Memo To Members & Partners
A weekly newsletter from the National Low Income Housing Coalition

**Volume 27, Issue 13**
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## Emergency Rental Assistance

### New Treasury Data Indicate Nearly 4.6 Million Payments Made to Households Since January 2021

The U.S. Department of the Treasury (Treasury) released on March 30 Emergency Rental Assistance (ERA) spending data through February 2022. Overall, $22.5 billion of ERA1 and ERA2 funds have been provided to assist households. In February, $1.9 billion of ERA funds were spent, just short of the amount spent in January and less than the $2.4 billion spent in December 2021. February marks the third straight month in which ERA spending has declined. This decrease is likely due to many grantees exhausting their ERA1 funds and some grantees exhausting both their ERA1 and ERA2 funds. Nearly 4.6 million assistance payments have been made to households in need since January 2021.

ERA1 spending has decreased each month since September 2021, likely due to an increasing number of grantees that have exhausted their ERA1 allocation. Over $676 million of ERA1 funds were spent in February, down from $779 million spent in January and $1.2 billion spent in December 2021. February is the second month since May 2021 that grantees spent less than $1 billion of ERA1. States have spent $11.7 billion in ERA1 funds, or 64% of the $18.4 billion allocated to them, and localities have spent $4.6 billion, or 85% of the $5.4 billion allocated to them. Nearly $1.3 billion in ERA2 funds were spent on assistance in February, up from spending levels in January ($1.2 billion) and roughly equivalent to spending levels in December ($1.3 billion).

By the end of February, 16 state grantees had expended over 75% of their initial ERA1 allocations on assistance to households. California, Florida, New Jersey, North Carolina, and Virginia spent more than 90% of their allocations. Because grantees are allowed to spend 10% of their allocations on administrative expenses, it is likely that these grantees have exhausted their entire initial ERA1 allocations. On average, local grantees continue to spend ERA1 at a faster rate than state grantees. Of the nearly 350 local grantees, over two-thirds reported spending more than 75% of their ERA1 funds, and approximately four of every 10 local grantees spent 90% or more.

Conversely, nine state grantees expended less than 20% of their initial ERA1 allocations by the end of February 2022. Each of these grantees has reallocated a portion of its ERA1 funds either to other grantees within its state or to a general reallocation pool. Taking the amount reallocated into account, only two state grantees – Arizona and South Dakota – have spent less than 20% of their revised ERA1 allocations.

State grantees had spent $4.6 billion of ERA2 funds, or approximately 29% of the $15.9 billion allocated to states, by the end of February. Similarly, localities had spent approximately 28% of their allocations, or $1.7 billion of the $5.9 billion allocated to localities. Seven state grantees – California, Maine, Minnesota, New Jersey, North Carolina, Oregon, and Texas – as well as the District of Columbia and 69 local grantees had spent over 50% of their ERA2 allocations by the end of February. Fifteen state grantees have yet to spend any of their ERA2 funds.

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

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### Treasury Releases ERA2 Reallocation Guidance

The U.S. Department of the Treasury (Treasury) issued guidance and a fact sheet on March 30 addressing the reallocation of the $21.5 billion in emergency rental assistance appropriated under the “American Rescue Plan Act” and known as “ERA2.” Treasury was statutorily required to identify funds for reallocation from amounts allocated to grantees but not yet paid out beginning on March 31, 2022. The ERA2 reallocation guidance includes several recommendations made by NLIHC on behalf of its End Rental Arrears to Stop Evictions (ERASE) cohort and Disaster Housing Recovery Coalition.

NLIHC had urged Treasury to begin the process of recapturing and reallocating ERA2 funds starting on March 31, 2022, to help ensure these funds were used as effectively as possible to prevent housing instability during the pandemic. NLIHC had also called on the administration to act quickly to recapture ERA2 funds from programs where they could be left unused and reallocate them to states and communities in urgent need of resources to help tenants behind on rent. Additionally, NLIHC recommended that Treasury reallocate funds to grantees in the same state where funds were initially allocated when feasible and redirect funds to jurisdictions where funding would be quickly deployed to keep families and individuals safely housed. Without access to ERA2 funds, many households may face eviction, even as millions of dollars remain unspent, because some grantees are unable or unwilling to quickly deploy these emergency funds.

The administration incorporated several NLIHC recommendations in its ERA2 reallocation guidance. Treasury announced that its ERA2 reallocation guidance seeks to help more people stay in their homes by making more resources available to high-performing grantees and based on need, incentivizing increased ERA2 spending through the adoption of best practices among grantees and the use of other funds to meet the significant need for assistance, and working to ensure funds do not go unused by programs unwilling or unable to quickly deploy these funds. As with ERA1 reallocation, the ERA2 reallocation process will take place over multiple rounds, provide eviction-mitigation opportunities, and prioritize keeping funds within the same state consistent with local needs.

"Treasury's new guidance on the recapture and reallocation of ERA2 allocations implements many of NLIHC's recommendations," said NLIHC President and CEO Diane Yentel. "The Biden administration is being appropriately aggressive in ensuring these emergency funds are quickly used to assist households still in need."

The new ERA2 reallocation guidance released by Treasury includes the following provisions:

**Funds Subject to Reallocation:** The ERA2 statute prohibits Treasury from reallocating funds that have already been paid out to grantees. As a result, those grantees that keep up with the expenditure ratio thresholds outlined in the guidance and obligate just over half of their ERA2 funding in 2022 will receive their full allocations and avoid reallocations entirely. For any grantees that do not draw their first tranche of ERA2 funds by April 30, 2022, Treasury may consider all undrawn funds exceeding 40% of the initial ERA2 allocation to be excess funds subject to reallocation.

**ERA2 Expenditure Ratio:** A grantee's ERA2 expenditure ratio will be calculated as the grantee's total expenditure of ERA2 funds on financial assistance *and* housing stability services (for the Quarter 3 and Quarter 4 assessments) divided by 75% (for Quarter 1 and Quarter 2 assessments) or 85% (for subsequent assessments) of the grantee's total ERA2 allocations, including any amounts reallocated to or from the grantee. Since Treasury will start including funds spent on housing stability services in "total expenditure" in Q3 and Q4, the ERA2 reallocation process will preserve grantees' ability to obligate up to 10% of their ERA2 funds on housing stability services in Q1 and Q2. Treasury encourages grantees to use ERA2 funds for housing stability services.

**Quarter 1 Assessment:** Grantees with expenditure ratios below 20% as of March 31 will be determined to have "excess funds" subject to potential recapture. The amount of excess funds will be equal to the difference between a grantee's expenditures and the amount needed to reach the 20% threshold.

- Grantees can avoid reallocation if their expenditure ratio is at least 20% as of April 30.
- Grantees can avoid reallocation if they voluntarily reallocate at least 25% of their ERA1 allocation.

**Subsequent Quarterly Assessments:** After the first assessment, Treasury will assess grantees' expenditure ratios (ER) on a quarterly basis. The expenditure ratio threshold will rise by 20 percentage points each quarter. The expenditure ratio threshold as of June 30 will be 40%; as of September 30, it will be 60%. If a grantee fails to submit a required quarterly report by the deadline, Treasury may deem all undrawn funds exceeding 40% of the grantee's initial ERA2 allocation to be excess funds.

**Final Assessment:** Any ERA2 funds that are undrawn as of December 31, 2022 – excluding the first tranche of funds, comprising 40% of the grantee's initial ERA2 allocation – may be recaptured and reallocated. According to the ERA2 statute, funds paid to a grantee (based on the grantee having obligated at least 75% of funds disbursed to date) may not be reallocated.

**Distribution of Recaptured Funds:** Treasury expects to distribute reallocated funds after each quarterly assessment. A grantee must have spent or obligated at least 50% of its own initial allocation to be eligible for reallocated funds. Treasury will begin accepting requests for reallocated funds after March 31, 2022.

**Reallocation Priorities:** Treasury will prioritize, when feasible, requests from grantees in the same state where the funds were initially allocated. Treasury will also prioritize areas with significant demonstrated need and ability to expend all their ERA1 and ERA2 funds promptly. Beginning with the reallocation based on the Quarter 2 assessment, Treasury will prioritize grantees that have used other sources of funding, including State and Local Fiscal Recovery Funds, to deliver additional rental and utility assistance.

**Voluntary Reallocation:** A grantee may request to transfer up to 60% of its initial ERA2 allocation to another grantee in the same state or territory that has obligated or spent at least 50% of its own initial ERA2 allocation. Grantees may request the transfer without designating any specific grantee as the transferee.

Read Treasury's ERA2 reallocation guidance at: https://bit.ly/3Dn8wBs

Read Treasury's fact sheet on the guidance at: https://bit.ly/3Dtilhd

Read NLIHC's fact sheet on Treasury's ERA2 reallocation at: https://bit.ly/3iTYX3x

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## Budget and Appropriations

### Biden Administration's Budget Request Signals Start of FY23 Appropriations Season – Take Action to Secure Significant Affordable Housing Investments!

President Biden released his budget request for fiscal year (FY) 2023 on March 28, signaling the official start of the FY2023 appropriations season. The budget would fund HUD programs at $71.9 billion – approximately $6.2 billion more than the final FY22 level – and would provide substantial federal investments in affordable homes while also increasing the availability of housing assistance to families with the greatest needs.

The budget request proposes to significantly increase access to Housing Choice Vouchers by calling for $32.1 billion to renew all existing housing vouchers and to expand assistance to an additional 200,000 households. If enacted, it would be the most significant expansion of housing vouchers in the program's history and would put the nation on a path towards universal housing assistance for all eligible households.

The president's budget also proposes significant investments to address homelessness and to preserve and increase the supply of affordable housing, including an 11% increase to HUD's Homeless Assistance Grants program and $35 billion in mandatory funding for a new Housing Supply Fund, which would support housing for renters and homebuyers with low-to-moderate incomes. For more details, see NLIHC's full analysis of the FY23 budget request and our updated budget chart.

As noted above, the release of the president's budget request signals the official start of the FY23 appropriations season. Senators Patrick Leahy (D-VT) and Richard Shelby (R-AL) – chair and ranking member of the Senate Appropriations Committee, respectively – are already holding high-level talks with House and Senate appropriations leaders, with the goal of reaching a topline spending agreement on defense and non-defense discretionary programs by May. The FY23 bill presents Congress with the opportunity to make significant investments in affordable housing and community development programs, including in NLIHC's top priorities for the appropriations bill:

- At least $32.13 billion for the Tenant-Based Rental Assistance (TBRA) program, to renew all existing contracts and expand housing vouchers to an additional 200,000 households.
- Significant funding to preserve and operate public housing.
- At least $3.6 billion for HUD's Homeless Assistance Grants program to address the needs of people experiencing homelessness.
- At least $300 million for the competitive tribal housing program, targeted to tribes with the greatest needs.
- At least $100 million for legal assistance to prevent evictions.

President Biden's budget request is part of a larger effort by the Biden administration to invest in the country's housing infrastructure. The housing investments proposed in last year's "Build Back Better Act," passed by the House in November 2021, call for $150 billion to address the country's growing affordable housing crisis. Since stalling in the Senate, President Biden and congressional Democrats are plotting a path forward to enacting a significantly scaled-down reconciliation bill. The president met on March 30 with the Congressional Progressive Caucus and the New Democrat Coalition, with both groups offering insights on how they might restart negotiations.

As the new reconciliation package begins to take shape, it is crucial that advocates continue to contact their members of Congress to urge them to retain historic, targeted investments in affordable housing in any reconciliation package, including:

- $25 billion to expand housing vouchers to more than 300,000 households.
- $65 billion to preserve public housing for its 2 million residents.
- $15 billion for the national Housing Trust Fund to build, preserve, and operate more than 150,000 units of affordable, accessible homes for households with the lowest incomes.

Bold federal investments in affordable housing are needed to address inflation, lower the cost of housing, and ensure everyone has a safe, stable place to call home.

**Take Action!**

Advocates should contact their senators and representatives to urge them to support the highest funding possible for affordable housing, homelessness, and community development programs in the FY23 spending bill and any budget reconciliation package.

**FY23 Spending Bill**

- Sign your organization on to a letter supporting the highest level of funding possible for affordable housing, homelessness, and community development resources in FY23.

- Contact your senators and representatives and urge them to support NLIHC's top priorities in FY23, including:
  - At least $32.13 billion for the Tenant-Based Rental Assistance (TBRA) program, to renew all existing contracts and expand housing vouchers to an additional 200,000 households.
  - Significant funding to preserve and operate public housing.
  - At least $3.6 billion for HUD's Homeless Assistance Grants program to address the needs of people experiencing homelessness.
  - At least $300 million for the competitive tribal housing program, targeted to tribes with the greatest needs.
  - At least $100 million for legal assistance to prevent evictions.

**Budget Reconciliation Bill**

- Join over 1,800 organizations around the country in support of historic investments in rental assistance, public housing, and the Housing Trust Fund in any reconciliation bill that moves forward.
- Your members of Congress need to hear from you about why investments in rental assistance, public housing, and the Housing Trust Fund are critical to your community and why they must remain in any budget reconciliation package.

**Thank you for your advocacy!**

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## Our Homes, Our Votes

### Join Today's *Our Homes, Our Votes*: *2022* Kickoff Webinar!

*Our Homes, Our Votes* is NLIHC's nonpartisan campaign to increase voter participation among low-income renters and to educate candidates about housing solutions. The *Our Homes, Our Votes: 2022* webinar series will feature experts with frontline election experience who will walk through every step of voter and candidate engagement activities and offer support for housing organizations' nonpartisan election efforts. Join the kickoff webinar today (Monday, April 4) at 2:30 pm ET to learn more about the campaign.

The inaugural *Our Homes, Our Votes: 2022* webinar will highlight the campaign's achievements during past election cycles, the connections between political participation and housing justice, and the ways housing advocates can get involved this year. The webinar will feature opening remarks from NLIHC President and CEO Diane Yentel; insights into state-level election organizing from Georgia Advancing Communities Together (Georgia ACT) President and CEO Dr. Bambie Hayes-Brown; an overview of the campaign's communications strategy from NLIHC Senior Director of Media Relations and Communications Jen Butler; a discussion of groundbreaking research on evictions and voter turnout from Gillian Slee at Eviction Lab; and a special message from Representative Jesus "Chuy" Garcia (D-IL) about the "Our Homes, Our Votes Act" (H.R. 2215).

*Our Homes, Our Votes* webinars will take place on Mondays from 2:30 to 3:30 pm ET and will occur on a biweekly basis in rotation with the National Call on the HoUSed: Universal, Stable, Affordable Housing campaign. The webinars will run until the week that follows the 2022 midterm elections. The full webinar schedule can be found here, and registration for the webinar series can be found here.

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## Leadership Awards Celebration

### Register Today for the Virtual Housing Leadership Awards Celebration on April 28 Honoring Ann O'Hara, the Congressional Progressive Caucus, & Rep. Ritchie Torres

Register to attend NLIHC's Virtual Housing Leadership Awards Celebration, which will honor **Ann O'Hara**, **the Congressional Progressive Caucus**, and **Representative Ritchie Torres (D-NY)**. The event will celebrate these leaders for their outstanding contributions to ensuring affordable housing for those most in need. Free to the public, the celebration will take place on Thursday, April 28, from 4 to 5 pm ET. Donate to NLIHC in these leaders' honor as an individual or as an organization.


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

Ann O’Hara

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

The Congressional Progressive Caucus

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


Representative Ritchie Torres (D-NY)

Recognize these outstanding leaders by donating to NLIHC in their honor!

Donate at: https://bit.ly/LEADERS22

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

Your donation will be recognized in the Leadership Awards Celebration program, and your contribution will support NLIHC's mission to achieve racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice. Information about registering for the Housing Leadership Awards Celebration will be forthcoming.

Register to attend, donate, and learn more about the event at: https://bit.ly/LEADERS22

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## HoUSed Campaign for Universal, Stable, Affordable Housing

### Recording of March 28 National HoUSed Campaign Call Now Available

In our most recent (March 28) national call for the "HoUSed: Universal, Stable, and Affordable Housing" campaign, we discussed President Biden's budget request for fiscal year (FY) 2023 and its implications for affordable housing, learned about new research on the impact of California's Project Homekey, received an update on NLIHC's Our Homes, Our Votes campaign, and heard news from the field from advocates in Oregon, Minnesota, and Washington, D.C.

NLIHC's Sarah Saadian provided an overview of the housing provisions in President Biden's FY23 budget request. The proposal would fund HUD programs at $71.9 billion, an increase of $6.2 billion over FY22 enacted levels, and would provide substantial investments in affordable housing and housing assistance for households with the greatest needs.

David Garcia and Ryan Finnigan from the Terner Center for Housing Innovation at the University of California – Berkeley presented findings from their new report, "California's Homekey Program: Unlocking Housing Opportunities for People Experiencing Homelessness." Project Homekey was launched in response to the COVID-19 pandemic to quickly move people experiencing homelessness into hotel and motel rooms. The researchers found that the project successfully converted approximately 6,000 rooms into permanent supportive housing units, although long-term funding is needed to maintain the operation and maintenance of these units.

NLIHC's Courtney Cooperman discussed the relaunch of NLIHC's Our Homes, Our Votes website. Our Homes, Our Votes is a non-partisan campaign to increase voter engagement and registration among low-income tenants. The website was recently updated with supplemental resources for voter engagement, registration, and more in preparation for the 2022 midterm elections.

Andrea Bell of Oregon Housing and Community Services provided an End Rental Arrears to Stop Evictions (ERASE) project update, emphasizing the importance of culturally specific programs and trauma-informed care when administering emergency rental assistance funds. Zack Eichten from Minnesota Coalition for the Homeless, Brit Ruffin from the Washington Legal Clinic for the Homeless, and Beth Mellen from the Legal Aid Society of DC provided field updates.

National calls will now take place every other week. Our next call will be April 11 at 2:30 pm ET. Register for the call at: tinyurl.com/ru73qan

Watch a recording of the March 28 call at: tinyurl.com/munf5sm5

View presentation slides from the March 28 call at: tinyurl.com/jvbemsa8

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## Coronavirus, Disasters, Housing, and Homelessness

### NLIHC Sends Letter to FEMA Administrator Calling for a Halt to Rent Collection for Louisiana Hurricane Survivors

NLIHC President and CEO Diane Yentel sent a letter on behalf of the NLIHC-led Disaster Housing Recovery Coalition (DHRC) to FEMA Administrator Deanne Criswell on March 31 calling on the agency to waive rent collections for survivors of Hurricane Laura currently in FEMA-owned temporary housing units in Louisiana and to implement a similar pause later in the year for survivors of Hurricanes Delta and Irma. FEMA assistance programs have a statutory limit of 18 months following the date of a disaster, but FEMA can waive the deadline and supply assistance beyond that date. When 18 months have elapsed, federal law gives the agency the option of charging rent to disaster survivors who remain in FEMA-owned units.

Nearly 1,700 Hurricane Laura survivor households were informed earlier in March that the 18-month deadline had occurred and that agency would begin to charge them the Fair Market Rents (FMRs) for their units – the highest possible rent FEMA could make them pay under law. While disaster survivors were informed of their right to appeal the amount of rent being charged, rent must continue to be paid throughout the process or otherwise collected as a lump sum upon the conclusion of the appeal. Disaster survivor households remaining in FEMA-owned units are among the lowest-income disaster survivors.

In response to FEMA's decision, Senators Bill Cassidy (R-LA) and John Kennedy (R-LA) and Representative Clay Higgins (R-LA) wrote a letter to FEMA Administrator Criswell requesting the agency reverse the decision and waive rental payments through the end of October – when the program is expected to be closed. NLIHC partner the Louisiana Fair Housing Action Center also sent a letter regarding the decision to FEMA Region 6 – which administers FEMA programs in Louisiana. The letters both from NLIHC and the DHRC and from the Louisiana Fair Housing Action Center ask FEMA to waive rental payments for a similar time period for Hurricane Delta and Hurricane Ida survivors.

"One of the top priorities after a disaster must be ensuring all displaced survivors have a safe, accessible, and affordable place to live while they recover," wrote Diane Yentel in NLIHC's letter. "Far too many Hurricane Laura survivors, however, are struggling to access safe, accessible homes. Your decision to have FEMA charge survivors rent without sufficient alternative supports in place will only make it harder for the lowest-income and most marginalized survivors to recover and runs counter to FEMA's recent public commitment to uphold equity throughout its programs."

Read the NLIHC letter here: https://bit.ly/379BOY7

Read Louisiana Fair Housing Action Center's letter here: https://bit.ly/3NREcE2

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### Senate Committee Unanimously Passes Legislation to Create Community Disaster Mitigation Zones

The U.S. Senate Homeland Security and Governmental Affairs Committee unanimously approved the "Community Disaster Mitigation Zones Act" on March 30. Introduced by Committee Chairman Gary Peters (D-MI) and Ranking Member Rob Portman (R-OH), the bill would make permanent FEMA's National Risk Index – developed by the agency to measure a community's vulnerability to various hazards – and would use the index to identify specific census tracts across the country that are most at risk. The bill would also approve additional mitigation and planning funding for projects occurring in or benefiting those areas. The bill is supported by the NLIHC-led Disaster Housing Recovery Coalition (DHRC), a group of more than 850 local, state, and national organizations working to ensure that all disaster survivors receive the assistance they need to fully recover. The bill will now go to the floor of the Senate for consideration.

"Mitigation projects are the key to helping communities that are most vulnerable to natural disasters protect residents from these extreme weather events," said Senator Peters. "Unfortunately, these communities often lack the necessary resources to fund efforts like flood walls, better storm water management facilities, and more. This commonsense, bipartisan legislation – which has now advanced in the Senate – will help the public and private sectors identify what areas require the most assistance to build resilient infrastructure. These investments will not only help ensure at-risk populations are safe from extreme weather events but also save taxpayer dollars in the long run."

"I'm pleased this legislation has advanced from the Senate Homeland Security and Governmental Affairs Committee because in states like Ohio, not every community has the same vulnerabilities or experiences the same level of catastrophic outcomes for the same type of disaster," said Senator Portman. "While natural disasters can be highly unpredictable, FEMA has risk index tools to help us know where we should prioritize our disaster mitigation funding. Research has found that for every $1 invested into mitigation, communities are saved $6 due to reduced future losses. This bill will help states and communities prioritize and focus these mitigation programs to ensure we maximize the safety and well-being of future disaster victims, and I urge my colleagues in the Senate to pass it soon."

Read the bill at: https://bit.ly/3ITRjAQ

Read a press release about the bill released by the Senate Homeland Security and Governmental Affairs Committee at: https://bit.ly/3tYquXS

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## Coronavirus Updates – April 4, 2022

### National Updates

*Department of the Treasury*

The U.S. Department of the Treasury (Treasury) released new data on reallocations of the initial appropriation of emergency rental assistance (ERA1). The release of these data marked the second of several rounds in which Treasury will reallocate "excess" ERA1 funds from grantees that did not meet required expenditure benchmarks to grantees with additional needs. In the second round of reallocation, just over $1 billion was reallocated, with 53% of reallocated funds remaining within the same states to which the funds were originally awarded. Between the first two rounds of reallocation, four state grantees voluntarily or involuntarily reallocated more than 50% of their initial ERA1 allocations. Read NLIHC's analysis of the new ERA reallocation data.

Treasury updated its resources for online applications to include a section on protecting applicant data through data privacy and security measures, including limiting the collection of social security numbers.

Jacob Leibenluft, counselor to the secretary of the Treasury Department, spoke at the National League of Cities' Legislative Conference on March 15 about the American Rescue Plan and the impact of Coronavirus State and Local Fiscal Recovery Funds (SLFRF) on communities across the country. "[SLFRF] funds are a generational opportunity to make investments that build a more equitable economy and revitalize underserved communities," said Leibenluft. "Affordable housing in particular is an area where Treasury sees immense opportunity for these funds to make a lasting difference."

*Reporting*

*Reuters* reports that U.S. Department of the Treasury (Treasury) officials are urging municipalities to use Coronavirus State and Local Fiscal Recovery Fund dollars to help renters stay in their homes as federal emergency rental assistance (ERA) funds dwindle. The federal ERA program had disbursed or obligated over $30 billion in ERA through the end of February and is on pace to spend the "vast majority" of its funding by mid-year.

*Yahoo! Finance* reports on the emergency rental assistance (ERA) data released by Treasury on March 30, showing that about $30 billion in ERA payments were sent out in February and that most of the remaining funds will be disbursed by the middle of the year.

*CBS News* reports on Treasury's announcement that most of the federal emergency rental assistance (ERA) dollars will be used by mid-year as well. As ERA runs out, Treasury officials are urging state and local leaders to use other federal funds – including the Coronavirus State and Local Fiscal Recovery Fund (SLFRF) – to help struggling renters and bolster other housing efforts. As of the end of 2021, about $11 billion in SLFRF dollars have been committed for housing efforts.

**State and Local News**

*Alabama*

Montgomery County, Alabama, will soon receive an additional $8 million in emergency rental assistance, bringing the county's total to $22 million and allowing the program to begin accepting new applications after it was forced to pause due to a lack of funds.

*Arizona*

Pima County and the City of Tucson recently received a combined total of $22 million in emergency rental and utility assistance. As of the end of February, Pima County and the City of Tucson had distributed more than $4.8 million in funds to cover past-due utility bills and more than $50 million in total rental assistance funds. Those in need of assistance are encouraged to apply as quickly as possible.

*Arkansas*

As of March 25, Washington County, Arkansas, is no longer accepting emergency rental assistance applications. Advocates say that some applicants who have been approved for assistance have not yet received it, and the county expects the rest of the funds to be depleted in fulfilling those applications.

*California*

The California State Assembly approved a bill on March 28 to extend eviction protections for millions of renters through June 30, just days before the protections were set to expire on April 1. Assembly Bill 2179, which now heads to the state Senate for approval, would prevent landlords from evicting tenants who are still waiting to receive rental assistance through June 30.

*Georgia*

DeKalb County officials announced on March 30 a new partnership to assist county residents with applications for the Georgia Rental Assistance Program (RAP). The DeKalb Section of the National Council of Negro Women (NCNW) launched the new partnership on April 2 in collaboration with the DeKalb County School District, Clerk of the Superior Court, DeKalb County Sheriff's Office, and Georgia Department of Community Affairs (GDCA). Federal funding to assist families with rents, utilities, and moving and other expenses is being provided by the GDCA, which is administering Georgia's $989 million rental assistance program.

*Massachusetts*

Homes for All Massachusetts and Massachusetts Institute of Technology (MIT) researchers released a new report on March 22, *Housing Justice Beyond the Emergency: An Analysis of Racial Inequity in Eviction Filings Across Massachusetts.* The report reveals the deep racial inequities in evictions in Massachusetts during the pandemic. Read the report here.

*Nebraska*

Governor Pete Ricketts vetoed a bill on March 29 that would require him to apply for $120 million in federal emergency rental assistance. Legislative Bill 1073 passed in the Legislature on a 26-15 vote, but Governor Ricketts has repeatedly voiced opposition to seeking the aid. In his veto announcement, Ricketts said the funding would create a government subsidy that would make residents "more reliant on government" in the future.

*New Jersey*

Governor Phil Murphy signed legislation (S.2356) extending utility shutoffs for certain customers who are awaiting decisions on their applications for state utility assistance. This bill extends utility shutoff protections for families by requiring local authorities, municipal or public utilities, and rural electric cooperatives to continue providing electric, gas, sewer, or water services to residential customers who applied for utility assistance prior to June 15, 2022.

*Oklahoma*

According to the *Wichita Eagle*, a prominent landlord who owns apartment properties across Oklahoma and Kansas has refused to renew agreements with local governments to accept emergency rental assistance payments. Many tenants are facing eviction due to this decision. The landlord, who owns Eucalyptus Real Estate, said they will not renew their agreement due to new terms that prohibit landlords from evicting tenants within 60 days of nonpayment of rent.

*South Carolina*

As short-term COVID-19 rental relief wanes, South Carolina lawmakers are considering longer-term solutions to address the state's affordable housing crisis. Lawmakers have proposed a new bill that would allow counties with more than 50,000 residents to impose laws requiring a certain number of new housing developments to be dedicated to affordable housing. SC Housing's SC Stay Plus program still has $156 million in federal rental assistance available, which includes an allocation of $65 million that is arriving soon.

*Texas*

The Fort Worth Emergency Rental Assistance Program stopped accepting applications on March 31 due to dwindling funds. The amount needed to fund the applications in the queue exceeds the available funds by a margin of $9.5 million. As a result, there is not enough funding to cover rental assistance for those who have submitted applications. Staff will continue to process applications submitted prior to the March 31 deadline. Applications will be prioritized based on eviction status, income level, and application submission date.

*Spectrum Local News* highlighted the latest data from Texas Housers' ERA dashboard showing that at least nine ERA programs in the state have $100,000 left in unspent funds even as more than 19,000 renters have been evicted statewide as of January 2022. Some of the counties, such as Hays County, have already had to return funds to the federal government for failure to meet the U.S. Department of the Treasury's spending deadlines. Advocates in the state expect many of the programs to shut down in the coming months.

**Guidance**

*Department of Housing and Urban Development (HUD)*

- Notice PIH 2022-06: Emergency Housing Vouchers – Reallocation of Awards – March 10, 2022
- Community Development Block Grant CARES Act (CDBG-CV) Rental Assistance Quick Guide – March 2022

*U.S. Department of the Treasury*

- ERA2 Reallocation Guidance – March 30, 2022
- Fact Sheet on the ERA2 Reallocation Guidance – March 30, 2022
- ERA1 Reallocation Guidance – Updated on March 30, 2022
- Redlined Version of Updated ERA1 Reallocation Guidance – March 30, 2022

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## Disaster Housing Recovery Updates – April 4, 2022

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

HUD announced on March 22 the allocation of nearly $3 billion in Community Development Block Grant-Disaster Recovery (CDBG-DR) funds to help communities recover from disasters and build inclusive resilience to climate change. HUD is allocating $2.214 billion to 10 local governments and 13 state governments to address 16 major disasters that occurred in 2021. HUD is also allocating an additional $722.7 million to five of the previously announced 2020 disaster recovery grantees to reflect higher levels of need than were previously calculated for disasters in those states.

**Federal Emergency Management Agency (FEMA)**

FEMA Administrator Deanne Criswell announced on March 18 that additional disaster funding is available to all states, tribal nations, and territories with Presidential major disaster and emergency declarations occurring in 2020 and 2021. The "Consolidated Appropriations Act of 2020" (H.R. 2471) granted a minimum 90% federal cost share for any emergency or major disaster declaration declared, occurring, or having an incident period beginning between January 1, 2020, and December 31, 2021. The assistance authorized in H.R. 2471 is being provided in addition to the assistance indicated in President Biden's announcement on March 1, which extended the full federal cost share to 100% to support eligible work under COVID-19 emergency and major disaster declarations through July 1, 2022 (see *Memo,* 3/7)

**Hurricanes**

Governor John Bel Edwards joined HUD Secretary Marcia L. Fudge on March 22 to announce that Louisiana will receive an additional allocation of $450 million for recovery from Hurricanes Laura and Delta and $1.27 billion for Hurricane Ida as part of the "Disaster Relief Supplemental Appropriations Act of 2021." Allocated in the form of Community Development Block Grants, the new aid is intended to address issues stemming from housing, infrastructure, and economic damage with which state and local governments do not have the capacity to deal on their own.

Survivors of Hurricanes Laura and Delta who are currently living in FEMA temporary housing units in Louisiana will start paying monthly rent beginning on April 1 and May 1, respectively. FEMA is setting the rent amount based on the HUD Fair Market Rent. In response to a request from the state, FEMA approved an extension to October 31, 2022, for approximately 1,750 households currently occupying direct housing units through the direct housing program for Hurricanes Laura and Delta. As part of the extension, survivors who remain in their units beyond 18 months from the date of the federal disaster declaration will be charged monthly rent.

Senator John Kennedy (R-LA), Senator Bill Cassidy (R-LA), and Representative Clay Higgins (R-LA) urged FEMA Administrator Deanne Criswell on March 25 to waive monthly rent payments through October 31, 2022, for survivors of Hurricanes Laura and Delta in southwest Louisiana.

In the six months since a federal disaster was declared for Hurricane Ida in New Jersey, FEMA has provided more than $237 million in housing grants to help pay for home repair, home replacement, and rental assistance for temporary housing.

**Severe Storms and Flooding**

HUD announced on March 29 the implementation of federal disaster assistance to supplement state, tribal, and local recovery efforts in the areas of Puerto Rico affected by a severe storm, flooding, and landslides between February 4 and February 6, 2022. On March 29, President Biden issued a major disaster declaration for the municipalities of Cataño, Dorado, Toa Baja, Vega Alta, and Vega Baja.

**Tornadoes**

Hundreds of Kentucky residents displaced by December tornadoes are still living in hotels, state park lodges, or homes in need of repairs. The severe affordable housing shortage that existed prior to the pandemic combined with the devastating tornadoes have created significant barriers to housing for displaced survivors. *WKU* reports that most of those displaced from their homes were low-income renters who have no permanent housing options. According to FEMA, 65% of the homes damaged by the tornadoes were rentals, but the city's occupancy rate among rental properties is around 97%. The apartments that remain are unaffordable for most of the displaced, many of whom are low-income residents and refugees.

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## Congress

### Senate Banking Committee Holds Hearing on the Housing Needs of America's Seniors

The U.S. Senate Committee on Banking, Housing, and Urban Affairs held a hearing, "Affordability and Accessibility: Addressing the Housing Needs of America's Seniors," on March 31. Witnesses included Shannon Guzman (AARP Public Policy Institute), Jennifer Molinsky (Housing an Aging Society Program), Audra Hamernik (Nevada HAND), Thomas Wade (American Action Forum), and Norbert Michel (Center for Monetary and Financial Alternatives at the Cato Institute). The hearing focused on the high costs of providing accessible and affordable housing for seniors.

"The housing challenges of older adults are part of a larger housing national crisis," said Shannon Guzman. "Both housing and rental markets have experienced significant price increases recently…As a result, evictions and homelessness among older Americans are on the rise, and homeownership rates are falling in every age group. Racial disparities are evident in these trends."

Audra Hamernik explained that "there is also a lack of housing choice vouchers [HCVs]. Eighty-two percent of extremely low-income renters are cost-burdened, and we are not surprised by that number. We are getting the same level of HCVs allocated to Nevada as the beginning of time, and it really isn't fair to high-growth population areas."

In response to a request by Senator Jon Ossoff (D-GA) to identify the single greatest driver of senior homelessness, Jennifer Molinsky responded: "Housing costs. Two words."

View a recording of the hearing here.

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## Opportunity Starts at Home

### New Issue Brief Explores Intersections of Housing and Gender Justice

The National Urban League and the National Partnership for Women and Families have released a new issue brief exploring how racial, socioeconomic, and gender-specific inequities impact women's access to safe, decent, and affordable housing. In particular, the brief offers an in-depth examination of the connections between the intersectional wage and wealth gaps, socioeconomic and land-use dynamics, and financial inclusivity.

The brief spotlights specific populations – including Black women, single mothers, people experiencing homelessness, and domestic violence survivors – and provides recommendations for federal agencies while highlighting the ways federal, state, and local legislation impact women's access to housing. According to the authors, the brief's "key takeaway is that housing, like most issues, is not the same for everyone and that housing justice is a form of gender justice and racial justice."

Read the issue brief here.

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## HUD

### HUD Releases 2022-2026 Strategic Plan

HUD released its strategic plan for fiscal years (FYs) 2022-2026 on March 28, outlining the department's objectives for the next four years as well as its strategies for assessing and achieving those objectives. In the plan, HUD lays out five overarching strategic goals: supporting underserved communities; ensuring access to and increasing the production of affordable housing; promoting homeownership; advancing sustainable communities; and strengthening HUD's internal capacity.

**Supporting underserved communities:** HUD commits itself to strengthening Fair Housing compliance and enforcement. The department notes it will focus on building relationships with local service providers to improve awareness and delivery of services and will issue guidance to increase Fair Housing Act protections, including introducing an improved Affirmatively Furthering Fair Housing (AFFH) rule and AFFH assessment tool.

Additionally, the department emphasizes its commitment to preventing and ending homelessness through a Housing First approach. Housing First recognizes access to safe, stable housing as an essential first step to long-term housing stability for people experiencing homelessness. Stable housing provides the foundation needed to utilize wrap-around services, find and maintain employment, and improve overall quality of life. HUD announces a goal to "make homelessness rare, brief, and non-recurring by reducing the number of people experiencing homelessness by 15%" by the end of September 2023.

HUD will also promote equitable community development by enforcing Section 3 requirements, which bolster the department's financial support for residents and communities by providing residents with jobs and employment training and awarding contracts to businesses owned by and employing Section 3 residents. The department commits itself to working across agencies to support entrepreneurship and wealth-building for HUD-assisted residents.

**Ensuring access to and increasing the production of affordable housing:** In addition to supporting the financing and production of new affordable housing, HUD will partner with state and local governments to identify and eliminate barriers to housing production, including exclusionary zoning practices. The department will conduct "learning and listening sessions" with local leaders and residents to improve the preservation and development of affordable housing. HUD also notes its commitment to preserving existing HUD-assisted housing by leveraging Rental Assistance Demonstration (RAD) program funds to "stabilize and rehabilitate properties."

HUD will increase the utilization of Housing Choice Vouchers (HCVs) as well as the occupancy rates of public housing and multifamily properties, with the goal of "increasing occupancy rates to 96% in the Public and Multifamily Housing programs and the budget utilization rate to 100% in the HCV program" by the end of September 2023. The department plans on working with Public Housing Authorities (PHAs) to increase voucher utilization rates, including providing toolkits for PHAs on running voucher mobility programs and strengthening incentives for PHAs to expand households' housing options.

To increase the quality of HUD-assisted housing, the department will seek to eliminate the backlog in Public and Multifamily Housing inspections that have accrued since the beginning of the pandemic. HUD will also work to create new accountability procedures to hold property owners participating in HUD programs accountable for poor living conditions and modernize its information technology systems to better track voucher utilization and occupancy rates in HUD-assisted housing.

**Promoting homeownership:** HUD intends to lead a review of existing Federal Housing Administration (FHA) loan underwriting guidelines, lending standards, and service protocols to increase the accessibility of FHA programs to low- and moderate-income borrowers. Similarly, the department will continue to examine the servicing standards of the Government National Mortgage Association (Ginnie Mae) Mortgage-Backed Securities program to provide greater access to capital to those participating in a homeownership program, and the department aims to engage "non-traditional lenders" to better reach underserved communities.

Additionally, the department will implement updated Manufactured Housing Construction and Safety Standards to ensure that manufactured housing is built to be high-quality, affordable, durable, and safe. HUD also emphasizes the necessity of improving access to HUD-approved Housing Counseling services to increase access to homeownership for low- and moderate-income households.

HUD proposes targeting HOME Investment Partnerships Program (HOME) funds to "homeownership-related activities," including housing construction, rehabilitation, and down-payment assistance. The department will also promote affordability in high-cost housing markets through shared equity models and expand financing for the construction and renovation of properties, including Accessory Dwelling Units (ADUs), two-to-four-unit properties, and condominiums.

**Advancing sustainable communities:** The department is dedicated to expanding available resources for climate resilient projects and promoting environmental justice through its Community Development Block Grant-Disaster Recovery (CDBG-DR) and Community Development Block Grant-Mitigation (CDBG-MIT) programs. In addition, HUD will strengthen existing green building codes and standards across programs to promote energy efficiency and continue offering FHA-insured financing to borrowers to facilitate energy-efficient and climate-resilient upgrades to existing housing stock.

Recognizing the threat to health and safety posed by lead-based paint, radon, and other environmental hazards, HUD set a goal of "making an additional 20,000 units of at-risk housing units healthy and lead-safe" by the end of September 2023. The department will work with other federal agencies to launch a whole-of-government approach to addressing lead hazards, including its new initiative RECLAIM, an interagency pilot program to support community-driven efforts to revitalize distressed neighborhoods located near hazardous waste sites. HUD also intends to develop department-wide and program-specific policies to reduce residents' exposure to radon.

The department will coordinate with federal health partners to improve health outcomes for residents of assisted housing, with a particular focus on positive maternal and child health outcomes. In addition, HUD and its federal partners intend to work together to integrate housing and healthcare services, with a focus on providing services to older adults so they can age-in-place, as well as ensuring people with disabilities have the assistance needed to live in integrated communities of their choosing, rather than institutions or other congregate settings.

**Strengthening HUD's internal capacity:** HUD will focus on expanding and strengthening its workforce through opportunities for professional development and by fostering an inclusive, engaged environment in its offices. The department also aims to improve the transparency, collaboration, and efficiency of its property acquisition process, including by providing best practices to help offices develop their own requirements, identify funding, and submit requests. HUD will continue improving its cybersecurity and data management tools, its management and oversight of grants, and its understanding of residents' experiences.

Read HUD's FY2022-2026 strategic plan at: https://tinyurl.com/4thyvdar

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## Research

### Eviction Lab Research Finds Evictions Are Prevalent in Suburbs as well as Cities

A new journal article from the Eviction Lab, "Beyond Urban Displacement: Suburban Poverty and Eviction," examines how urban and suburban eviction rates compare across 71 cities. The article finds that despite common perceptions that evictions are primarily an urban issue, evictions are also common in the suburbs, with one in six cities having greater eviction rates in surrounding suburbs than in urban areas. High suburban eviction rates are most common in metropolitan areas with high rates of suburban poverty, highly segregated suburbs, and suburbs that surround more expensive urban housing markets.

Households living in poverty have increasingly moved to the suburbs, and since 2010, the suburbs have housed the majority of the country's poor households. To assess the prevalence of evictions in suburbs, researchers used data from over 2.3 million eviction filings across 71 metropolitan areas. Eviction rates were calculated by dividing the number of eviction filings by the number of renter-occupied housing units in a given area.

The researchers found that from 2012 to 2016, the eviction rate in urban areas was 3.2% while the eviction rate in suburban areas was 2.0%. Despite a higher eviction rate in urban areas overall, 12 of the 71 metropolitan areas included in the sample had higher suburban eviction rates. Cities that fall into this category include Seattle, Philadelphia, Houston, and Boston. In 26 other metropolitan areas, the suburban eviction rate was less than one percentage point below the urban eviction rate. Suburban eviction rates tended to be higher in places with less costly suburban housing compared to urban areas, higher rates of suburban poverty, and higher amounts of suburban segregation.

The article also provides case studies of three cities – Miami, Milwaukee, and Seattle – to illustrate how contextual factors influence how and where evictions happen. In Seattle, for example, the tech industry boom led to high levels of gentrification in urban areas, particularly in predominantly Black and low-income neighborhoods. As these households were pushed out of the city center, many moved to the suburbs, resulting in increased eviction rates in suburban areas and decreased eviction rates in urban areas. Seattle's eviction rate is

1.1% in the suburbs compared to .5% in the urban core. Milwaukee, on the other hand, has not experienced widespread in-migration or gentrification, and the urban core continues to house predominantly low-income households and households of color. As a result, the eviction rate in urban Milwaukee (4.0%) is much higher than the eviction rate in suburban Milwaukee (.7%).

The variation in the eviction landscape across metropolitan areas points to the importance of regional approaches to serve people experiencing evictions. For example, in metropolitan areas where evictions are increasingly taking place in the suburbs, support services such as legal aid and eviction diversion need to be accessible outside of the urban core.

The article can be found at: https://bit.ly/3qQwgc4

A summary of the article can be found at: evictionlab.org/suburban-eviction

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### 19.2 Million Working-Age Renter Households Are Housing Cost-Burdened According to Residual-Income Measure

A journal article published in *Housing Policy Debate*, "'The Rent Eats First': Rental Housing Unaffordability in the United States," examines renter cost-burdens using a residual-income approach, which estimates whether households have enough money left after paying rent and utilities to afford a decent standard of living. This method differs from traditional housing cost-burden estimates, which deem a household cost-burdened if it spends more than 30% of its income on rent and utilities. The article finds that in a sample of 30.9 million renter households, 19.2 million (62.1%) were cost-burdened according to the residual-income measure while 14.8 million (47.9%) were cost-burdened according to the traditional measure. The article finds that households with children, Black and Latino households, and households with low incomes are most likely to experience residual-income cost burdens.

To test the residual-income approach, the researchers estimated costs for basic needs such as transportation, food, healthcare, and childcare. The researchers used the Economic Policy Institute's Family Budget Calculator as their primary data source on household expenditures. The calculator assumes adults are of working age, and therefore the analysis excludes households with a person aged 65 or older from the sample. American Community Survey data was used to identify actual household incomes and housing costs. To calculate residual-income cost burden for individual households, the researchers subtracted spending on housing from the household's reported income. If the amount left over was not enough to cover combined non-housing expenditures, the household was classified as having residual-income housing cost burden.

In total, 14.8 million renter households are burdened under the traditional cost-burden measure, and 19.2 million are burdened under the residual-income measure, while 13.9 million households are burdened under both the residual-income and standard cost-burden measures. Over five million households experience residual-income cost burdens but not traditional housing cost burdens. Across all household types and income levels, the number of households experiencing residual-income cost burden is higher than the number of households experiencing traditional cost burden, but households with children and households earning $30,000 to $45,000 are most drastically undercounted using the traditional measure. Of the 942,000 households that have standard cost burden but not residual-income burden, 65% are single-person households, 26% are two-adult households with no children, and 88% make more than $45,000 annually. The researchers posit that these households may choose to live in more expensive housing, leading them to be cost-burdened when using the standard measure but not the residual-income measure. Additionally, households without children have lower non-housing expenses, such as childcare, which lessens their chance of experiencing residual-income cost burden.

Households with children, Black and Latino households, and households with lower incomes are more likely to experience residual-income cost burden. Households with children are 4.1 times more likely to experience residual-income burden compared to households with no children. The likelihood of experiencing residual-income cost burden is also greater for Black and Latino renters, with members of these groups being 20% and 10% more likely than white households to experience residual-income burden, respectively. Renters with incomes below 80% of the area median income also experience greater residual-income cost burden. The estimated shortfall between basic expenditures and income for these households is approximately $37,000 larger than it is for middle- and high-income households.

The research highlights the competing pressures on renter households and explores how different policy interventions could decrease residual-income burden. Because housing is the largest household expense for most renters, a policy that ensures no households spend more than 30% of their income would lead average housing expenses to decrease by 22%. Transportation is the second largest expenditure for households in the sample, and these costs could be lessened by increased carpooling, more robust public transportation systems, or transportation subsidies. The researchers estimate that a policy intervention designed to ensure that households spend no more than 45% of their incomes on housing and transportation combined would decrease the number of residual-income cost-burdened households by 2.4 million. Other possible interventions to decrease household expenditures include healthcare subsidies, increased SNAP coverage, and universal childcare.

The article can be found at: https://bit.ly/3qsUXuU

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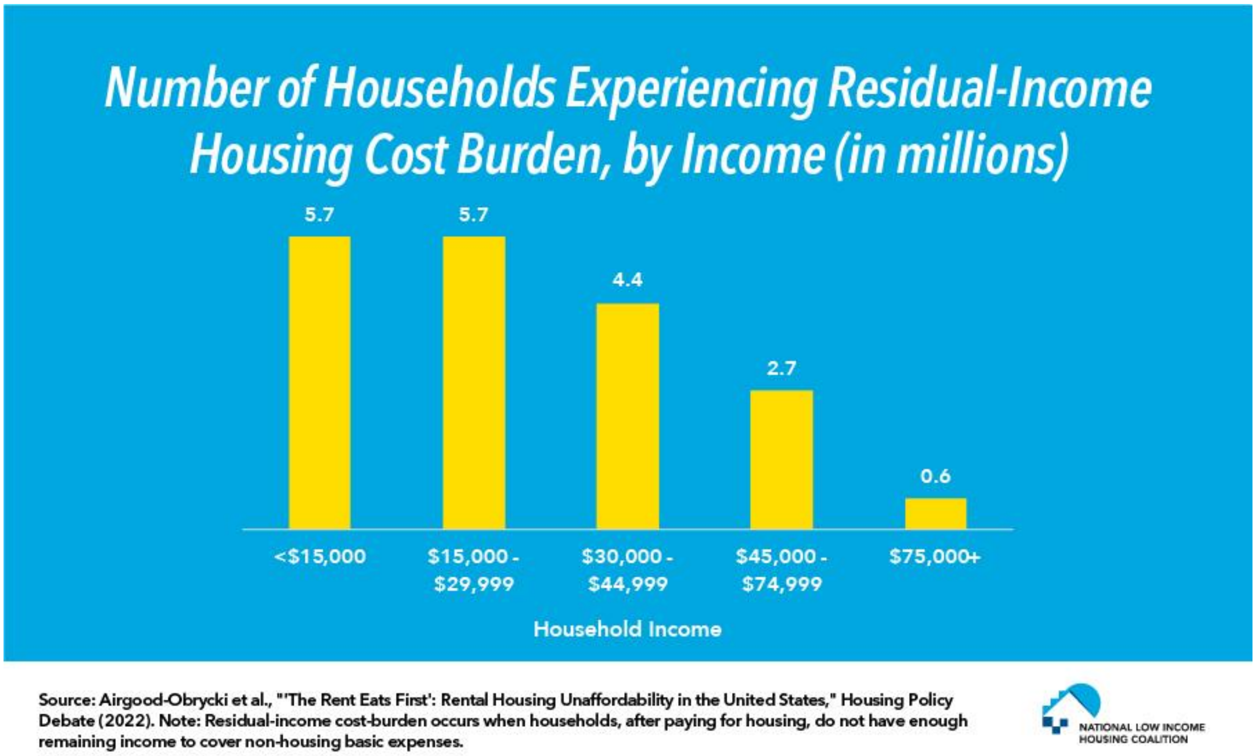
## Fact of the Week

### Six in Ten Households Experiencing Residual-Income Housing Cost Burdens Make Less than $30,000 Annually




Source: Airgood-Obrycki et al., "'The Rent Eats First': Rental Housing Unaffordability in the United States," *Housing Policy Debate* (2022).

Note: Residual-income housing cost burden occurs when households, after paying for housing, do not have enough remaining income to cover non-housing basic expenses.

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## From the Field

### Report Shows New York City's Tenant Movement Stronger Four Years After Winning the Right to Counsel

The Right to Counsel NYC Coalition (RTCNYC) and TakeRoot Justice released a new report, *Organizing is Different Now: How the Right to Counsel Strengthens the Tenant Movement in New York City*, showing the lasting impacts of the successful effort in 2017 to secure the right to counsel in New York City, which made the city the first in the country to provide a right to counsel (see *Memo*, 8/21/17). The right-to-counsel legislation guarantees tenants with household incomes at or below 200% of the federal poverty level access to free legal representation when facing eviction or other housing challenges in court. Past research has proven the success of right to counsel in reducing evictions by increasing legal representation for tenants, but this report demonstrates the significant contributions of right to counsel to tenant organizing. Among other things, the report finds an increase in the number of involved tenants, heightened confidence among tenants in their ability to navigate housing court and take action against their landlords, greater knowledge-sharing about and training on tenants' rights, and stronger tenant-led infrastructure. The authors hope the report will inspire other tenants and organizers to fight for right to counsel in their cities. They also aim to inspire attorneys to reflect on their roles in the larger tenant movement, encourage policy makers to see the value of non-traditional data, and focus media attention on the tenant movement.

Data collection and analysis for the report was led by TakeRoot Justice, which provides legal and participatory research and policy support to New York City grassroots and community-based groups, and RTCNYC, a broad-based, tenant-led coalition that formed in 2014 and led the successful campaign to secure the right to counsel. Using a participatory action research method, tenants and housing organizers were trained to facilitate five focus groups with a total of 27 tenants and six community organizers. Tenants were asked about the impact of right to counsel on various aspects of their lives. Organizers were asked about how right to counsel functioned as an organizing tool, the impact of bringing lawyers into the tenant movement, and whether their organizing strategies had changed as a result of right to counsel.

Key findings from the focus groups are corroborated by detailed quotes from participants. The findings include the following:

- Tenants feel less stress and fear and more confidence knowing they have the right to counsel.
- Right to counsel bolsters organizing in a variety of ways.
- Having the right to an attorney in housing court is empowering and protective.
- Right to counsel creates opportunities for tenants, organizers, and attorneys to build and navigate relationships in the service of the tenants' rights movement.
- Right to counsel protects undocumented and marginalized people, helping them become more engaged in the tenants' rights movement.
- The Right to Counsel NYC Coalition has been deliberate about and successful in creating a tenant-led infrastructure and movement-building space.

The report also highlights the following considerations for tenants and organizers in other cities to keep in mind in their respective right-to-counsel campaigns:

- Right to counsel is powerful and important to fight for nationwide.
- Working in communities with others is crucial in the fight for right to counsel.
- It is important to persevere throughout the fight.
- Tenant leadership is essential in the fight to win right to counsel.
- Guiding values and principles help center the campaign.
- Internal political education and strategy alignment are important within the coalition.
- Participants should focus on implementation in addition to the initial victory.

The right-to-counsel campaign began in 2013 with the tenants' rights organizing group Community Action for Safe Apartments (CASA), which later helped form the citywide RTCNYC. After more than four years of tenant organizing and coalition building, right to counsel was finally secured in 2017 and has proven over the years to be largely successful in stabilizing housing for New York City tenants and preventing the devastating consequences of eviction. According to a report by the New York City Human Resources Administration's Office of Civil Justice, which implements the right-to-counsel legislation, legal organizations funded through the right-to-counsel law provided assistance to approximately 42,000 households in City Fiscal Year 2021. Eviction filings were 46% lower than in fiscal year 2020 and 72% lower than in fiscal year 2019. Amidst the drop in filings, tenants' legal representation increased approximately 11% in fiscal year 2021 compared to fiscal year 2020. In housing court eviction cases and New York City Housing Authority termination cases that were resolved by the Office of Civil Justice's legal service providers, 84% of tenants were allowed to remain in their homes.

Right to counsel was originally scheduled to be phased in over four years and reach full implementation in 2022. However, as the COVID-19 pandemic unfolded, RTCNYC successfully organized again to accelerate full implementation of the law (see *Memo*, 12/6/21), which secured increased protections for tenants during the devastating public health crisis. The pandemic has also influenced the passage of subsequent right-to-counsel legislation across the country, in many cases modeled after New York City's law. According to NLIHC's

Tenant Protections Database, in 2021 alone, three states and eight cities passed some version of right-to-counsel legislation.

"Right to counsel evens the playing field so that so that poor, immigrant communities of color can have equal access to justice and a fighting chance against displacement," says Abby Ng, policy and communications coordinator for Tenants & Neighbors, an NLIHC state partner based in New York City. "Too often, Tenants & Neighbors receives calls from tenants who are panicked after receiving an eviction notice. We've witnessed that it is empowering for tenants in a vulnerable moment to know that they have the right to counsel. We are grateful and proud to have right to counsel in New York City, and we hope to see it pass statewide and throughout the country."

The authors of the report conclude that their movement was never just about tenants having the right to representation, but rather about changing the balance of power between tenants and landlords and creating more space for tenants to organize. Organizers across the country can learn important lessons from the report to support their efforts towards these goals.

Read the report here.

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## Events

### Today's "Tenant Talk Live" Webinar for Renters and Resident Leaders Will Focus on Coalition Building for Housing Justice – Register Now!

NLIHC will host "Tenant Talk Live"– a webinar with and for renter and resident leaders – today, April 4, at 6 pm ET (5 pm CT, 4 pm MT, and 3 pm PT). During the session, we will hear from advocates about how to build successful coalitions in local communities. Register for today's Tenant Talk Live webinar at: https://bit.ly/361rmy2

Coalitions can achieve extraordinary results. At the national level, coalitions like NLIHC have succeeded in expanding the nation's supply of affordable housing for the lowest-income people. But local coalitions can also bring about major changes in their communities, as shown by the success of local coalitions across the U.S., including many of NLIHC's state partners. Today's Tenant Talk Live webinar will highlight the outstanding coalition-building work of two coalitions: the Washington State Housing Justice Coalition and the Just Cities Institute. Advocates from both coalitions will discuss lessons learned from coalition building for Fair Chance Housing policies.

In the webinar, NLIHC staff will be joined by advocate Duaa-Rahemaah Williams, state organizer for Resident Action Project (RAP) and Washington Low Income Housing Alliance (WLIHA); Margaretta Wan-Ling Lin, executive director for Just Cities; and Kelly Olson, policy manager for Civil Survival. We hope you will also join us as we learn more about bringing people together through coalitions that center social and racial justice.

And remember: Tenant Talk Live would not be possible without tenants like you! We strive to connect and engage with tenants and tenant leaders through our webinars. If you are a low-income tenant and have a topic you would like to propose for an upcoming Tenant Talk Live, or if you would like to participate as a speaker on an upcoming call or webinar, please email Sidney Betancourt at: sbetancourt@nlihc.org

Register for the upcoming Tenant Talk Live webinar at: bit.ly/361rmy2

Stay up to date on Tenant Talk Live events via the Facebook group

## Resources

### NLIHC Releases Spanish Edition of *Tenant Talk: La Ayuda de Emergencia para el Alquiler desde Todos los Ángulos*

A Spanish-language edition of the Winter 2022 issue of *Tenant Talk* – a semi-annual newsletter created by NLIHC to engage renters and residents in housing advocacy – is now available online! Each issue of *Tenant Talk* features innovative approaches to housing advocacy and highlights recent victories in housing justice around the U.S. The winter issue, *Tenant Talk: Emergency Rental Assistance at All Angles (La Ayuda de Emergencia para el Alquiler desde Todos los Ángulos)*, focuses on emergency rental assistance (ERA) programs and explores how ERA has impacted tenants navigating the economic challenges of the pandemic.


The issue includes Spanish-language articles from partners across the country about efforts to increase access to ERA for tenants facing rental debt. As always, the publication offers tenants' perspectives on their experiences – in this case, with ERA – as well as articles by NLIHC staff on tenant protections, updates on the "Build Back Better Act," summaries of recent NLIHC research, and much more!

Like other issues of *Tenant Talk*, the Spanish-language edition is available to all NLIHC members and partners – as well as members of the general public – for downloading from (or reading on) NLIHC's website. You can support future editions of *Tenant Talk* by becoming a member of NLIHC.

Interested in learning more about tenant experiences with housing advocacy? We encourage all low-income tenants and resident leaders to join our next "Tenant Talk Live" – a webinar featuring (and for) tenant and resident leaders – on April 4 from 6 to 7 pm ET. Register here!

The Spanish edition of *Tenant Talk* is available here.

## NLIHC Careers

### NLIHC Seeks Chief Operating Officer

NLIHC seeks a chief operating officer to oversee the day-to-day operational functioning of NLIHC and ensure that the financial, administrative, resource development, human resources, and communications/media relations of the Coalition support NLIHC policies and achieve NLIHC's goals and objectives. The COO works closely with the president and CEO; supervises the senior director of administration, operations director, senior director of media & communications, and development coordinator(s); and coordinates closely with other key staff throughout the Coalition to ensure the achievement of organizational priorities on time and within the approved budget. The COO has substantial interaction with the NLIHC Board and represents NLIHC to many stakeholders.

**Responsibilities:**

**Finance and Administration**

1. Supervise the senior director of administration, the operations director, and contracted accounting firm.
2. Prepare and monitor annual budgets for both NLIHC 501(c)(3) and the NLIH Policy Center 501(c)(4).
3. Lead NLIHC team (and contracted accountants) on preparation of annual audits and on the preparation and submission of IRS 990 tax forms for the NLIHC (c)(3) and (c)(4).
4. Ensure preparation of monthly finance reports for (c)(3) and (c)(4) for review by president, finance committee, executive committee, and full Board.
5. Approve expenditures as per approved budget; ensure correct account coding.
6. Monitor investments, implement investment policy, and recommend timing of approved draws for operations.
7. Serve as staff to Finance/Audit Committee and Investment Committee of NLIHC Board of Directors.
8. Ensure maximum effectiveness and efficiency of organizational use of information technology and contracted IT managed services providers.
9. Ensure efficient operation of office facility and equipment; direct process to secure new office space, negotiate leases, and direct office build-out, if/when needed.
10. Oversee all logistical aspects of annual housing policy forum, including negotiations with forum facility, audio-visual, and other contracts.
11. Ensure completion of 403B Retirement Plan non-discrimination testing, submission of 5500, and other retirement plan fiduciary responsibilities.
12. Track expenses versus budgets for all corporate- and foundation-funded projects, prepare financial reports.
13. Negotiate and renew all insurance policies in coordination with senior director of administration (health, D&O, liability, crime, cyber, etc.)
14. Review, negotiate, and sign Coalition contracts and work orders.
15. Review bi-monthly payroll, identify and resolve any issues.

**Fund Development**

1. Supervise development coordinator(s) and ensure budgeted revenue from grants, contributions and events is raised.
2. In collaboration with development coordinator(s), prepare and submit major grant proposals and reports, including budgets and financial reports. Write and/or edit fundraising appeals.
3. With or on behalf of the CEO, represent the Coalition in fund development meetings with donors and prospective donors.
4. Oversee the successful execution of Leadership Awards Reception and other major fundraising events, ensuring successful events and revenue goals met.

5. Guide development coordinator as the staff to the Fund Development Committee of NLIHC Board of Directors.

**Human Resources**
1. Oversee recruitment and hiring of all staff except CEO; recommend finalists to CEO.
2. Oversee staff training activities, including onboarding orientation of all staff.
3. Support performance management and lead the twice-annual performance review processes.
4. Conduct periodic reviews and updates of position descriptions and salary ranges; recommend changes.
5. Oversee contract with human resources provider for various HR services/projects.
6. Conduct periodic review and updating of Personnel Policies; recommend changes.
7. Serve as staff to Personnel Committee and the CEO Performance and Compensation Committee of NLIHC Board of Directors.
8. Ensure intern recruitment, applications, selection, and onboarding take place.

**Communications and Media Relations**
1. Supervise the senior director of media & communications.
2. Ensure all priority media/communications team goals, objectives, activities, and projects are carried out/achieved on time and within budgets.
3. Oversee the editing, compilation, and transmission of the weekly NLIHC *Memo to Members and Partners* e-newsletter, calls-to-action, and other eblasts - conducting reviews and ensuring quality.
4. Ensure the successful preparation/completion of the NLIHC *Annual Report*, *Advocates Guide*, and other key publications.

**Organizational Leadership**
1. Fill in for the CEO (representing NLIHC at funder meetings, leading staff meetings, etc.) as assigned.
2. Oversee the compilation of annual workplan for review by CEO.
3. Ensure documentation of all activities and outcomes to provide data necessary for internal and grant reports; oversee preparation of monthly program tracking/summary reports for review by president and Board of Directors.
4. Attend and report at meetings of NLIHC Board of Directors and Executive Committee. Serve as lead staff for Finance, Audit, Personnel, Investment, and CEO Performance/Compensation Committees of the Board of Directors.
5. Participate in staff meetings, retreats, trainings, and all NLIHC events.

Other duties as assigned

**Supervises:** Senior Director of Media & Communications
Senior Director of Administration
Operations Director
Development Coordinator(s)
Senior Executive Assistant (partial)

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

- A bachelor’s degree required; an advance degree preferred.
- More than 10 years of senior leadership experience directing operations and supervising staff, including other supervisors of teams.
- Strong experience in budgeting and financial management, fund development and donor stewardship with corporations and foundations, human resource management, and other operations. Experience in marketing, communications, media relations preferred.

- A strong, demonstrated commitment to the alleviation of poverty and to social/racial justice (affordable housing knowledge/experience preferred).
- Demonstrated strong organizational skills, attention to detail, and ability to coordinate multifaceted efforts by diverse teams.
- Excellent communications skills, both orally and in writing.
- Experience successfully building and maintaining professional partnerships and relationships.
- 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 (with partial telework available).

**JOB APPLICATION PROCESS:** Send a cover letter, resume, and two writing samples to: NLIHC President and CEO Diane Yentel and current COO Paul Kealey, NLIHC, 1000 Vermont Avenue, N.W., Suite 500, Washington, D.C. 20005 at dyentel@nlihc.org and pkealey@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.)

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## NLIHC Seeks Manager/Director of Field Organizing

NLIHC seeks a manager/director of field organizing who will oversee the implementation of all field outreach, organizing, and advocate-mobilization efforts in support of the NLIHC mission, goals, and objectives, and who will supervise the Coalition's field organizers on all membership, state partner, and other advocate engagement, retention, and mobilization. Candidates will be considered for a role as either manager or director based on years of relevant experience. The manager/director of field organizing will report to the senior vice president for public policy and field organizing.

**RESPONSIBILITIES**

1. Training, supporting, and supervising current team of five field organizers.
2. Managing field team logistics and administration.
3. Planning and coordinating all aspects of NLIHC's *Our Homes, Our Votes* nonpartisan voter and candidate engagement project.
4. Planning and conducting peer-learning and capacity-building meetings for the HoUSed campaign (for universal, stable, affordable housing) grantees and for the *Our Homes, Our Votes* (grantees and other participants) cohort.
5. Supporting NLIHC staff on their projects that involve grants to and engagement with partner organizations/members.
6. Staffing the board Membership Committee and the State Coalition Caucus, with support from lead field organizers.
7. Planning and coordinating NLIHC's annual Capitol Hill Day and Capitol Hill Day trainings.
8. Overseeing and coordinating the work of the field team in planning and executing annual strategies to achieve membership revenue, retention, and new member goals.
9. Overseeing maintenance of the Coalition membership and contacts databases (Salesforce) and mailing lists (MailChimp).

10. Leading all engagement, organizing, and mobilization activities, including the development and dissemination of calls to action; activation of members and campaign endorsers for sign-on letters and legislative communication; engagement in *Our Homes, Our Votes*; etc.
11. Developing and implementing digital organizing/engagement strategies to build field support for NLIHC's policy agenda, including peer-to-peer texting and other digital tools.
12. Participating in the planning of briefings, dialogues, and other informational forums on issues related to Coalition objectives.
13. Overseeing all NLIHC state partner activities, including monthly/biweekly Zoom or teleconference and twice-annual in-person meetings.
14. Presenting on NLIHC priorities, key activities, campaigns, and other topics at NLIHC state partner, member, and other partners' events/convenings.
15. Ensuring strong field support to the senior vice president for equity, diversity, and inclusion on resident-engagement efforts, including NLIHC's *Tenant Talk* publication, *Tenant Talk Live* webinars, and resident trainings at the annual NLIHC Policy Forum.
16. Attending all meetings of the Board of Directors and other Board committees, as needed.
17. Participating in staff meetings, retreats, trainings, and all Coalition events.
18. Participating in the planning and implementation of the annual Policy Forum, including speaker recruitment and coordination of communications activities, as assigned.
19. Other duties, as assigned.

**QUALIFICATIONS**

Applicants must possess a bachelor's degree and preferably at least four years of work experience in organizing/mobilization of policy campaigns, U.S. election campaigns, and/or direct assistance to low-income communities (additional years of experience preferred; exceptional candidates with fewer may be considered). Candidates should have at least two years of experience supervising staff or directly coordinating the work of other team members (e.g., as a team lead). Applicants should have a strong commitment to social justice and knowledge of affordable housing or homelessness issues. Candidates should have strong analytical, writing, and organizational skills, as well as a keen attention to detail. Applicants should have a strong ability to prioritize and effectively manage multiple tasks in a fast-paced work environment. Candidates should have a commitment to racial equity and experience working within an equity framework to build power and advance goals. Applicants should also be proficient in the Microsoft Office suite. Familiarity with Salesforce CRM database system would be plus.

**COMPENSATION AND BENEFITS:** An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and a generous benefits package. This is a full-time position located in Washington, D.C. (with partial telework available).

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

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## NLIHC in the News

### NLIHC in the News for the Week of March 27

The following are some of the news stories that NLIHC contributed to during the week of March 27:

- "WNC Closes $191.7 Million Institutional LIHTC Fund to Build and Rehabilitate 1,873 Affordable Housing Units" *Yahoo Finance*, March 28 at: https://yhoo.it/3u1Oh9A
- "A record spike in rents hits Tampa Bay after newcomers flocked to Florida during the pandemic" *NBC News*, March 30 at: https://nbcnews.to/3iSDEzv
- "Portland Extends Housing Emergency for Three More Years" *U.S. News & World Report*, March 31 at: https://bit.ly/3IZVv1S

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## NLIHC News

### NLIHC Welcomes New Members in First Quarter of 2022

NLIHC welcomes the following individuals and organizations who joined the Coalition as members during the first quarter of 2022! To learn more about NLIHC membership, visit nlihc.org/membership.

*New Organizational Members*

- 3e Restoration, Inc.
- ARCH Community Health Coalition
- Ayuda Legal Puerto Rico
- CMC Network
- Dalton-Whitfield Family Connection
- Facebook, Inc.
- Family Promise of Knoxville
- Grand Prairie Homeless Outreach Organization (GPHOO)
- Habitat for Humanity Montgomery County, Texas
- HomeWORD
- Ithaka Land, Inc.
- John Bonin Real Estate Consulting and Training
- Kelly Anne Johnstone Consulting
- Living Better Life
- Oregon Renters in Action
- Philantropical.org
- Santa Clara County Housing Authority
- Springs Alliance

*New Individual Members*

- Amy Jones
- Angie Whitehurst
- Annetta Wilson
- Archie Emerson
- Auvergene Larry
- Barbara Meister
- Bradley Booker
- Brandi Gabbard
- Brie Wilson

- Bruno Del Castillo
- Catalina Velasquez
- Catherine Logsdon
- Catherine Ogie
- Chasity Shannon
- Cloey Parks
- Craig Paradise
- Curt Shumate
- Dale Raugust
- Danielle Mowery
- Darnell Dee Hayes
- Debra Larson
- Debra Roberson
- Denae Dickson
- Dongguk Seo
- Ellingsworth Webb
- Emily Crossen
- Fannie Bates
- Finequa Mahone
- Gail Black
- Geraldine Blair
- Graciela Macias
- Hilary Arnzen
- Jacqueline Forbes
- Jaminette De Jesus-Felicier
- Jean Walter
- John Nargoski
- Karissa Bacus
- Karlo Ng
- Katia Polster
- Kenneth Yancey
- Khephra Jackson
- Kijana Mitchell
- Kristen Robertson
- Kristy Chessher
- Kylie Jayroe
- Leah Turner
- LeRoya Scott
- Lethia Kittrell
- Maggie Spade-Aguilar
- Manisha Divecha
- Maria Duchin
- Marvin Hernandez
- Michael Ferron
- Michelle Mapp
- Monica Cooper
- Monica DeLancy
- Moriah Haley

- Naomi Thornton
- Natasha Gooden
- Nicole Virgo-Carter
- Olivia Arena
- Pamela Johnson
- Patricia Cruse
- Ramesh Patel
- Regina Mitchell
- Rena Snider
- Rhonda Jackson
- Roseann Voigt
- Sandra DeWine
- Sarah Adler
- Sharon Hollifield
- Sharon Vogel
- Sheila Johnson
- Sheila Woeger
- Stacey Biller
- Stephanie Watkins-Cruz
- Susan Williams
- Suwan Lechowicz
- Tatiana Loving
- Taura Brown
- Theresa Jones
- Thomas Barrie
- Tiffiny Graven
- Verlee Fowler
- Virgie Lowe
- Wanda Coleman
- Wanona Tabb

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### Where to Find Us – April 4

NLIHC President and CEO Diane Yentel and other NLIHC staff will be speaking at the following events in the coming months:

- Housing California's 2022 Conference, "A Roadmap To A Better California" – Sacramento, CA, April 4-6
- USC Price Center Social Innovation Summit: Housing Stability – Virtual, April 13
- Urban Affairs Association Conference, Lessons Learned from Emergency Rental Assistance Programs Responding to COVID- 19 – Washington, DC, April 14
- University of Delaware Webinar – Keynote Speaker, Newark, DE, April 27
- New Mexico Summit on Health Eq uity – Plenary Speaker, Virtual, May 4
- Connecticut Coalition to End Homelessness, 19th Annual Training Institute, – Keynote Speaker, Hartford, CT, May 11
- HousingWorks RI, Get Housing Right Conference – Virtual, May 12

- St. Ambrose University School of Social Work 24th Annual Social Justice Conference – Keynote Speaker, Davenport, IA, May 19
- Princeton Community Housing Gala – Virtual, July 21
- Idaho Housing and Finance Association Annual Housing Conference – Keynote Speaker, Boise, ID, August 22-23

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## NLIHC Staff

Andrew Aurand, Vice President for Research, x245
Sidney Betancourt, Housing Advocacy Organizer, x200
Jordan Brown, Research Intern
Victoria Bourret, ERASE Project Coordinator x244
Jen Butler, Senior Director, Media Relations and Communications, x239
Alayna Calabro, Policy Analyst–COVID-19 Response, x252
Josephine Clarke, Senior Executive Assistant, x226
Matthew Clarke, Writer/Editor
Courtney Cooperman, Housing Advocacy Organizer, x263
Bairy Diakite, Director of Operations, x254
Lindsay Duvall, Senior Organizer for Housing Advocacy
Emma Foley, Research Analyst, x249
Dan Emmanuel, Senior Research Analyst, x316
Ed Gramlich, Senior Advisor, x314
Sarah Gallagher, Senior Project Director, ERASE, x220
Sydnee Graves, Field Intern
Kim Johnson, Senior Policy Analyst, x243
Paul Kealey, Chief Operating Officer, x232
Mike Koprowski, Director, Multisector Housing Campaign, x317
Kayla Laywell, Housing Policy Analyst
Joseph Lindstrom, Director, Field Organizing, x222
Mayerline Louis-Juste, Senior Communications Specialist, x201
Steve Moore Sanchez, Development Coordinator
Khara Norris, Senior Director of Administration, x242
Neetu Nair, Research Analyst, x291
Brenna Olson, Policy Intern
Noah Patton, Housing Policy Analyst, x227
Ikra Rafi, Creative Services Manager, x246
Betty Ramirez, Research Analyst, x202
Gabrielle Ross, Housing Advocacy Organizer
Sarah Saadian, Senior Vice President, Public Policy, x228
Brooke Schipporeit, Housing Advocacy Organizer, x233
Sophie Siebach-Glover, Research Specialist, x205
Kennedy Sims, Communications and Graphic Design Intern
Lauren Steimle, Web/Graphic Design Specialist, x246
Jade Vasquez, ERASE Project Coordinator, x264
Maya Ward-Caldwell, Fund Development Intern
Chantelle Wilkinson, Housing Campaign Manager, x230
Renee Willis, SVP for Racial Equity, Diversity, and Inclusion, x247
Rebecca Yae, Senior Research Analyst–COVID-19 Response, x256
Diane Yentel, President and CEO, x225