s housing crisis:

1. [Expanding rental assistance](#) to every eligible household
2. [Increasing the supply of affordable housing](#) for people with the lowest incomes
3. Providing emergency housing assistance to help [stabilize families in a crisis](#)
4. Strengthening and enforcing [robust renter protections](#).

Congress and the White House will soon get to work on the “American Recovery Plan,” a [\\$3 trillion infrastructure and recovery package](#) to combat the climate crisis, advance racial equity, and “build back better.” To achieve these ambitious goals, Congress must address the urgent housing needs facing extremely low-income households, disproportionately Black, Indigenous and people of color, by including in any recovery package the HoUSed campaign’s [infrastructure priorities](#):

- Expansion of rental assistance to every eligible household
- \$70 billion to repair public housing for current and future generations
- At least \$40 billion for the national Housing Trust Fund to build and preserve homes affordable to people with the lowest incomes

The American Recovery Plan is a once-in-a-generation opportunity to invest at the scale necessary in proven affordable housing solutions – including rental assistance, public housing, and the national Housing Trust Fund.

Your advocacy is needed. We encourage you to take action to ensure any infrastructure and recovery package includes robust resources to ensure affordable and stable housing is universally available! Here’s how to act:

- [Sign your organization on to a national letter](#) in support of the national HoUSed campaign and the bold solutions needed to end homelessness and housing poverty. The deadline to sign is April 9.
- Ask your senators and representatives to join a [Dear Colleague letter](#) led by Senators Jeff Merkley (D-OR), Elizabeth Warren (D-MA), and Kirsten Gillibrand (D-NY) and Congressman Ritchie Torres (D-NY), calling on Congress to include the HoUSed campaign’s priorities in the American Recovery Plan. The letter is open to members of Congress, who can sign on by contacting Matt Traylor at

[Matthew Traylor@merkley.senate.gov](mailto:Matthew.Traylor@merkley.senate.gov) or Christopher Jerrolds at Christopher.Jerrolds@mail.house.gov.
The deadline is Tuesday, March 30.

Learn more about the HoUSed campaign and how to get involved at: <https://bit.ly/3f7fqkl>

Read a one-pager on the HoUSed campaign at: <https://bit.ly/3tPoZID>

Learn more about the HoUSed campaign's infrastructure priorities at: <https://bit.ly/3si5gRr>

Sign your organization on to a national letter in support of the HoUSed campaign at: <https://sforce.co/3fb25Y0>

Recording Available of NLIHC's March 23 National Launch of the "HoUSed" Campaign

[Watch a recording](#) of NLIHC's March 23 national launch of the [HoUSed campaign](#) for long-term housing solutions. We heard from members of Congress, discussed the HoUSed policy agenda, received insights from state partners, learned about immediate legislative opportunities and communication strategies to amplify the campaign, and more.

NLIHC President and CEO Diane Yentel introduced the [HoUSed campaign](#), highlighting NLIHC's legislative successes over the last year and sharing opportunities on the horizon to continue shaping federal housing policy. House Financial Services Committee Chair Maxine Waters (D-CA) and Representative Ritchie Torres (D-NY) joined the call to discuss the progress made in responding to coronavirus and next steps for supporting the lowest-income renters. Mindy Woods, a member of the [Resident Action Project](#) and the NLIHC Board of Directors, shared insights on the need for universal, stable, and affordable housing.

Experts in federal housing policy outlined the legislative agenda for the HoUSed campaign. Will Fischer of the [Center on Budget and Policy Priorities](#) discussed the need for universal rental assistance. Seth Embry of the [Public Housing Authorities Directors Association](#), and Donald Whitehead of the [National Coalition for the Homeless](#) emphasized the importance of preserving and increasing the supply of deeply affordable rental homes. Nan Roman of the [National Alliance to End Homelessness](#) discussed the need for permanent emergency rental assistance as a tool to help prevent evictions and, in worst cases, homelessness. Dianne Enriquez of the [Center for Popular Democracy](#) reviewed the importance of strengthening and enforcing renter protections.

Our state partners from [Housing California](#), [Georgia ACT](#), and the [West Virginia Coalition to End Homelessness](#) shared how they are advancing the HoUSed campaign's priorities in their states. NLIHC's Sarah Saadian highlighted immediate opportunities to [advance the campaign's priorities](#) through forthcoming American Recovery Plan Act," and NLIHC's Jen Butler discussed communication strategies to amplify the campaign.

While NLIHC typically hosts national calls every week, today's call will be cancelled. NLIHC is hosting our annual Policy Forum virtually on March 30-31. Learn more about panel topics and register for the Forum at: <https://tinyurl.com/ctpfytkm>

We will resume our regularly scheduled national calls next Monday (April 5).

Watch a recording of the March 23 call at: tinyurl.com/a7frz4d3

Access presentation slides at: tinyurl.com/h72h7te8

Coronavirus, Disasters, Housing, and Homelessness

CDC Extends Eviction Moratorium until June 30

The Biden administration [announced today](#) an extension of the [federal eviction moratorium](#) through June 30, 2021, and greater enforcement of the moratorium's protections – two measures that will help keep millions of renters stably housed during the pandemic and prevent further spread of and deaths from COVID-19. The announcement comes after NLIHC and more than [2,300 national, state, and local organizations and elected officials](#) urged the Biden administration to take action.

According to the announcement, the Centers for Disease Control and Prevention (CDC) will extend the eviction moratorium for three months, and a [White House Fact Sheet](#) indicates that the Consumer Financial Protection Bureau (CFPB) will launch a new effort to increase awareness of the moratorium's protections. The CFPB and the Federal Trade Commission will enforce penalties against landlords who violate the order.

The extended moratorium and its enforcement are essential to help ten million families remain in their homes as states and local communities work to distribute [emergency rental assistance](#) to address arrears and prevent evictions.

Unfortunately, the administration did not act on the clear evidence and need to also strengthen the order to address the flaws that undermine its public health purpose. While the Biden administration is aware of the shortcomings in the moratorium order that allow some evictions to proceed during the pandemic, the CDC director did not correct them. She simply extended President Trump's original order, leaving the loopholes and flaws in place, a disappointing decision that will result in more harmful evictions during the pandemic.

It is not too late to act further. The Biden administration must strengthen the order and close the loopholes that some landlords have exploited to continue evicting renters from their homes and must ensure the moratorium's protections are automatic and universal throughout the duration of the pandemic. The administration must also continue to work to ensure that emergency rental assistance quickly reaches the lowest-income and most marginalized renters who face the greatest risk of eviction.

Evictions risk lives, drive families deeper into poverty, and strain our already overstretched public health systems. When our collective health depends on an ability to stay in our homes, we all have a stake in ensuring that tens of millions of renters do not lose theirs.

HUD Announces \$450 Million in Coronavirus Housing Block Grants for Native American Communities

HUD announced that \$450 million in Indian Housing Block Grants (IHGB) will be made available to Tribes across the country to respond to the COVID-19 pandemic. The funding was included in the [American Rescue Plan Act](#) signed by the president on March 11 (see *Memo*, [03/15](#)).

Tribes are not eligible for many of the other housing resources included in the American Rescue Plan Act, so these funds are critical for Tribes to protect the health and safety of their citizens and communities during the pandemic. The IHGB-American Rescue Plan allocates \$450 million through a formula based on Fiscal Year (FY) 2021 Tribal allocations before repayments and grant adjustments.

Native Americans living in Tribal areas and remote Alaskan villages experience some of the greatest housing needs in the country, with high poverty rates, low incomes, overcrowding, lack of plumbing and heat, and unique development issues. These conditions have put Native communities at extreme risk during the pandemic.

The IHBG, the main source of housing assistance for Native communities, primarily benefits low-income American Indian families.

In the press release announcing the availability of the funds, Secretary Marcia Fudge stated:

“With the enactment of the American Rescue Plan Act of 2021, President Biden is making a clear statement that the Federal Government is committed to ensuring equitable access to communities hardest hit by the pandemic. HUD understands the significance of our responsibility to serve American Indian and Alaska Native families, and the Department is dedicated to working in a government-to-government manner with Tribes to quickly bring much-needed relief to Tribal communities.”

Read the HUD press release at: <https://bit.ly/2NYdTSw>

For the list of allocations to Tribes, visit: <https://bit.ly/3w1srli>

HUD Secretary Marcia Fudge’s video statement on the COVID-19 relief funding is at: <https://bit.ly/3rmqmgg>

Additional Coronavirus Updates – March 29, 2021

National Updates

Department of Housing and Urban Development

Listen to and read HUD Secretary Marcia Fudge’s [remarks](#) at the White House press briefing on March 18 on the American Rescue Plan Act and housing.

Advocacy

Join the American Bar Association Disaster Legal Services Program, Equal Justice Works, Pro Bono Net, and Lone Star Legal Aid on Wednesday, March 31 from 12-1 pm ET for a [renewed version of best practices in working with FEMA](#). Attendees will hear from speakers from across regions who have responded to the needs of communities and families affected by the coronavirus pandemic and natural disasters, along with an opportunity for others to share their best practices and tips. [Register for the webinar here](#).

Reporting

[NPR](#) reports the CDC has sent a [proposal](#) to extend the federal eviction moratorium to the Office of Management and Budget for regulatory review. Housing advocates have warned that allowing the moratorium to lapse before emergency rental assistance funds reach households would result in a tsunami of evictions.

The [American Prospect](#) reports on the CDC’s proposed extension of the eviction moratorium, noting the urgent need for the Biden administration to extend and improve the moratorium.

[Prioritizing vaccines for people experiencing homelessness](#) is vital to an equitable and effective public health response, write Margot Kushel, Barbara DiPietro, and Bobby Watts. Bringing COVID-19 vaccines to people experiencing homelessness requires a tailored approach.

The [American Independent](#) explores how the American Rescue Plan will help address the COVID-19 eviction crisis.

An [op-ed in the Washington Post](#) examines why there have been rent hikes on lower-quality housing and steep discounts on luxury apartments during the pandemic. The American Rescue Plan, which includes funding for

emergency rental assistance and vouchers, will help many tenants. Alleviating rent pressure, both during the pandemic and beyond, however, will require expanding the supply of affordable housing.

State and Local News

Arizona

[Pima County will use \\$2 million](#) in federal coronavirus relief funds to pay for legal counsel for families facing eviction. In 2019 and 2020, 95% of eviction proceedings in Pima County went forward without a tenant, meaning there was no defendant and no legal representation for the tenant.

Florida

Miami-Dade Circuit Judge Alan Fine issued an injunction [prohibiting Florida City](#) from evicting roughly 70 people from a trailer park it owns and plans to sell to developers. Judge Fine wrote that evicting the residents would not only be unlawful but force them into homelessness amid the ongoing pandemic and drastic economic fallout.

Idaho

Despite the federal eviction moratorium, the city of [Boise and the Boise City Ada County Housing Authority](#) have continued to evict some tenants. A Boise spokesman says the evictions were filed against tenants who either could not be contacted to be connected for services or fell outside the protections of the CDC order.

Illinois

A new state bill, HB 2877, would [seal COVID-related evictions](#), making it easier for tenants in Illinois to obtain housing. The measure would seal evictions from March 2020 through March 2022.

Kentucky

The [Kentucky Center for Investigative Reporting](#) finds that uncooperative landlords have blocked hundreds of tenants in Kentucky from accessing emergency rental assistance (ERA). While federal regulations for Treasury's ERA program allow renters to receive funding directly if landlords will not cooperate, local administrators for the state's three ERA programs have decided not to adopt this policy.

A [proposed ordinance in Louisville](#) would provide an attorney to families with children going through the eviction process. The ordinance, proposed by Metro Councilwoman Cassie Chambers Armstrong, is supported by the Urban League, the Coalition for the Homeless, the Metropolitan Housing Coalition, and others.

New Jersey

[Online applications](#) for Phase II of New Jersey's COVID-19 Emergency Rental Assistance Program are now being accepted.

North Carolina

[WLOS](#) reports that Pisgah Legal Services in Asheville joined NLIHC's [national letter](#) urging the Biden administration to extend, improve, and enforce the federal eviction moratorium.

Ohio

According to the Legal Aid Society of Cleveland, there has been an [increase in self-help evictions](#) during the pandemic, particularly over the last month. There are concerns that a wave of evictions will occur when the eviction moratorium is lifted, causing a potential spike in coronavirus infections.

Pennsylvania

A local tenant advocacy group, the Pittsburgh Union of Regional Renters, is accusing Mayor Bill Peduto and other officials of not enforcing the [city's eviction moratorium](#). At the same time, local landlord groups are declaring the city's eviction moratorium unconstitutional and filing lawsuits to have the ban overturned.

Tennessee

[Chattanooga's nonprofit and government leaders](#) are bracing for an onslaught of eviction cases that will hit the city's already-strained housing market. There are roughly 18,600 households at risk for eviction in Chattanooga when the moratorium expires. There are an additional 364 unsheltered individuals in Hamilton and Bradley counties – [an 81% increase since last year](#).

Texas

[Eviction filings in Travis County](#) continue to increase as national and local eviction moratoriums are set to expire in about two weeks. Austin Mayor Steve Adler has not said whether the city will extend the eviction moratorium.

Utah

The [Salt Lake Tribune](#) reports some Utah landlords are evicting survivors of domestic violence. The [Utah Domestic Violence Coalition](#) in October 2020 reported seeing a 25% to 50% increase in domestic violence calls for service during the pandemic. Advocates worry that evictions re-victimize individuals facing domestic violence, and too often, the loss of housing can be used as a legal weapon by abusers.

Washington

Governor Jay Inslee [extended](#) Washington state's eviction moratorium through June 30, 2021.

Guidance

Department of Treasury

[Fact Sheet: The American Rescue Plan Act Will Deliver Immediate Economic Relief to Families](#)

Take Action

Sign on by April 1 to Letter Supporting Increased Federal Funding for Housing and Homelessness

Advocates for housing, community development, and ending homelessness are working together to urge Congress to provide robust 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 on to the letter by April 1 at: tinyurl.com/4vq836e6

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 more critical than ever 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 important 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

NLIHC Housing Policy Forum

Last Chance to Register for NLIHC's 2021 Virtual Housing Policy Forum, March 30-31!

This is the final call to register for [NLIHC's Virtual Housing Policy Forum 2021: A New Day](#) starting tomorrow, March 30-31 from 12:30-5 pm ET. The Forum will feature a conversation with **HUD Secretary Marcia Fudge** and special presentations from key leaders in Congress, including **Senator Elizabeth Warren (D-MA)**, **Senator Rob Portman (R-OH)**, **Senator Ron Wyden (D-OR)**, **Senator Brian Schatz (D-HI)**, **Senator Chris Van Hollen (D-MD)**, **Rep. Joyce Beatty (D-OH)**, **Rep. Jesús "Chuy" García (D-IL)**, **Rep. Mario Diaz-Balart (R-FL)**. [Register for the Forum here.](#)



There will also be speakers and panels on Racial Equity and Housing Justice; Best Practices in Organizing; Legislative Opportunities to Advance Housing in 2021/Capitol Hill Insiders Panel; State and Local Emergency Rental Assistance Programs; 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.

Please also [register separately for the optional speed networking session](#), which will open Day 2 of the Forum (March 31) from 12 to 12:50 pm ET. This session will be hosted on a platform called *Meetaway*, in which attendees will be randomly assigned to a series of 5-minute 1x1 conversations with other Forum attendees to share and learn from one another about work, priorities, strategies, or anything else you would like to discuss. [Register for speed networking here.](#)

Register to attend the Forum at: <https://bit.ly/3eT15aQ>

Congress

House Financial Services Subcommittee Holds Hearing on Public Housing

The House Financial Services Committee’s Subcommittee on Housing, Community Development, and Insurance held a [remote hearing](#) on March 24 on “Preserving a Lifeline: Examining Public Housing in a Pandemic.” The hearing addressed the critical need to increase the availability of public housing and ensure that the current stock remains safe for families to live in.

Hearing witnesses included Georgi Banna, director of policy and program development at the National Association of Housing and Redevelopment Officials; Brian Gage, executive director of the Akron Metropolitan Housing Authority; Tamir Mohamud, commissioner and vice-president of the Minneapolis High-Rise Representative Council; Oscar Durán, executive director of the Municipal Housing Agency of Council Bluffs; Michael Hendrix, director of state and local policy at the Manhattan Institute.

Witnesses offered testimony and answered questions on increasing federal funding for public housing, allowing public housing authorities (PHAs) more flexibility to handle state and local issues, and addressing the growing affordable housing needs in the United States.

Chairman of the Subcommittee, Representative Emanuel Cleaver (D-MO), began his opening testimony on a brief history of public housing, his personal experience living in public housing and some of its poor conditions. Chairman Cleaver went on to state that we are still seeing challenges that existed in the affordability housing crisis in the past:

“In the year 2021, it is unfortunate but a reality nonetheless that the national affordability housing challenges that gave rise to the need of public housing continue to persist. According to the National Low Income Housing Coalition, the United States has a shortage of roughly 7 million rental homes that are affordable and available to extremely low-income renters.”

The chairman referred to NLIHC’s [The Gap: A Shortage of Affordable Homes](#), an annual report that presents data on the affordable housing supply and housing cost burdens at the national, state, and metropolitan levels. The report also examines the demographics, disability and work status, and other characteristics of extremely low-income households most impacted by the national shortage of affordable and available rental homes. Chairman Cleaver went on to cite statistics from *The Gap* for his hometown, Kansas City, MO, where 84% of extremely low-income renter households are housing cost burdened. He continued, “To ensure affordability, rent for public housing residents is generally kept at 30% of household income, but if you are poor, that 30% can wipe you out. Public housing is critical infrastructure.”

Ranking Member Representative Steve Stivers (R-OH) emphasized the need for private investors to have a stake in affordable housing and for reducing the benefits cliff in public housing, building self-sufficiency for families in public housing programs, and creating flexibility for state and local agencies to address their unique issues. Ranking Member Stivers asked the witnesses representing housing authorities if more flexibility would

be a good thing. All of them agreed and explained the unique market conditions and demographics of the people they serve. Representative Stivers went on to ask the same witnesses if there are issues with the benefits cliff when trying to build self-sufficiency. Oscar Durán replied, “The benefits cliff is extremely brutal. . . . I believe in family self-sufficiency and everyone’s right to homeownership if that is what they want. . . . The reality is that there are families. . . where that is not where they want to go; they want to be able to age out in the same quality public housing.” Representative Stivers said that flexibility is needed for PHA’s to help address those situations, and he reiterated the need for a path to homeownership.

Representative Cynthia Axne (D-IA) referred to the fact that nationally only one in four people who are eligible for housing assistance receives it. Oscar Durán described this issue for Iowans: “We had to change our income standards so that people can have a larger amount for two to three-bedroom units. . . . I had over 80 families that after being 16 months on the waiting list, and there was not housing stock available.” He pointed to the need for increases in housing vouchers to coincide with an increase in affordable housing supply.

Representative Ritchie Torres (D-NY) shared his experiences growing up in public housing and the substandard conditions families in public housing currently live in. Questioning Georgi Banna, Representative Torres expressed his frustration that Congress provides \$100 billion in annual mortgage interest deductions for homeowners but has not yet addressed the \$70 billion Public Housing Capital Fund backlog.

Watch the full hearing and read witness testimonies and related legislation at: <https://bit.ly/3fcaAIR>

House Appropriations Subcommittee Holds Hearing on Transportation and Housing

The House Appropriations Committee, Subcommittee for Transportation, and Housing and Urban Development (THUD) on March 25 held a [remote hearing](#) on “Creating Equitable Communities Through Transportation and Housing.” This was the first hearing of the year for the THUD subcommittee. The hearing addressed the racist history of highway/infrastructure development over historically black and brown neighborhoods and how to create greater job and homeownership opportunities and equitable community development through transportation and housing.

Witnesses included Dorval Carter, president of the Chicago Transit Authority; Steve Kirk, president of Rural Neighborhoods Incorporated; Elizabeth Kneebone, research director for the Turner Center for Housing Innovation at the University of California, Berkley; and Catherine Ross, regents’ professor at the Schools of City and Regional Planning and Civil and Engineering, Georgia Institute of Technology.

The witnesses offered testimony and answered questions on creating equitable and increased access to job opportunities through connected, carefully planned, and affordable housing and transportation. They also responded to inquiries on housing and transportation programs such as the Community Development Block Grant (CDBG) program, the Low Income Housing Tax Credit (LIHTC), Choice Neighborhoods program, Federal Housing Administration (FHA) loans, Section 8 vouchers, and more.

In his opening remarks, THUD Chairman David Price (D-NC) described the need for the conversation about equity in housing and transportation development: “The focus on equity in our first hearing is quite deliberate, I assure you. Economic inequality in America has been steadily increasing in the last 30 years, the top 10% of Americans hold roughly 70% of the country’s wealth. Over the same time period middle-class incomes have grown at a slower pace than upper class incomes, so the gap keeps widening.” Chairman Price continued, “Black households in particular fall behind their white counterparts economically. That is the result of the cumulative effects of biases and prejudices that have sometimes actually been embedded in public policies.”

Watch the full hearing and read witness testimonies at: <https://bit.ly/39aIRy7>

HUD

President Biden Nominates Adrienne Todman for HUD Deputy Secretary

President Joe Biden has nominated Adrienne Todman to serve as HUD Deputy Secretary. The White House [announced](#) the nomination on March 24 and [sent the nomination](#) to the Senate on March 25.

Ms. Todman is currently CEO of the National Association of Housing and Redevelopment Officials (NAHRO). Before joining NAHRO in 2017, she served as executive director of the District of Columbia Housing Authority (DCHA). Ms. Todman has also served in various career positions at HUD, first as a manager of a \$500 million grant competition focused on the redevelopment of distressed public housing sites, then as a policy aide in both the Office of Public and Indian Housing and the Office of the Secretary. In these roles, she addressed policy solutions and streamlining across HUD programs. Ms. Todman served as a legislative director in then-Congressman Ron de Lugo's office who represented the U.S. Virgin Islands, where she was born and raised.

The White House statement is at: <https://bit.ly/3d24odq>

HUD PIH Posts Update to COVID-19 FAQs for Public Housing Agencies

HUD's Office of Public and Indian Housing (PIH) posted its seventh update to [COVID-19 FAQs for Public Housing Agencies](#) on March 24. The update includes 46 updated and 16 new frequently asked questions (FAQs). Many of the updated FAQs indicated by "(Updated 3-24-21)" make only minor changes, often simply referring to the more recent [Notice PIH 2020-33, REV 2](#) (see *Memo*, [12/7/20](#)) or extending due dates for specific actions.

What Coronavirus Assistance is Not Counted as Income?

OC28 (page 15) clarifies that Economic Impact Payments (stimulus payments) to individuals are **not** considered income. Annual income does not include temporary, non-recurring or sporadic income such as EIP. The FAQ adds that "Any additional future one-time stimulus payments made directly to individuals and families would be excluded from annual income, as they are temporary, non-recurring payments." The latest EIP amounts are \$1,200 for individuals or \$2,400 for married couples and up to \$500 for each qualifying child.

OC29 regarding the details of various types of unemployment benefits under the CARES Act remains unchanged. However, the FAQ adds, "HUD is aware of an unemployment extension in the '2021 Consolidated Appropriations Act' and is evaluating the impact to income calculations. HUD will provide an updated guidance for income calculation soon."

OC33 (page 17) is new, addressing the \$400 per week of additional unemployment benefit described in an August 8, 2020, Presidential Memoranda (PM). The FAQ states that public housing agencies (PHAs) must exclude this unemployment benefit from income calculations because the PM authorized the \$400 per week under the Stafford Act using FEMA's Lost Wages Assistance Program, which is normally excludable income.

OC34 is also new, addressing benefits from the CARES Act Higher Education Emergency Relief Fund (HEERF) and "Coronavirus Response and Relief Supplemental Appropriations Act, 2021" (HEERF II). For a Housing Choice Voucher (HCV) participant who is a student, the amount received through HEERF is excluded as annual income unless it exceeds tuition and any other required fees and charges. Any excess is considered income unless the participant is over the age of 23 with dependent children, in which case it is excluded from

income. Amounts received through HEERF II are to be treated in the same manner as HEERF. For Public Housing residents, the full benefit would be excluded.

OC37 (page 18) is updated to add that residents unable to pay their utility bills may also qualify for Low-Income Home Energy Assistance (LIHEAP), citing LIHEAP [FAQs](#) and [guidance](#).

Internet Connectivity for Residents

EU17 (page 58) is a new FAQ replacing and augmenting three FAQs from the previous FAQ update (EU27 and EU28, pages 59-60).

Public Housing

For public housing, CARES Act Supplemental Public Housing Operating Funds (Supplemental Funds) can be used for costs that are already eligible uses of public housing Operating and Capital Funds related to internet access included in the guidance “[Public Housing Funds for Internet Connectivity for Residents](#).” In addition to these expenses, CARES Act Supplemental Operating funds can also be used for expenses that help prevent, prepare for, or respond to the coronavirus. Supplemental Funds and other Operating and Capital Funds cannot duplicate or be used when other governmental funding sources are available (e.g., Department of Education, state, or local funds available for laptops for students). See FAQ EU18 and [Notice PIH 2020-07](#) (see *Memo*, [5/4/20](#)).

Housing Choice Vouchers

For HCV households, CARES Act Administrative Fee funds may be used for:

1. Any currently eligible HCV administrative costs during the period that the program remains impacted by the pandemic; and
2. New coronavirus related activities defined as eligible activities by HUD, including activities to support or maintain the health and safety of assisted individuals and families, as well as costs related to the retention and support of participating owners.

CARES Act Administrative Fee funds may also be used for devices for residents as described in [Notice PIH 2020-08](#) (see *Memo*, [5/4/20](#)), [Notice PIH 2020-18](#) (see *Memo*, [8/10/20](#)), and as posted on the [HCV website](#). A PHA must determine that an activity is necessary to support or maintain the health of assisted households or otherwise to prevent, prepare for, or respond to coronavirus.

For Both Public Housing and HCVs

A PHA may purchase laptops or other computer devices for individual residents and for shared use (e.g., on loan to residents for a defined period of time), provided the PHA has policies reflecting their distribution and retention methods consistent with equipment requirements and cost principles (at 2 CFR part 200). A PHA must retain documentation to support how the activities and expenses prevent, prepare for, and respond to COVID-19. Examples of eligible uses include providing families with devices to access telehealth services and job training, and to support education.

Inspection-Related FAQs

OC46 (page 21) is updated, indicating that while public housing unit inspections have been suspended, HUD’s Real Estate Assessment Center (REAC) is working to prioritize the restart of inspections for the public housing portfolio in mid-calendar year 2021 for properties considered high-risk. REAC is working with the Centers for Disease Control and Prevention (CDC) to further validate that its existing protocols meet CDC guidelines and

that any inspections completed are done in a safe manner. REAC's protocol includes the ability to cancel inspections if state/local law considers it unsafe to conduct inspections, or if a situation arises such that an inspection cannot be safely conducted. This is true even after an inspection begins and new information becomes available indicating that it is not safe to conduct the inspection.

Since the start of the pandemic, REAC has conducted inspections where there is an exigent circumstance or reason to believe that there is a threat to life or property at a specific location. Those inspections are conducted by HUD quality assurance inspectors in compliance with CDC guidelines.

OC68 (page 27) adds at the very end that PHAs will be required to complete an inspection of every public housing property during calendar year 2021.

OC81 (page 31) is a new FAQ addressing whether owner certifications are required for all delayed biennial inspections or only for initial inspections. At minimum, an owner certification that there are no known life-threatening conditions is now required for all delayed biennial inspections (in addition to initial inspections). This requirement applies to all biennial inspections after November 30, 2020, the effective date of [Notice PIH 2020-33](#). However, HUD encourages PHAs to get an owner certification for all delayed biennial inspections.

OC136 (page 46) regarding remote video inspections (RVIs) is updated to indicate that RVIs may be conducted not only during the pandemic, but also after the pandemic. [Notice PIH 2020-31](#) (see *Memo*, [12/7/2020](#)) about RVIs is in effect until amended, suspended, or rescinded.

OC140 (page 47) is a new FAQ addressing whether a member of a household or their family can conduct a RVI (serve as a proxy) and whether they need to be certified. A proxy can be a landlord, property representative, tenant, or any adult associated with a tenancy. The selection of a proxy is a mutual decision between a PHA, landlord, and tenant. A proxy streams an inspection back to an HQS inspector, following instructions and responding to probing questions from the inspector. An inspector makes an assessment based on what is observed through the video streaming and makes the determination about whether HQS were met.

OC144 is also a new FAQ, clarifying that if a tenant is a proxy RVI inspector, the tenant must successfully complete a Lead-Based Paint Visual Assessment training. For the HCV program, visual assessments for deteriorated paint are only necessary in units built before 1978 where there is (or will be) a child under age six in a unit. These requirements have not been waived by HUD during the coronavirus pandemic. The [visual assessment course](#) contains 45 slides, a short test, and can be completed online.

OC145 (page 48) is new. It addresses whether a proxy needs to take the Lead-Based Paint Visual Assessment course for RVI inspections of buildings built before 1978, many of which have Project-based Voucher (PBV) assistance, that have been rehabbed and issued new lead certificates. Unless a property has been found to be lead-based paint free by a state-certified inspector, it is still covered by HUD's Lead Safe Housing Rule. (Usually "lead certificates" issued by state or local agencies indicate the unit is lead safe, but not lead free.) Requirements for project-based assistance are different. They require a full lead-based paint risk assessment. Visual assessments using RVI could be used for annual re-evaluations in accordance with [Notice PIH 2020-31](#).

Miscellaneous FAQs

OC11 (page 10) addresses residents who want family members who are being released from congregate facilities (such as jail, prisons, and homeless centers) to be able to live with them during the pandemic. Text of the previous FAQ is modified, indicating that PHAs have discretion to take into account relevant circumstances of an applicant's situation when establishing tenant screening criteria and guest policies.

OC25 (page 14) addresses waivers of households' annual income reexaminations allowed by [Notice PIH 2020-33 REV-2](#). The previous FAQ is modified by concluding that reexaminations due between January 1, 2021 and June 30, 2021 must be completed by June 30, 2021.

OC40 (page 19-20) addressed technological requirements for remote hearings to ensure they are accessible to people with disabilities. The updated version adds that PHAs may not rely on a minor child accompanying a person with a disability to interpret or facilitate communication for that person, except in an emergency involving an imminent threat to the safety or welfare of an individual or the public when there is no interpreter available. In addition, PHAs may not rely on an adult accompanying an individual with a disability to interpret or facilitate communication, except in an emergency involving an imminent threat to the safety or welfare of an individual or the public when there is no interpreter available; or when the individual with a disability specifically requests that the accompanying adult interpret or facilitate communication, the accompanying adult agrees to provide such assistance, and reliance on that adult for such assistance is appropriate under the circumstances.

SEMAP

OC82-OC90 (pages 31-33) include four updated and five new FAQs regarding a PHA's Section 8 Management Assessment (SEMAP) score.

The update to *COVID-19 FAQs for Public Housing Agencies* is at: <https://bit.ly/3tXtS2k>

More information about public housing is on [page 4-30](#) of NLIHC's *2020 Advocates' Guide*.

More information about Housing Choice Vouchers is on [page 4-1](#) of NLIHC's *2020 Advocates' Guide*

NLIHC Leadership Awards

Housing Justice Network, Sen. Sherrod Brown, Rep. Maxine Waters, and Joy Johnson to Be Honored at 2021 Housing Leadership Awards Celebration, April 28

NLIHC's 2021 Housing Leadership Awards honorees are the **Housing Justice Network** of the National Housing Law Project; **Senator Sherrod Brown** (D-OH), chair of the Senate Banking, Housing, and Urban Affairs Committee; **Representative Maxine Waters** (D-CA), chair of the House Financial Services Committee; and **Joy Johnson**, long-time resident leader of the Charlottesville Public Housing Association of Residents (PHAR) and former NLIHC board member. [Register to attend NLIHC's 2021 Housing Leadership Awards Celebration](#), to be held virtually on Wednesday, April 28, 4-5 pm ET, to celebrate these outstanding housing leaders. Donate to NLIHC in their honor as an [individual](#) or as an [organization](#). Learn more at: <https://bit.ly/LEADERS21>



The National Housing Law Project's **Housing Justice Network** will receive the Sheila Crowley Housing Justice Award for the Network's outstanding efforts for over forty years serving on the front lines to advance

housing rights and over past year to keep families safely housed during the pandemic. This award is named after former NLIHC President and CEO Sheila Crowley, who led NLIHC for more than 17 years.



Sen. Sherrod Brown

Senator Sherrod Brown will receive a 2021 Edward W. Brooke Housing Leadership Award for his many years of fighting for racial and social justice, voting rights, and affordable housing, and for his exceptional leadership in Congress to address the housing and homelessness crisis during the 2020 coronavirus pandemic. This award is named for Senator Edward Brooke (R-MA), who championed low-income housing as a U.S. senator and later as chair of the NLIHC board of directors.



Rep. Maxine Waters

A 2021 Edward W. Brooke Housing Leadership Award will also be presented to **Representative Maxine Waters** for her indispensable leadership fighting for equity and justice, combatting racism, championing the housing needs of the lowest-income people, and achieving critical housing and homelessness resources and protections during the 2020 pandemic.



Joy Johnson

The Dolbeare Lifetime Service Award, named for NLIHC’s founder Cushing Niles Dolbeare, a pioneer of the affordable housing movement, will be awarded to **Joy Johnson** 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 and across the United States.

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/2LpBbzy>

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, accessible, and affordable homes.

Register to attend the event at: <https://bit.ly/LEADERS21>

Opportunity Starts at Home

ZERO TO THREE Releases Brief on the Impact of Eviction Moratorium on Babies

[ZERO TO THREE](#) released a [brief](#) on March 22 about the impact of the eviction moratorium on babies. The brief explores the greater risk of eviction faced by families with children, developmental impacts of housing instability and homelessness, which populations are covered by the Centers for Disease Control (CDC) moratorium, and what needs to be done to keep babies housed. The brief calls on Congress to act immediately to extend, expand, strengthen, and enforce the eviction moratorium through the duration of the public health crisis. ZERO TO THREE is a member of the *Opportunity Starts at Home* multisector affordable home campaign’s Roundtable.

“Even pre-pandemic, it has been shown that households with children face a higher risk of eviction than households without children,” the brief states. “One study found that a one percent increase in the percentage of children in a neighborhood is associated with a 6.5 percent increase in the number of evictions. In a time where families across the nation are struggling to meet their most basic needs – like keeping a roof over their heads,

purchasing diapers, nutritious food, and paying for utilities – these facts are especially disturbing. An extended, expanded, and enforced moratorium is sorely needed for overburdened and under-resourced families.”

Read the full brief [here](#).

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

Resources

Now Available in Spanish! *Tenant Talk – La Eterna Crisis: La Lucha por la Justicia Racial y de Vivienda*

NLIHC has released [in Spanish](#) the Winter 2021 edition of *Tenant Talk*, a publication dedicated to low-income tenants and their allies. The newest edition, *The Enduring Crisis: Fighting for Racial and Housing Justice (La eterna crisis: La lucha por la justicia racial y de vivienda)*, focuses on the intersection of racial and housing justice.



The past year has revealed what housing advocates have long known: housing justice is intrinsically linked with racial justice. The COVID-19 pandemic exacerbated an already existing housing crisis, and Black, Native American, and Latino people have been disproportionately impacted, just as they have also been inordinately harmed by the virus itself. Due to historical and continuing racism and discriminatory policies, Black and Native Americans are far more likely to experience homelessness than whites, and Latino and Black people – and especially Black mothers – have faced evictions more than other demographics during the pandemic.

In this edition, readers will learn how NLIHC is advancing racial equity and housing justice in our work, how the process of gentrification interacts with over-policing, how the racial makeup of suburbs and cities is changing, and how advocates successfully thwarted Trump administration policies harmful to communities of color.

As always, *Tenant Talk* includes spotlights on victories achieved by tenant leaders and other advocates. A person who was formerly incarcerated and is currently experiencing homelessness shares his insightful perspectives on how residents can engage on addressing housing insecurity. Readers will also learn about a key policy victory in Los Angeles to divert police resources to other programs, including affordable housing.

Tenant Talk is available online in English and Spanish at: <https://bit.ly/3fjjLRg>

The Spanish version is at: <https://bit.ly/3slQtVR>

Research

Housing Choice Vouchers Provide Safety Net for Tenants and Landlords during COVID-19

A recent survey of tenants and landlords shows that the Housing Choice Voucher (HCV) program has helped mitigate some of the adverse financial impacts of COVID-19. By February 2021, tenants with vouchers owed less back rent on average than those without vouchers, and landlords who rented to voucher holders during COVID-19 reported a generally positive experience. The Urban Institute outlined these findings in a blog post, "[Housing Vouchers Have Helped Tenants and Landlords Weather the Pandemic.](#)"

The survey was conducted in February 2021 by Avail, an online service for small landlords. Over 1,200 landlords and 2,500 tenants completed the survey, which asked about housing experiences during the pandemic.

The survey found that voucher holders owe significantly less back rent than non-voucher holders, particularly among the lowest-income households. Among households with incomes less than \$25,000 per year, a higher proportion of voucher holders owed either no rent or a small amount of rent compared to non-voucher holders. Sixty-eight percent of voucher holders owed no back rent or less than \$1,000 in back rent, compared to only 52% of non-voucher holders. Further, 14% of non-voucher holders owe \$5,000 or more in back rent, compared to only 5% of voucher holders. This finding is expected since HCV holders typically contribute 30% of their adjusted income toward rent, while the voucher subsidy covers the remaining rent up to a payment standard. Voucher holders can request an income recertification to lower their portion of rent when their income declines.

Landlords generally reported positive experiences renting to households with vouchers during the pandemic, though this varied by race and ethnicity. Sixty-nine percent of white landlords, 77% of Black landlords, and 80% of Hispanic landlords reported a positive experience with voucher holders. Approximately one-third of landlords who currently accept vouchers reported that the pandemic has made them more likely to accept vouchers in the future. Further, no Black or Hispanic landlords said that COVID-19 made them less likely to accept vouchers in the future. Landlords who do not currently accept vouchers, however, did not change their perception of the program.

Urban Institute estimates only one in five eligible renters receives federal housing assistance. These findings suggest that expanding funding for the Housing Choice Voucher program could significantly increase housing stability for low-income renters. HUD should also consider providing more outreach and clear information around the program; 49% of landlords surveyed said they do not know enough information about the program. The authors also suggest that streamlining the program and its regulations could increase uptake among small landlords.

The article can be found at: <https://urbn.is/3vVzw72>

For more on the Housing Choice Voucher Program, see NLIHC's [Advocates Guide Chapter 4, Section 1](#).

New Research Highlights Housing Experiences of Asian Americans and Pacific Islanders

The National Coalition of Asian Pacific American Community Development (National CAPACD) and UCLA released a report, "[Crisis to Impact: Reflecting on a Decade of Housing Counseling Services in Asian American Communities](#)." The report describes the experiences of Asian American and Pacific Islander (AAPI) renters and homeowners. Using quantitative data and case studies of seven cities, the authors identify challenges faced by AAPI communities and provides recommendations to inform future policies and programming. The report finds that one in four AAPI households are severely housing cost-burdened, paying more than half of their income toward housing costs, though this varies widely across ethnic subgroups and geography.

Housing counseling agencies serve both renters and homeowners, offering services such as eviction prevention, homeownership education and counseling, and assistance to find safe and affordable housing. These agencies are particularly critical to help groups build wealth who have been historically barred from the housing market, including racial and ethnic minorities.

The report provides contextual information about AAPI populations using data from the *American Community Survey*, the Home Mortgage Disclosure Act, and HUD's *Housing Counseling Agency Activity Report*. The researchers also conducted focus groups and interviews with housing counseling agency program staff in Boston, Chicago, Los Angeles, Minneapolis/St. Paul, New York, Philadelphia, and Honolulu to identify unique needs and opportunities to better serve AAPI communities.

AAPI renters are severely cost-burdened at a high rate: 26% of Asian renters and 27% of Native Hawaiians and other Pacific Islander (NHOPI) renters are severely cost-burdened. Within the seven study regions, cost-burden varied significantly by ethnicity. Bangladeshi, Vietnamese, and Pakistani renters experience the highest rates of severe cost-burden, at 41%, 34%, and 34%, respectively. Low-to-moderate income AAPI households are also significantly less likely to own homes compared to white households of the same income group. Among low-to-moderate households within the seven study regions, 37% of Asian households and 22% of NHOPI households owned homes, compared to 53% of white households.

AAPI households face other unique housing challenges. Fifty-four percent of severely cost-burdened AAPI households are limited English proficient, making it more difficult to access housing counseling services. AAPI households are also more likely to live in multigenerational households, which can lead to overcrowding. Asian and NHOPI individuals are four and seven times more likely, respectively, to live in a multigenerational household compared to whites.

National CAPACD housing counseling agencies are well-positioned to improve housing security for low-income AAPI households, but agencies can strengthen services in key areas to better meet the needs of the country's growing AAPI population. The authors recommend that housing counseling agencies create programs to respond to growing immigrant and renter populations, increase culturally competent services and language access, and leverage local partnerships to better serve low-income AAPI communities. The report also emphasizes the importance of disaggregating data across ethnicities, noting that treating AAPI households as a monolith greatly overly simplifies AAPI experiences.

The report can be found at: <https://bit.ly/3vXE9xx>

Recovery of Multifamily Housing and Duplexes Lags Behind Single-Family Homes after Disasters

A study published in the *International Journal of Disaster Risk Reduction* examines the long-term recovery trajectories of different types of housing in the wake of Hurricane Ike in Galveston, TX. The article, “[Housing Type Matters for Pace of Recovery: Evidence from Hurricane Ike](#),” finds that the recovery of multifamily housing and duplex homes lagged behind single-family homes. The authors conclude that disaster recovery policies and programs should specifically address housing type in addition to the extent of damage or unmet financial needs for housing recovery.

The authors utilized parcel-level tax assessment data in Galveston, Texas from 2008 (the year of Hurricane Ike) through 2015 to track changes in assessed improvement values over time as an indicator for damage and recovery. Improvement values reflect the tax-assessed value of a structure on a given parcel independent of the value of the land. The authors also used data from the *American Community Survey* to estimate the impact of neighborhood characteristics like income and racial composition on recovery.

In line with prior research about recovery and housing types, the authors found that damaged single-family housing recovered more quickly than damaged duplex or multifamily housing. Among homes that sustained damage, 16% of single-family homes, 43% of multifamily homes, and 60% of duplexes had failed to recover their pre-storm value by the seventh year of the recovery. Rental properties were also slower than owner-occupied homes to recover.

Disparities in recovery trajectories were more closely associated with housing type, tenure, and neighborhood income than with neighborhood racial or ethnic composition. The absence of disparities attributable to neighborhood racial composition might be explained by the authors’ observation that vacancy and abandonment and sales all appeared to be lower in neighborhoods with greater concentrations of minority population. Lower-income, minority homeowners might have been more likely to stay in their homes despite damage and slowly repair them, because they lacked other options.

Other research has found multifamily homes are less likely to be insured and less likely to benefit from recovery resources, suggesting some potential reasons why recovery trajectories might vary by housing type. Disaster housing recovery policies and programs should, therefore, take into account housing types.

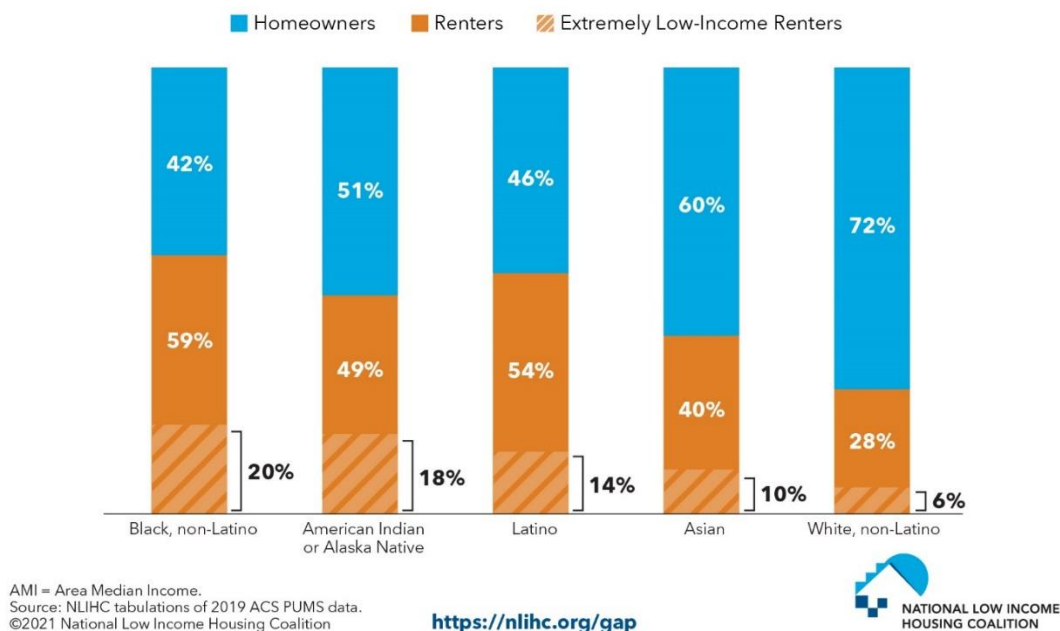
Read the full article at <https://bit.ly/3d0yX3i>

Fact of the Week

Households of Color Much More Likely than White Households to Be Extremely Low-Income Renters

THE GAP

SHARE OF ALL HOUSEHOLDS WHO ARE EXTREMELY LOW-INCOME RENTERS, BY RACE OR ETHNICITY



Source: NLIHC, 2021. *The Gap: A Shortage of Affordable Homes.*

From the Field

Rhode Island Advocates Secure Affordable Housing Wins

Housing Network of RI, HousingWorks RI, and the Rhode Island Coalition for the Homeless—organizations involved in a multi-sector advocacy effort called Homes RI—recently secured two major wins for affordable housing in the state. First, after four years of advocacy, the Rhode Island House of Representatives overwhelmingly passed H-5257, which bans housing discrimination based on lawful source of income. Second, 66% of voters supported a \$65 million affordable housing bond in Rhode Island’s special election which occurred in early March.

For several years, housing advocates worked with the State of Rhode Island’s General Assembly to pass legislation banning source of income discrimination. This essential legislation ensures that individuals with housing vouchers are not discriminated against by landlords. In previous years, the legislation passed the Senate but did not pass the House of Representatives. This year, the House passed the legislation by a vote of 68-7. It will move on to the Senate, where it is expected to pass and be signed into law. To advance the bill, advocates lobbied their representatives, testified at committee hearings, and rallied at the State House.

Homes RI has advocated for the affordable housing bond since November of 2019. The bond was first introduced in the former governor’s budget at \$25 million and was then expanded to \$65 million as a part of a robust COVID-19 economic package. The United Way of Rhode Island provided \$100,000 for the campaign which funded radio ads, direct mail outreach, video production, and digital media. Members of Homes RI, including Rhode Island Coalition for the Homeless, Housing Network of RI, and HousingWorks RI, composed the small committee of stakeholders which guided the campaign’s messaging.

The Rhode Island Coalition for the Homeless led multiple get-out-the-vote phone banks before the special election. Thirty volunteers participated in the phone banks and made over 1,600 calls. Advocates organizing in a variety of ways ensured the affordable housing bond passed in 35 of the 39 municipalities.

Homes RI is also advocating for a dedicated funding stream for production of affordable housing in the State's budget. Rhode Island's proposed FY22 State budget currently proposes a pathway to do this, and there is also legislation in the State's General Assembly that proposes a dedicated funding stream for housing.

For more information on either of these campaigns or for ways to get involved please contact Katie West, manager for Homes RI, at kwest@housingnetworkri.org.

NLIHC News

NLIHC Joins Solidarity Statement Condemning Hate Crimes Against Asian Community

NLIHC joined a [solidarity statement](#) led by the Leadership Conference on Civil and Human Rights condemning hate crimes against Asians and Asian Americans. The statement was drafted in response to the increase in hate crimes against Asians and Asian Americans and the March 16 mass shooting in Atlanta that left eight people dead, six of whom were women of Asian descent.

Since the beginning of the coronavirus pandemic, there has been a [150% increase](#) in reported violence and harassment against Asians and Asian Americans, with women twice as likely to report being a target of harassment or violence than men.

“The civil and human rights community condemns these misogynistic and racist attacks and is united with our local allies in demanding [community-centered responses](#) to better support Asian women and elders, who have been disproportionately impacted by the increase in violence,” the letter states. “These responses must include increased culturally informed support for survivors and the broader community; meaningful physical and mental health care access, including for all immigrants; and economic assistance that focuses on those who need it most.”

The letter also calls on elected officials and community leaders to “acknowledge and address the impact of hateful rhetoric, violence, and vitriol that have been directed at Asian Americans,” and to “ensure Asian American communities...have the resource to effectively support people targeted for hate.”

Read the full statement here: <https://tinyurl.com/brd7b32y>

NLIHC Seeks Website and Graphic Design Specialist

NLIHC seeks a website and graphic design specialist who will be responsible for managing NLIHC websites and electronic communications, designing print and electronic publications and materials, developing and maintaining the NLIHC brand through all external materials, and assisting with the development and execution of communications and marketing strategies.

Responsibilities:

WEBSITE & ELECTRONIC MEDIA

- Manage and maintain NLIHC’s websites, taking into account functionality, appearance, content, and performance.
- Design and post materials, including *Memo to Members and Partners e-newsletter*; design and maintain topical areas of the websites; ensure the accuracy, relevance, and timeliness of all posted materials; make recommendations for revisions and reorganization.
- Work closely with team leads to ensure accuracy and relevance of material on website.
- Assist with design and distribution of mass e-communications. Manage use of Mailchimp, and other mass e-communication platforms.

PUBLICATIONS

- Execute design and production of all print and electronic materials, graphics, and reports; collaborate with other teams in design process.
- Assist with the planning and distribution of publications and materials; manage the process as necessary.

COMMUNICATIONS SUPPORT

- Track and analyze communications metrics for website(s), *Memo to Members and Partners*, and webinars; prepare reports as necessary.
- Provide graphic support to comms team lead responsible for managing and expanding the Coalition’s social media platforms and utilizing new social networking tools, including webinars and videos.

EVENT SUPPORT

- Assist in the development and execution of the event marketing assets and strategies.
- Design and produce all print and electronic materials related to events, including awards, giveaways, signage, and any other presentation elements.
- Design and assist with management of online content related to the events and registration.
- Manage the photography for the event and other communications elements as needed.

ORGANIZATIONAL SUPPORT

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

MINIMUM REQUIREMENTS

To perform successfully in this role, incumbent should possess skills identified below:

- At least 2 years of experience with digital strategy and website development.
- At least 1-3 years of experience in creative design.
- Training in communications, marketing, and/or website and graphic design.
- Must be able to organize, multi-task, and prioritize multiple projects at a time.
- A Bachelor's degree is required

To perform successfully in this role, incumbent should possess skills identified below:

- Strong knowledge of graphic designing, layout, and creative visual elements
- Experience working in Drupal and WordPress
- Experience with Google Analytics
- Advanced HTML and CSS skills
- Proficient with the Adobe Creative Suite, specifically Illustrator, Photoshop and InDesign
- Proficiency in Microsoft Office Suite (Excel, Word, PowerPoint, and Outlook)

Recommended but not required: Proficient video editing with Premiere Pro and/or After Effects

COMPENSATION AND BENEFITS: An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. This is a full-time position located in Washington, DC, though candidates residing outside the DC area may be considered and telework is being implemented during the pandemic.

JOB APPLICATION PROCESS: Send a cover letter, resume, and portfolio link or attachments of graphic design samples to: Bairy Diakite, Operations Manager, NLIHC, 1000 Vermont Avenue, NW, Suite 500, Washington, D.C. 20005 or via 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 March 21

The following are some of the news stories that NLIHC contributed to during the week of March 21:

- “Despite coronavirus relief dollars, many still waiting for rental aid to arrive,” *ABC News*, March 22 at: <https://abcn.ws/3d95p3n>
- “The national eviction ban is set to expire at the end of March. The CDC likely will extend it,” *CNBC*, March 23 at: <https://cnb.cx/3daB1pl>
- “What is in the stimulus bill: \$1,400 checks, expanded unemployment and tax rebates,” *New York Times*, March 23 at: <https://nyti.ms/3vZKqIW>
- “Biden administration eyes extended ban on renter evictions as stimulus delays, landlord lawsuits loom,” *Washington Post*, March 24 at: <https://wapo.st/39ji1nm>

NLIHC Staff

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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

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Khara Norris, Senior Director of Administration, x242
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Catherine Reeves, Development Coordinator, x234
Sarah Saadian, Vice President, Public Policy, x228
Sophie Seibach, Field Intern
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