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Racial Equity

White House Holds Convening on Equity and Racial Justice; HUD Releases First-Ever Equity Plan

The White House held a virtual convening on April 14 to announce the release of its racial justice and equity plan. More than 90 federal agencies – including all cabinet-level agencies – also released their first-ever Equity Action Plans, as called for by President Biden’s historic January 2021 [Executive Order on Advancing Racial Equity and Support for Underserved Communities Through the Federal Government](#).

On his first day in office, President Biden signed the Executive Order, which directs the federal government to advance an ambitious equity and racial justice agenda that matches the scale of the challenges and opportunities before us. Ambassador Susan Rice (Director of the Domestic Policy Council), Shalanda Young (Director of the Office of Management and Budget), and other members of President Biden’s cabinet – including HUD Secretary Marcia L. Fudge – have developed concrete strategies and articulated clear commitments in plans being released by agencies to address the systemic barriers in policies and programs that hold too many people in underserved communities back from prosperity, dignity, and equality.

In response to the President’s directive, HUD began formulating a department-wide plan, which included actions to reduce the racial homeownership gap and center equity in the delivery of services to people experiencing homelessness. HUD’s Equity Action Plan emphasizes the ways homelessness is experienced in cities, suburbs, rural areas, and tribal lands; across races and ethnicities; by families and individuals, young and old; and among male, female, transgender, and gender non-conforming people. Even within homeless populations, some groups are less likely to have safe access to homeless shelters, and some are likely to experience homelessness for more extended periods.

“Equity is central to HUD’s founding principles and the daily work we do as a department,” said Secretary Fudge. “We are excited to take this opportunity to join the rest of the federal government in emphasizing our commitment to making equity a leading compass within this administration.”

Another equity action plan was released by the U.S. Interagency Council on Homelessness (USICH). The plan focuses on four values – racial equity, Housing First, decriminalization, and inclusion – and identifies several actions that will be undertaken by USICH in pursuit of racial equity, including (1) centering racial equity in its upcoming Federal Strategic Plan to Prevent and End Homelessness, (2) engaging Tribal nations and re-establishing the Interagency Working Group on Native American Homelessness, and (3) assessing internal USICH policies and employees’ views of racial equity within the organization.

The U.S. Department of Agriculture (USDA) also released an equity action plan, which establishes an Equity Commission within USDA that will conduct a review and provide recommendations to the Secretary “for how the Department can take action to advance equity.”

The equity action plans released by HUD and other agencies (see related article in this *Memo* about FEMA’s plan) will expand federal investments in and support for communities and groups that have been locked out of opportunities for too long, including communities of color, Tribal communities, rural communities, LGBTQI+ communities, disability communities, communities of faith, women and girls, and communities impacted by persistent poverty. Officials stated that President Biden’s agenda is not a “one-year project” but “an important step forward” in line with a “generational commitment.”

A video of the convening can be found at: <https://tinyurl.com/bdew9mu4>

Read the complete White House Equity Plans at: www.whitehouse.gov/equity

Learn more about HUD’s Equity Action Plan at: <https://www.hud.gov/equity>

Read the full USICH Equity Action Plan here: <https://bit.ly/3rOAJq7>

See the full USDA Equity Action Plan here: <https://bit.ly/3JD5KcZ>

HUD

Secretary Fudge Announces Directive to Review HUD Policies Posing Barriers to Housing for People with Criminal Histories

HUD Secretary Marcia L. Fudge issued a [directive](#) on April 12 instructing the agency to review and identify internal policies and procedures that may increase barriers to housing access for people impacted by the criminal-legal system. Within the next six months, agency staff must review existing HUD guidance, regulations, and sub-regulatory documents and suggest needed changes to ensure increased access to federally assisted housing for those with conviction records.

“As we seek to implement an equity agenda, it is incumbent upon all of us to ensure that, to the full extent permitted by law, we are administering HUD programs in an inclusive way and that we are requiring and encouraging our program partners to be similarly inclusive,” said Secretary Fudge. “By ensuring that our regulatory language and guidance documents about when and how criminal records may and should be used – or not used – to select or terminate tenants are as inclusive as possible, we are informing our funding recipients about best practices for complying with all relevant laws, including civil rights laws, and ensuring a more equitable future for the beneficiaries of HUD programs.”

A criminal record poses a significant barrier to obtaining safe, stable housing and places impacted individuals at increased risk of housing instability, homelessness, and ultimately recidivism. There are relatively few federal admissions prohibitions for assisted housing, giving Public Housing Authorities (PHAs) and owners of federally assisted housing broad discretion when evaluating prospective tenants.

HUD also released [a new webpage](#) with resources to help Continuums of Care (CoCs) – regional entities responsible for coordinating homelessness services – collaborate with legal system partners to increase access to affordable housing for people exiting incarceration.

Read the directive [here](#).

HUD PIH Extends Deadline for PHAs to Request Expedited Review of Three Key HCV Waivers to September 30

HUD’s Office of Public and Indian Housing (PIH) posted [Notice PIH 2022-09](#) on April 11, extending to September 30 the deadline for public housing agencies (PHAs) to request expedited PIH review of three key Housing Choice Voucher (HCV) regulatory waivers. These waivers were originally allowed in [Notice PIH 2021-14](#) and [Notice PIH 2022-04](#) (see *Memo*, [12/20/21](#) and [3/7](#)) as authorized by the “CARES Act” (see *Memo*, [5/10/21](#)). Notice PIH 2022-09 includes the same HCV provisions as previous Notices allowing PHAs to provide higher HCV payment standards and allow households more time to search for a home to lease with a new voucher. Notice PIH 2022-09 differs from the two previous Notices by giving examples of the reasons for which a PHA might seek an expedited waiver and the methods for certifying that there is good cause to increase the payment standard.

The three HCV expedited waivers are as follows:

- PHAs may grant households one or more extensions of the initial voucher term (the time available to a household with a new voucher to lease a unit, which is generally 60 days.)
- PHAs may adopt a payment standard above the usual maximum of 110% of the Fair Market Rent (FMR) up to 120% of FMR. If PIH approves, this payment standard will only apply to fiscal year (FY) 2022 FMRs and must revert to the basic range (between 90% and 110% of FMR) for FY23. PHAs may also seek approval to establish an alternative payment standard up to 120% of the Small Area FMR (SAFMR) for a ZIP code.
- PHAs may increase a household's voucher payment standard at any time, rather than waiting for the household's next regular income reexamination.

The amount of the HCV subsidy for a household is capped at a "payment standard" set by a PHA and must be between 90% and 110% of the FMR (that is, the rent in a given metropolitan area for a modest apartment). HUD sets FMRs annually. Normally, a PHA may request HUD Field Office approval of an "exception payment standard" up to 120% of the FMR for a designated part of an FMR area. In addition, an exception payment greater than 120% of the FMR can be requested but must be approved by the PIH Assistant Secretary. In either case, a PHA must demonstrate that the exception payment is necessary to help households find homes outside areas of high poverty or because households have trouble finding homes within the 60 days allowed for identifying a landlord who will accept a voucher. Notice PIH 2022-09 can hasten this process.

SAFMRs reflect rents for U.S. Postal ZIP Codes, while traditional FMRs reflect single rent standards for entire metropolitan regions. SAFMRs are meant to provide voucher payment standards that are more closely aligned with neighborhood-scale rental markets, resulting in relatively higher subsidies in neighborhoods with higher rents and greater opportunities, and lower subsidies in neighborhoods with lower rents and concentrations of voucher holders.

Section 4 of Notice PIH 2022-09 states a PHA must explain why a waiver is needed, the negative effect on voucher applicants if a waiver is not allowed, and how long the PHA expects the waiver to be needed. The waiver duration should be limited to the time necessary for a PHA to resume normal operations but may not extend beyond December 31, 2022.

If a PHA seeks to establish a payment standard from 111% to 120% of the FMR, the PHA must certify that it satisfies one of three "good cause" conditions:

1. HUD has identified the PHA's FMR area as one with significant rental market fluctuations. An attachment to the Notice lists 227 such areas.
2. A PHA has a voucher utilization rate of less than 98% for the current year-to-date or saw a more than 5% reduction in the utilization rate between 2019 and 2021. ("Utilization rate" refers to the greater of HCV unit-months leased divided by unit-months available, or the total Housing Assistance Payment (HAP) spent divided by a PHA's HCV budget authority.)
3. Fewer than 85% of the vouchers issued by a PHA have been leased over the last six months.

Read Notice PIH 2022-09 at: <https://bit.ly/3jEYmDm>

Read more about Housing Choice Vouchers on [page 4-1](#) of NLIHC's *2022 Advocates' Guide*.

Leadership Awards Celebration

Join NLIHC in Honoring Rep. Ritchie Torres at the 2022 Virtual Housing Leadership Awards Celebration, April 28

NLIHC will honor **Representative Ritchie Torres (D-NY)** at our [40th Annual Housing Leadership Awards Celebration](#), which will be held virtually on Thursday, April 28, at 4 pm ET. Representative Torres will receive the Sheila Crowley Housing Justice Award for his outstanding leadership in elevating the need for historic affordable housing investments for people with the lowest incomes in 2021. This award is named after former NLIHC President and CEO Sheila Crowley, who led NLIHC for more than 17 years. Other honorees will be **Ann O'Hara** and the **Congressional Progressive Caucus**. Register to attend [here](#). Donate to NLIHC as an [individual](#) or as an [organization](#) in recognition of these exceptional leaders.



Representative Ritchie Torres (D-NY)

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

In November 2020, Congressman Torres was elected to represent his community – New York's 15th District – in the U.S. House of Representatives, becoming the first openly gay Afro-Latino man elected to Congress. Representative Torres has already become a leader in Congress in the fight for affordable, accessible housing for people with the lowest incomes.

Congressman Torres's voice was pivotal in ensuring historical affordable housing investments remained in the House of Representative's "Build Back Better Act." Not only did he lead "Dear Colleague" letters that galvanized the support of half of the Democratic caucus, but when housing investments were at risk of deep cuts or elimination from the bill, Congressman Torres met with President Biden directly to make the case for these vital investments, and he appeared frequently on national news programs to argue for bold housing investments for those most in need. Thanks to his unwavering leadership and awareness raising, the Build Back Better Act passed in the House of Representative included an historic \$150 billion in affordable housing and community development investments, with the largest share of those funds going to programs for people with the lowest incomes.

In addition to presenting this award to Representative Torres, NLIHC will give the Dolbeare Lifetime Service Award, named for NLIHC's founder Cushing Niles Dolbeare, 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. The 2022 Edward W. Brooke Housing Leadership Award, named after the late senator from Massachusetts and former NLIHC board chair who was a strong leader for affordable housing throughout his career, will be presented to the **Congressional Progressive Caucus** for its exceptional commitment to advancing historic affordable housing investments to address homelessness and housing poverty in the U.S.



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

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

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

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

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

Our Homes, Our Votes

Join Today's *Our Homes, Our Votes* Webinar: Getting Started on Election Work

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

features experts with frontline election experience who will walk through every step of voter and candidate engagement activities and support housing organizations' nonpartisan election efforts. [Join today's webinar](#) (Monday, April 18) at 2:30 pm ET to learn how to develop a comprehensive voter and candidate engagement plan.

With elections just months away, housing organizations are beginning to launch their election initiatives. To get started, organizations can choose from a menu of election-related activities, set a timeline for their campaign, and determine what they will need to achieve their goals. This webinar will walk participants through every aspect of developing a strong voter and candidate engagement plan – from voter registration, voter education, and get-out-the-vote (GOTV) efforts to candidate engagement and ballot measure advocacy – and identify key considerations as organizations embark on their election campaigns.

Caitlin Donnelly, senior program director at Nonprofit VOTE, will provide tips for organizations to assess their capacity, build partnerships, and set goals that will enable them to carry out their plans effectively. Abby Ng, policy and communications coordinator at Tenants & Neighbors, will discuss how to build out a comprehensive, nonpartisan election campaign grounded in tenant leadership. Courtney Cooperman, housing advocacy organizer at NLIHC, will share *Our Homes, Our Votes* resources that housing organizations can use to sketch out their voter and candidate engagement plans.

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

Budget and Appropriations

Act Now to Secure Significant Affordable Housing Investments in FY23 Spending and Reconciliation Bills!

Appropriations leaders in the U.S. House and Senate are expected to meet soon after Congress returns from recess on April 25 to continue negotiations on a fiscal year (FY) 2023 spending bill. While discussions over the FY23 appropriations package have so far encountered the same hurdles that delayed the FY22 spending bill by almost six months, leaders remain hopeful they can reach an agreement on topline funding amounts by May and finalize draft spending bills in the House by June.

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.
- At least \$5.125 billion for the Public Housing Capital Fund to preserve public housing, and at least \$5.06 billion for the Public Housing Operating Fund.
- 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.

While the annual appropriations process is an important opportunity to preserve and expand the availability of affordable, accessible housing, much more is needed to adequately address the root cause of the nation's affordable housing crisis: the severe lack of affordable, accessible housing available to people paid the lowest wages. 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 affordable housing and community development needs of households with low incomes, including significant funding for the HoUsed campaign's [top priorities](#):

- \$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.

Since the bill stalled in the Senate, President Biden and Congressional Democrats have been mapping out a path forward to enacting a significantly scaled-down reconciliation bill that can win the support of moderate Senators Joe Manchin (D-WV) and Krysten Sinema (D-AZ) as well as the support of House progressives. Because of the evenly divided Senate and narrow margin in the House, lawmakers will need the support of every Senate Democrat and nearly every House Democrat to see the bill enacted.

While the slimmed-down reconciliation package is still taking shape, it is likely that much of the bill's focus will be on addressing rising inflation. As the single largest component of the Consumer Price Index – a popular measure of inflation – the high cost of housing is a [central driver of inflation](#). The historic and targeted affordable housing investments included in the "Build Back Better Act" are not only essential to ensuring that America's lowest-income and most marginalized people have stable, affordable homes but will help address inflation by bringing down the cost of housing.

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 to expand housing vouchers to an additional 200,000 households.
 - At least \$5.125 billion for the Public Housing Capital Fund to preserve public housing, and at least \$5.06 billion for the Public Housing Operating Fund.
 - 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!

Join Upcoming CHCDF Webinar on the FY22 Budget and the Outlook for Affordable Housing in FY23!

NLIHC and our partners at the Campaign for Housing and Community Development Funding (CHCDF) will host a [webinar](#) on April 21 at 3:00 pm ET focusing on the fiscal year (FY) 2022 budget and the outlook for affordable housing programs in FY23. The webinar will feature CHCDF members discussing the housing provisions in the recently enacted FY22 budget and providing information about opportunities for advocates to push for increased funding for affordable housing and community development programs in FY23. Register for the webinar at: bit.ly/3DNxuKu

The FY22 budget provides vital HUD programs [with \\$53.7 billion](#), a \$4 billion increase over the previous fiscal year. Just two weeks after signing the spending bill into law, President Biden released his FY23 budget request, which proposes an [additional \\$6.2 billion](#) for HUD’s affordable housing and community development programs. Panelists at the webinar will discuss the implications of the FY22 budget, opportunities to increase funding for affordable housing and community development programs in FY23, and ideas about how advocates can make their voices heard.

Dara Baldwin, director of national policy at the Center for Disability Rights and a member of NLIHC’s Board of Directors, will moderate the event. Speakers will include:

- Kim Johnson, National Low Income Housing Coalition
- Sid Betancourt, National Low Income Housing Coalition
- Sonya Acosta, Center on Budget and Policy Priorities
- Samantha Booth, Housing Assistance Council
- Linda Couch, LeadingAge
- Michael Santos, RESULTS
- Jorge Soto, National Fair Housing Alliance
- Alayna Waldrum, American Association of Service Coordinators
- Vicki Watson, National Community Development Association
- Ruth White, National Center for Housing and Child Welfare

[Register for the webinar today!](#) And [sign your organization on to a letter](#) supporting the highest level of funding for affordable housing, homelessness, and community development resources in FY23!

HoUsed Campaign for Universal, Stable, Affordable Housing

Recording of April 11 National HoUsed Campaign Call Now Available

On our [most recent \(April 11\) national call](#) for the “HoUsed: Universal, Stable, and Affordable Housing” campaign, we discussed the latest guidance from the U.S. Department of the Treasury (Treasury) on emergency rental assistance (ERA) reallocation and recapture, shared a new report on the effects of multifamily housing

speculation, discussed NLIHC's *Our Homes, Our Votes* campaign, and received updates about field operations in the District of Columbia, Alabama, and Chicago.

NLIHC's Sarah Saadian shared updates on the fiscal year (FY) 2023 appropriations process and reconciliation negotiations. After the "Build Back Better Act" stalled last year in the Senate (see *Memo*, [12/20/21](#)), congressional Democrats are reviving negotiations on a "slimmed down" reconciliation package that could win the vote of West Virginia Senator Joe Manchin, the lone Democrat hold-out in the Senate, while also maintaining support from the rest of the party. Because of the evenly divided Senate and narrow margin in the House, any package put forward will need the support of every Senate Democrat and nearly every House Democrat to be enacted. With negotiations once again underway, it is vital that advocates [continue calling their members of Congress](#) to demand they include NLIHC's top [policy priorities](#) in any final reconciliation package:

- \$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.

Vikram Viswanathan and Jacob Leibenluft from Treasury discussed the [latest guidance](#) on ERA2 reallocation and spending. David Greenberg of Local Initiatives Support Corporation presented a [new report](#), "The Impact of Multifamily Housing Speculation on Low-Income and BIPOC Communities," which found greater speculative activity in lower-income Black and Latino neighborhoods with signs of gentrification. Researchers concluded that housing speculation "demonstrably harms the tenants" already living in these neighborhoods.

NLIHC's Courtney Cooperman provided an update on NLIHC's [Our Homes, Our Votes campaign](#), a non-partisan campaign to increase voter registration and turnout among residents of low-income housing. The next installment of the campaign's bi-weekly webinar series will be today (April 18). Register for today's *Our Homes, Our Votes* webinar [here](#).

Susan Jacob of Housing Counseling Services in Washington, DC, discussed her organization's Eviction Diversion Framework and ERA program, which have helped 70% of tenants behind on rent avoid eviction. Jay Williams from the Low-Income Housing Coalition of Alabama shared the organization's [2022 Advocacy Toolkit](#), and Mark Swartz from the Chicago-based Lawyers' Committee for Better Housing shared findings from the [Chicago Evictions Data Portal](#).

National calls now take place every other week. Our next call will be held on April 25 from 2:30 to 4:00 pm ET. Register for the call at: tinyurl.com/ru73qan

Watch a recording of the April 11 call at: tinyurl.com/4apj42r2

View presentation slides from the April 11 call at: tinyurl.com/5n75hpkx

Coronavirus, Disasters, Housing, and Homelessness

FEMA Releases Equity Action Plan

As part of an administration-wide push to advance equity and racial justice across the federal government (see related article in this *Memo*), the Federal Emergency Management Agency (FEMA) released an [Equity Action Plan](#) on April 14. The releases of the plans by FEMA and [fellow government departments and agencies](#) were pursuant to Executive Order 13985 issued on January 20, 2021.

FEMA’s plan states that the agency has already begun work on integrating equity into strategic plans, goals, priorities, programs, and activities with an objective of ensuring that underserved communities can access resources to meet their needs. The plan also states that the agency will work to ensure that these communities are routinely consulted about equity requirements and that the agency will direct resources to eliminate disparate outcomes in disaster recovery and response programs.

In addition to integrating equity into its procurement procedures, Public Assistance program, and the National Flood Insurance program, FEMA will also promote equitable outcomes for disaster survivors in its Individual Assistance program, support at-risk communities in planning and mitigating disaster impacts, and invest in resources to advance civil rights via its Office of Equal Rights (OER).

The plan describes recent actions by FEMA to advance equity, including developing FEMA-wide equity definitions, reviewing agency-wide policies for equity via an Equity Enterprise Steering Group, improving how FEMA collects demographic information of disaster survivors to ensure disparities are addressed, and connecting with external stakeholders for input on FEMA programs via a Federal Register Notice Request for Information – which NLIHC’s Disaster Housing Recovery Coalition [commented on](#).

While the agency has made strides towards become more equitable, the agency has more work to do. Most recently, individuals living in FEMA Temporary Housing Units in Oregon and Louisiana were issued rent notices and pressured to exit their units due to the expiration of assistance. NLIHC and members of the Louisiana and Oregon delegations requested that rent requirements be waived, but thus far FEMA has not responded.

Read FEMA’s Equity Action Plan here: <https://bit.ly/3xuvF3U>

Coronavirus Updates – April 18

National Updates

Department of Housing and Urban Development (HUD)

HUD [announced](#) on April 5 that it will make an additional \$3.2 million in American Rescue Plan (ARP) funds available to help its Fair Housing Initiatives Program (FHIP) agencies combat housing discrimination related to the COVID-19 pandemic.

HUD also published a “[HOME-ARP Housing Production Goal Calculation Worksheet and FAQ](#).” Participating Jurisdictions (PJs) can use the worksheet to estimate the number of affordable rental housing units for qualifying populations that will be produced or supported by a PJ with a HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) allocation.

Department of the Treasury

The U.S. Department of the Treasury (Treasury) on April 11 updated the [form for requesting voluntarily reallocated funds](#). Grantees that wish to request funds that are being voluntarily reallocated should use the form, including Exhibit C, and submit it via Treasury’s Portal. ERA grantees requesting the voluntary reallocation of their funds should continue to use this [template letter](#).

Treasury also released the Coronavirus State and Local Fiscal Recovery Fund (SLFRF) program “[April 2022 Project and Expenditure Report User Guide](#).”

Reporting

The [Associated Press](#) reports that many states have either voluntarily returned federal emergency rental assistance (ERA) or had ERA funds involuntarily recaptured. Nebraska is the only state to have refused to accept any ERA2 funds whatsoever. Those states for which funds have been recaptured are nearly all smaller states under Republican leadership with large rural populations and fewer renters. U.S. Department of the Treasury officials and many housing advocates argue that reallocation ensures that ERA is distributed to those states most in need.

[ABC News](#) explores how the pandemic and a call to action from Attorney General Merrick Garland in August 2021 spurred the creation of eviction diversion programs across the country. The \$46 billion in federal emergency rental assistance and the implementation of eviction diversion programs have helped keep eviction filings significantly below historical averages.

[NPR](#) examines the effect of eviction moratoriums on out-of-court evictions, often referred to as “informal” or “self-help” evictions. Of the attorneys [surveyed](#) by the National Housing Law Project in July 2020, when the federal eviction moratorium was in place, 91% reported being aware of cases of illegal evictions. In a [follow-up survey](#), 35% of legal aid attorneys reported an increase in illegal evictions or lockouts and a rise in court-sanctioned evictions after the federal eviction moratorium was lifted in August 2021.

[CNN](#) reports on a March 2022 [analysis](#) by Princeton University’s Eviction Lab, which found that an estimated 1.36 million renters avoided an eviction filing in 2021 as a result of federal emergency rental assistance and other protections.

State and Local News

Alabama

Over [\\$2.1 million](#) in federal emergency rental assistance (ERA2) funds are available for Huntsville residents.

Alaska

An attorney with Alaska Legal Services based in Juneau says the organization has seen an [increase in evictions across Southeast Alaska](#) in recent months as federal emergency rental assistance dwindles. The Alaska Housing Finance Corporation has distributed more than \$220 million in federal rent relief to over 66,000 Alaskans. One-third of all renters in the state applied to the program, according to Housing Corporation spokesperson Stacey Barnes.

Arkansas

[Washington County](#) closed its rental assistance programs after not receiving all of the federal money it expected to receive. As a result, some people who have already been approved for rental assistance may not receive any aid. [Axios](#) reports that Beth Coger, Democratic Party nominee for the District 9 seat on the Quorum Court, suggested that the court use CARES Act funds to provide promised rental assistance.

California

A new University of California, Los Angeles (UCLA) [report](#) finds a lag among [Latino and Asian households in California](#) in accessing the state’s emergency rental assistance program. The researchers found that Asian and Latino households are severely underrepresented among those who have managed to receive rent relief, compared to non-Latino white renters, even when accounting for income, age, and metropolitan area of residence.

[NBC News](#) highlights UCLA's report, which found that low-income Asian American households have the lowest rate of rental assistance in California. Just 25% of rent-distressed Asian American households applied for aid, compared to 48% of white renters.

The [Fresno Bee](#) reports California lawmakers passed legislation on April 1 extending eviction protections through June 30 for renters who have applied for emergency rental assistance but have not yet received the funds. Fresno lawmakers confirmed that the new state law would not impact Fresno's eviction moratorium or ERA applicants who apply after April 1.

The [San Diego Union-Tribune](#) reports that the San Diego City Council approved a new eviction moratorium on April 4 that would prohibit landlords from removing a tenant from a property if they want to take the property off the rental market or make significant repairs. San Diego's new law adds additional protections for no-fault evictions not covered under California's moratorium, which was extended last week through June 2022. The moratorium will stay in effect until September 30 or 60 days after the end of the local state of emergency, whichever comes first. A second vote on the ordinance is required before it can become law and will likely take place at the April 18 council meeting.

Colorado

[Denver courts](#) saw 771 eviction filings in March 2022, surpassing pre-pandemic levels. So far this year, 1,860 Denver households have been taken to court, and many tenants who receive eviction notices move out long before landlords take them to court. Zach Neumann of the Colorado Eviction Defense Project says the current eviction numbers are unnerving, partly because both Denver and Colorado still have historic levels of rental assistance available.

Connecticut

According to the [CT Mirror](#), Connecticut pulled more than 20,000 incomplete rental assistance applications from consideration last week, the vast majority of which lacked information about only one party. About 10,700 applications were closed because tenants were waiting for their landlords to complete the applications.

Reflecting statewide trends, [evictions in Meriden](#) are on the rise after state and federal eviction moratoriums ended in the fall of 2021. Monthly case reports show eviction rates comparable to pre-pandemic levels.

Florida

[Miami-Dade](#) Mayor Daniella Levine Cava announced on April 8 that the Miami-Dade County Emergency Rental Assistance Program received an additional \$13 million to assist struggling residents.

Louisiana

[Calcasieu Parish reopened applications](#) for a second round of emergency rental assistance on April 4. The parish announced it has funds to assist approximately 35 families with COVID-19-related rental or mortgage assistance.

Michigan

[Housing advocates across Michigan](#) are concerned about a rise in evictions when federal rent relief is expended. The Michigan State Housing Development Authority, which is administering the state's emergency rental assistance program, said it tentatively expects to stop accepting new applications in June. The same renters who struggled with housing stability before and during the pandemic will continue to struggle because of the severe shortage of affordable housing, NLIHC President and CEO Diane Yentel told the *Detroit Free Press*.

Nebraska

An [attempt to override Governor Pete Ricketts's veto](#) of a federal rental assistance bill fell one vote short on April 5. The legislation would have forced Governor Ricketts to apply for Nebraska's second round of emergency rental assistance (ERA2).

New York

Three months after New York's eviction moratorium ended, legal aid groups say they are [unable to keep up with the overwhelming demand](#) of tenants in need of legal representation. The Legal Aid Society and the New York Legal Assistance Group said that attorneys will be unable to take new cases in Queens in April, and they are urging the Office of Court Administration to slow the scheduling of housing court cases to make sure those at risk of eviction can access an attorney.

[New York Governor Kathy Hochul](#) on April 9 detailed the uses of \$2 billion in reserve pandemic recovery funding in the fiscal year (FY) 2023 State Budget. The budget includes \$800 million in state funds for the Emergency Rental Assistance Program, \$250 million for utility assistance, and \$125 million for the Landlord Rental Assistance Program.

Ohio

The [Cincinnati Edition](#) discusses how emergency rental assistance (ERA) distributed by the Cincinnati-Hamilton County Action Agency has helped families remain housed during the pandemic. The episode addresses how families will be impacted if ERA runs out in September.

The City of [Toledo is receiving \\$19.4 million](#) in reallocated federal emergency rental assistance funds. The city's application portal will remain open through the end of April.

South Dakota

[South Dakota Governor Kristi Noem](#) announced that her administration is returning \$81.5 million in federal emergency rental assistance funds and is requesting that \$17.9 million of that money be redirected to the Oglala Sioux, Lower Brule Sioux, and Crow Creek Sioux.

Texas

The [Texas Tribune](#) interviewed tenants from across the state who were approved for federal emergency rental assistance (ERA) but were evicted anyway. To receive federal rent relief funds, landlords had to sign an agreement that prohibits them from evicting tenants for nonpayment of rent during the period covered by the assistance. Yet housing advocates and legal aid providers say they have routinely seen cases in which Texas landlords have accepted thousands of dollars in ERA yet still evicted tenants. The article highlights a [survey by the National Housing Law Project](#), which found that 86% of 119 lawyers around the country reported seeing cases in which landlords either declined to apply for ERA or accepted the money and then evicted their tenants.

[Tarrant County](#) will close its rental assistance program on April 30 to ensure there are sufficient funds for eligible applicants. Residents living outside of Arlington and Fort Worth must apply by April 30.

[Fort Worth closed the application portal](#) for its Emergency Rental Assistance Program on March 31 because all available funding has been obligated. There is no longer enough funding to cover rental assistance for everyone who has submitted an application.

The [Austin Monitor](#) reports that Travis County is seeing an increase in evictions as housing protections expire. Though the county has not seen the “tsunami” of evictions that was feared, Travis County has still seen a 7% increase in evictions compared to pre-pandemic levels.

Virginia

[Virginia housing advocates](#) fear a surge of evictions when the last of Virginia’s COVID-19 eviction protections expire on June 30. The \$691 million in federal and state rental assistance coupled with added eviction protections have helped keep families in their homes throughout the pandemic. The end of eviction protections on June 30, however, could lead to a spike in evictions, since landlords and property managers will have fewer barriers preventing the evictions of tenants for nonpayment of rent.

Washington

[The Olympian](#) reports that many renters who have applied for rental assistance will likely remain in limbo for several more weeks as Thurston County’s new rental assistance provider continues processing a large backlog of applicants. The new provider, LiveStories, is prioritizing certain groups, including clients of the Eviction Resolution Pilot Program at the Dispute Resolution Center.

Guidance

Department of Housing and Urban Development

- [HOME-ARP Housing Production Goal Calculation Worksheet and FAQ](#) – April 2022
- [COVID-19 Homeless System Response: Guidance for Recruiting, Hiring, and Retaining People with Lived Experience and Expertise of Homelessness](#) – April 2022
- [COVID-19 Homeless System Response: IDIS Fact Sheet for ESG-CV Grant Reductions and Grant Reallocation of Funds](#) – April 2022
- [COVID-19 Homeless System Response: Program Transfer Considerations for Households in ESG-CV Rapid Rehousing Programs](#) – Updated April 2022

Department of Treasury

- [Treasury Emergency Rental Assistance Program: Request for Reallocated Funds Form](#) – April 2022

Disaster Housing Recovery Updates – April 18, 2022

National News

The [latest report](#) from the Intergovernmental Panel on Climate Change calls for urgent action to respond to global climate change. The report states that in less than a decade, human-created CO2 levels will cause temperatures to rise above levels agreed upon in the Paris Climate Accords unless more is done now to prevent temperature increases.

Congressional Action

The “[SPEED Recovery Act](#)” was passed by the U.S. House of Representatives on April 4. The bill would raise the threshold for “Small Projects” under FEMA’s Public Assistance Program, which reimburses local and state governments for work performed during and after disasters. Projects that cost up to \$1 million would receive expedited application reviews and reporting options. The bill was introduced by U.S. House Transportation and

Infrastructure Chairman Peter Defazio, Ranking Member Sam Graves, Representative Daniel Webster (R-FL), and Representative Dina Titus (D-NV).

The “[Resilient AMERICA Act](#)” was passed by the U.S. House of Representatives on April 4. The bill addresses FEMA’s Building Resilient Infrastructure and Communities (BRIC) program, which permits additional mitigation measures to be undertaken with program funding, allows nonprofit facilities access to BRIC funds, and increases available funding under program grants. The bill was introduced by House Transportation and Infrastructure Chairman Peter Defazio, Ranking Member Sam Graves, Representative Daniel Webster (R-FL), and Representative Dina Titus (D-NV).

The U.S. House Transportation and Infrastructure Committee’s Subcommittee on Economic Development, Public Buildings, and Emergency Management held a hearing, “[FEMA Priorities for 2022 and the 2022-2026 Strategic Plan](#),” with FEMA Administrator Deanne Criswell as sole witness. Comments and questions focused on FEMA personnel issues, recent reforms to the Individual Assistance Program, FEMA’s workforce, and more.

FEMA

FEMA released a [Federal Register Notice](#) (FRN) calling for comments on the agency’s decision to extend current approval of a wide variety of FEMA Individual Assistance documentation forms. These forms had previously been approved and utilized. FEMA requested comments that evaluate the quality, utility, and clarity of the information gathered and address the burden of data collection on disaster survivors. Comments are due on or before June 13.

FEMA also released an [FRN](#) regarding the administration of a preparedness research survey of disaster survivors from historically marginalized communities. According to the notice, the agency plans to make use of surveys, individual interviews, and focus groups. Comments are being collected to enhance the quality and utility of the process. Comments are due on or before June 13.

HUD

HUD Secretary Marcia L. Fudge [visited](#) Puerto Rico and the U.S. Virgin Islands at the beginning of April. In Puerto Rico, she traveled to several areas hit by Hurricane Maria in 2017 and by the 2020 earthquakes. She conducted listening sessions with disaster survivors and emphasized HUD’s commitment to providing equitable, safe, stable, resilient, and affordable housing to disaster survivors via the agency’s Community Development Block Grant-Disaster Recovery program.

State and Local Updates

Alaska

At least 50 homes in [Haines, Alaska](#), have yet to be rebuilt after a deadly 2020 storm and accompanying landslides. Two-hundred and fifty homes were affected at the time, and while significant progress has been made, challenges remain. Mental health resources have also been difficult to access in the state, but local recovery groups have been attempting to connect disaster survivors with specialists.

Louisiana

FEMA held a brief [public comment period](#) concerning its plan to place 28 trailers in Metairie, LA, for Hurricane Ida survivors. The agency plans to keep the units available in Metairie until March 2023. Some residents of Metairie have voiced unfounded claims about increases in crime and flooding due to FEMA’s decision.

North Carolina

The North Carolina Office of Recovery and Resiliency was [accused](#) by the state auditor of failing to plan for the oversight of state funds provided for recovery from Hurricane Florence. The office is now working on reforms that would solve the issue, according to state officials.

Oregon

The number of homes destroyed by the [Holiday Farm Fire](#) in September 2020 increased to 574 dwellings. Currently, 47 homes have been rehabbed. Lane County, which was the county hardest hit by the fire, is using modular housing units to ensure adequate housing is available.

Resources

The *Journal of Affordable Housing and Community Development* published an [article](#) about heir-property owners and disaster recovery in a recent issue.

The *International Journal of Disaster Risk Reduction* published an [article](#) about assessing inequalities in FEMA disaster recovery assistance allocations.

Opportunity Starts at Home

Kaiser Permanente Doubles Investment in Affordable Housing to \$400 Million

Kaiser Permanente recently [announced](#) that it would double its investment in affordable housing from \$200 million to \$400 million. The investment increase will be made to the company's Thriving Communities social impact investment fund, which focuses on investments that address community health needs in Kaiser regions and prioritizes investments in affordable and supportive housing. By doubling its investment in affordable housing, Kaiser Permanente expects to create or preserve 30,000 units of affordable housing by 2030.

“Kaiser Permanente views impact investing as a meaningful way to support healthy, financially strong communities, where all people can keep a roof over their heads, put food on the table, get the medical care they need when they need it, and lead the lives they want to live,” said the company in a press release.

The new investment was the subject of a recent [episode](#) in a podcast series by NLIHC's Opportunity Starts at Home (OSAH) campaign. The episode features Lisa Hershey from Housing California and Angela Jenkins from Kaiser Permanente. Throughout the episode, the two guests explore the intersections of housing and health and discuss the ways new cross-sector relationships and innovative approaches to housing are playing out in California.

Read the press release issued by Kaiser Permanente about the new investment [here](#).

Listen to the OSAH campaign's podcast episode [here](#).

Fair Housing

Four Days Left to Sign on to PIF Letter Urging Reform of Public Charge Rule

NLIHC is urging advocates to support needed public charge rule reforms by signing on to a [letter](#) to the Biden administration by the [Protecting Immigrant Families](#) (PIF) campaign. The letter urges the administration to act quickly to finalize responsible reforms that protect immigrant families' access to safety net programs, including public housing and Housing Choice Vouchers. Advocates have until the end of Thursday, April 21, to sign on to the letter.

The letter asserts that the public charge test is “an antiquated policy reflecting centuries of racial and class bias” and urges the Biden administration to finalize public charge reform to assure eligible immigrant families that they can use safety net programs without immigration concerns. The letter urges the U.S. Department of Human Services to make specific improvements as well, including (1) ensuring that state and local programs such as universal basic income programs are not considered in public charge determinations; (2) clarifying that Medicaid is never considered in public charge determinations; and (3) exempting orphans, domestic violence survivors, victims of other crimes, and other vulnerable immigrants from public charge determinations. Further information about the letter and the PIF campaign can be found on the website of [Keep Families Together](#), a shared initiative of the National Housing Law Project.

As of April 14, 270 organizations had signed on to the letter. Advocates can determine whether organizations in their states have signed on via a [sign-on comment tracker](#). NLIHC also encourages states and localities to submit public comments that cite data indicating the harm caused to their constituents by changes to the public charge policy enacted in 2019. Individuals can sign a separate [petition](#) – available in nine languages – in support of the proposed rule. Like the letter, the deadline to sign the petition is April 21. The deadline for individuals or local governments to submit comments to the *Federal Register* is April 25.

Read the organizational sign-on letter at: <https://bit.ly/37wcc8k>

Explore a toolkit with tips and sample language for state and local agencies preparing to submit comments at: <https://bit.ly/3DSabPN>

Read the public petition at: <https://bit.ly/3JhnZ7t>

Read more about public charge on page 6-57 of NLIHC's *Advocates' Guide 2022*.

Research

NLIHC to Release *The Gap: A Shortage of Affordable Homes* on April 21

NLIHC will release this year's *The Gap: A Shortage of Affordable Homes* on April 21. Published annually, the report examines the supply of rental homes affordable and available to households at different income levels in the U.S. and provides estimates of affordable housing needs for each state, the District of Columbia, and the largest metropolitan areas. The report also gives an account of racial disparities in affordable housing. Every year, *The Gap* report reveals the stark shortage of homes affordable and available to America's extremely low-income households. The report also documents the number of households at different income levels experiencing housing cost burdens (that is, spending more than 30% of their incomes on housing) and those suffering severe housing cost burdens (spending more than half of their incomes on housing). Severely housing cost-burdened extremely low-income households are at significant risk of housing instability, eviction, and homelessness. This year's report incorporates new data sources to examine the impacts of the COVID-19 pandemic on housing stability for renters.

The 2022 edition of *The Gap* will be available on April 21 at: www.nlihc.org/gap.

Gentrifying Opportunity Zones Are More Likely than Non-Gentrifying Opportunity Zones to Receive Investments

A new paper published in *Cityscape*, "[Gentrification and Opportunity Zones: A Study of 100 Most Populous Cities with D.C. as a Case Study](#)," examines the prevalence of gentrification within Opportunity Zone (OZ) census tracts and the ways gentrification impacts investments in these areas. Designed to spur economic development, Opportunity Zones comprise low-income census tracts where investors can receive tax breaks (see [Advocates' Guide Ch. 8](#)). The authors of the paper find that gentrifying OZ-designated tracts are more likely to receive investment than non-gentrifying OZ-designated tracts. In the District of Columbia, growing gentrification within OZ-designated tracts over time has led to increased in-migration of higher-income residents and increased displacement of lower-income residents.

The researchers calculate gentrification scores for each of the 100 core-based statistical areas (CBSAs) examined by dividing the annual change in the number of individuals of age 25 or higher with a bachelor's degree by the total population of age 25 or over. Across all 100 cities, the mean gentrification score was 1.83. On average, OZ-designated tracts had lower gentrification scores (1.49) compared to tracts that were eligible to be OZs but not designated as such (1.91). The researchers also ranked neighborhoods in three categories: those with a zero or negative gentrification score, those with a positive score below the national average, and those with a score above the national average. Twenty-six percent of OZ-designated tracts were classified as having scores above the national average – slightly less than the share of eligible but non-designated tracts in this category (29%).

The paper also examines residential and business vacancy data from the U.S. Postal Service (USPS) to predict which OZ-designated tracts are most likely to experience increased investments. The researchers hypothesize that gentrifying tracts are more likely to experience investment and will therefore have lower vacancy rates. The report finds that gentrifying OZ-designated tracts are significantly more likely to have lower vacancy rates compared to non-gentrifying OZ-designated tracts.

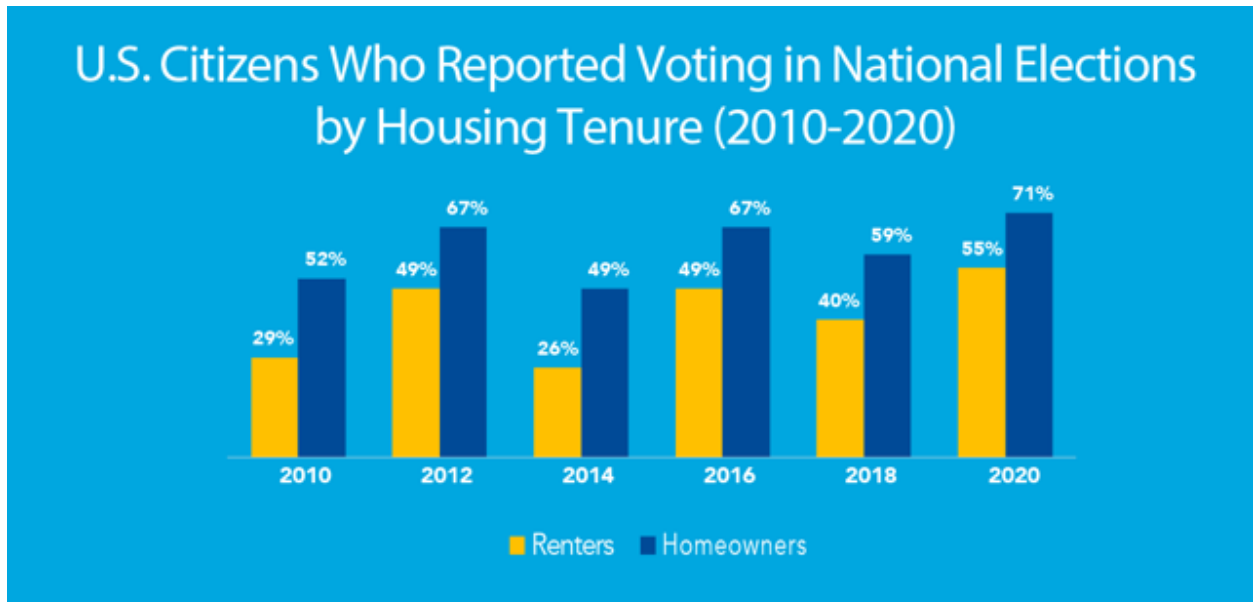
The authors use D.C. as a case study to explore how gentrification in OZ-designated tracts might predict future investment and affect migration and displacement. D.C. had a higher gentrification score (1.95) compared to the national average. Twenty-seven percent of OZ-designated tracts were categorized as gentrifying compared to 46% of eligible but non-designated tracts. Between 2011 and 2015, an increasing share of OZ-designated census tracts in D.C. experienced growth in the number college-educated graduates moving to these tracts. At the same time, an increasing number of residents below the 25th percentile of the income distribution moved out of these tracts. The researchers also examined the number of construction permits issued in each census tract as a proxy measure for new investment. They found that gentrifying OZ-designated tracts were associated with a higher number of construction permits.

Though Opportunity Zones are meant to spur economic investment in lower-income neighborhoods, the paper reveals that the program may not be benefitting existing residents in gentrifying neighborhoods, as out-migration of low-income residents increases when gentrification intensifies. The paper notes that future research will analyze actual investments within Opportunity Zones and investigate how these investments impact gentrification.

Read the paper at: <https://bit.ly/3ru0rGx>

Fact of the Week

Just 55% of Renters Voted in 2020 National Election Compared to 71% of Homeowners



Source: November 2010-2020 Current Population Survey data.



Source: November 2010-2020 Current Population Survey data

From the Field

St. Petersburg's City Council Votes to Allocate Unprecedented 76% of "American Rescue Plan Act" Funding to Housing

St. Petersburg's City Council voted to allocate an unprecedented 76% of its "American Rescue Plan Act" (ARPA) funding to housing efforts, making the city the Florida locality that has designated the highest percentage of ARPA funds to affordable housing for the lowest-income people. Prior to the vote, housing advocates had called on the council to consider imposing rent control and declaring a housing state of emergency to address the city's housing crisis. The office of the City Attorney had opposed a rent-control measure on the grounds that it would result in liability risks. Local activists engaged in demonstrations, petitions, and meetings that resulted in the City Commission devoting \$14 million more for affordable housing than was included in the original proposal. St. Petersburg will now receive \$34 million in funding, receiving half in 2022 and the remainder in the summer of 2023, with a commitment to [allocate all resources by December 31, 2024](#).

In the announcement of the distribution of ARPA funding, Mayor Ken Welch indicated that ARPA funds will be allocated for housing resources as follows:

- \$20 million for multifamily affordable and workforce housing investments, focusing on housing for those with incomes of 60% of area median income (AMI) or below in order to comply with ARPA regulations. The resources from this investment will fund gap financing during the development process

that would otherwise have been too expensive for the city to take on. The city plans to release a notice of funding availability for these funds in April.

- \$6.5 million for Deuces Rising Workforce Townhome construction to fund the construction of 24 workforce townhomes for those with incomes of 120% of AMI or below. Maximum rents for these one-bedroom apartments will be capped at \$831 per month. Income generated from the program will be reinvested in affordable housing insofar as the income will be returned to the Housing Capital Improvement Fund or other housing fund as determined by ARPA guidelines.
- \$2.5 million for scattered-site family shelter for homeless families. In response to the sharp decrease in emergency family shelter during the COVID-19 pandemic, the St. Petersburg City Council awarded a two-year contract to St. Vincent DePaul to provide 25 homeless families with emergency family shelter through leased apartments.
- \$1 million for permanent supportive housing services. While RFP responses are under evaluation, resources will be used to support the ongoing efforts of service providers and case workers as they work to ensure housing for the lowest-income renters.
- \$3.5 million for future rental assistance or various needs.
- \$500,000 for general administrative expenses.

While St. Petersburg advocates acknowledge the significance of these allocations, they are continuing to mobilize to ensure that city leaders follow through on their commitment to providing access to affordable housing for the lowest-income renters. Last week, approximately 70 advocates congregated at the People’s Council of St. Pete’s meeting to discuss strategies for elevating the issue of affordable housing. As the affordable housing crisis permeates their communities, advocates plan to continue organizing for change in pursuit of housing justice.

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.)

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.)

NLIHC in the News

NLIHC in the News for the Week of April 10

The following are some of the news stories that NLIHC contributed to during the week of April 10:

- “Billions in federal rental assistance is still available. Here's what struggling renters need to know” *CNBC*, April 13 at: <https://cnb.cx/3viAJpz>
- “Record-setting rent prices spiking nationwide” *The Hill*, April 13 at: <https://bit.ly/3OhBaco>
- “One company's solution for more affordable housing: 3D-printed homes” *CBS News*, April 14 at: <https://cbsn.ws/3jJ9LC2>

NLIHC News

Where to Find Us – April 18

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

- [Funders Together to End Homelessness](#) Monthly Meeting – Virtual, April 21
- Tenants & Neighbors [Annual Members Meeting 2022](#) – Virtual, April 23
- [National Association of Local Housing Finance Agencies \(NALHFA\)](#) 2022 Annual Conference – New York, NY, April 25
- [University of Delaware webinar](#) – Keynote Speaker, Virtual, April 27
- [Citizens' Housing & Planning Association Federal Policy Forum](#) – Virtual, May 3

- [New Mexico Summit on Health Equity](#) – Plenary Speaker, Virtual, May 4
- [Connecticut Coalition to End Homelessness, 19th Annual Training Institute](#), – Keynote Speaker, Hartford, CT, May 11
- [Wisconsin Collaborative for Affordable Housing, “A Home for Everyone Conference 2022”](#) – Milwaukee, WI, May 11-12
- [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

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
 Kim Johnson, Senior Policy Analyst, x243
 Paul Kealey, Chief Operating Officer, x232
 Mike Koprowski, Director, Multisector Housing Campaign, x317
 Kayla Laywell, Housing Policy Analyst
 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
 Jenna Parker, Field 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