

Volume 26, Issue 15
April 19, 2021

HoUsed Campaign for Universal, Stable, Affordable Housing

- Join #HoUsed Tweetstorm during National Fair Housing Month – April 21 at 1 pm ET
- NLIHC’s Diane Yentel Testifies before Congress on the Necessity of Affordable Housing Investments in Infrastructure Package
- Senators Meet to Discuss Next Steps for Biden Infrastructure Plan
- Join NLIHC’s National Call on “HoUsed: Universal, Stable, and Affordable Housing” Today at 2:30 pm ET
- Recording Available of NLIHC’s April 12 National Call on “HoUsed: Universal, Stable, and Affordable Housing”

Coronavirus, Disasters, Housing, and Homelessness

- HUD CPD Issues Fifth Set of CoC, ESG, and HOPWA Waivers
- HUD Multifamily Announces Third Notice of Continued CARES Act Supplemental Operating Funds for Section 8, Section 202 and Section 811
- Additional Coronavirus Updates – April 19, 2021
- Additional Disaster Housing Recovery Updates – April 19, 2021

Congress

- Bills to Increase Affordable Housing Resources Introduced in House and Senate
- House Financial Services Committee Holds Hearing on Achieving Racial Equity through Fair Access to Housing and Financial Services

HUD

- HUD to Publish New AFFH and Disparate Impact Rules
- HUD Office of Inspector General Releases Report Revealing Shortcomings of HUD Radon Testing Policies for PIH and CPD Properties
- HUD Posts Ten HOPWA Fact Sheets to Address Changes in Formula Grant

Opportunity Starts at Home

- New Podcast Episode Explores Building Multi-Sector Partnerships in Ohio

NLIHC Leadership Awards

- Celebrate Resident-Leader Joy Johnson, Rep. Maxine Waters, Sen. Sherrod Brown, and the Housing Justice Network at NLIHC Housing Leadership Awards Celebration on April 28

Research

- Report Examines How Federal Housing Policies Reinforce Racial Housing Disparities after Economic Crises
- PAHRC Releases Report on Assisted and Unassisted Older Adults
- Systematic Review Highlights Renters' COVID-19 Experiences and Responses
- CBPP Releases Research on Benefits of Expanding Access to Housing Choice Vouchers

Resources

- NLIHC's *Advocates' Guide 2021* Now Available Online

Fact of the Week

- Expanding Rental Assistance Would Help Over 3 Million Households Headed by Older Adults

From the Field

- California Housing Advocates Release 10-Year Housing Policy Framework

NLIHC News

- NLIHC Announces Four New Board Members: Staci Berger, Colleen Echohawk, Anne Mavity, and Sharon Vogel
- NLIHC Seeks Project Director
- NLIHC Seeks Website and Graphic Design Specialist

NLIHC in the News

- NLIHC in the News for the Week of April 11

HoUsed Campaign for Universal, Stable, Affordable Housing

Join #HoUsed Tweetstorm during National Fair Housing Month – April 21 at 1 pm ET

Join us on **Wednesday April 21 from 1 to 2 pm ET** as we head to Twitter for a #HoUsed campaign tweetstorm for National Fair Housing Month. Tell Congress that the next infrastructure and recovery bills must ensure stable, affordable housing is universally available to those in need. This moment is a once-in-a-generation opportunity to invest in proven affordable housing solutions, including universal rental assistance, public housing, and the national Housing Trust Fund. Congress must immediately address the urgent housing needs facing extremely low-income households, disproportionately people of color, by including in any infrastructure package the HoUsed campaign's priorities.

Sample images are available at: https://bit.ly/hoUsed_toolkit

Sample Tweets include:

- Bold policies are needed to ensure #Universal, #Stable, #Affordable housing for all. #HoUsed #Housing4UsAll <https://nlihc.org/housed>
- #DYK: Racial segregation & discrimination in housing is a major cause of racial inequity across all sectors of education, income, and more.
- We need to bridge the gap to ensure #Housing4UsAll. <https://nlihc.org/housed>
- To guarantee the lowest-income people are #HoUsed we must preserve & expand the supply of rental homes across the US through investments in public housing & the national Housing Trust Fund. <https://bit.ly/3gfQUho>
- Housing is health care. When we keep people #HoUsed, we prevent long-term health problems & promote healthy, productive lives. <https://nlihc.org/housed>
- Millions of households are one financial shock away from eviction & homelessness. Everyone deserves a housing safety net; universal rental assistance for all eligible households would provide it. #Housing4UsAll. <https://bit.ly/3suVFGp>
- #ICYMI Children learn better and are more likely to graduate when they are #HoUsed in stable, affordable homes. Learn more here: <https://nlihc.org/housed>
- We all deserve the opportunity to climb the income ladder and achieve financial stability. Housing assistance reduces poverty and helps keep low-income renters #HoUsed. <https://bit.ly/3gfNA5U>
- Congress must advance anti-racist policies and provide the large-scale, sustained investments and reforms needed to ensure renters with the lowest incomes have an affordable place to call home. #HoUsed <https://nlihc.org/housed>
- There is no state or congressional district in America w/ enough affordable homes for families w/ the lowest incomes. A National Housing Stabilization Fund can alleviate economic shocks before they cause instability & homelessness. Keep people #hoUsed. <https://bit.ly/3gzMm5R>
- Eviction records make it hard for families to find decent housing in safe neighborhoods and have negative impacts on health, employment, education, etc. Universal housing assistance will help renters avoid eviction & remain stably #hoUsed. <https://bit.ly/3suVFGp>
- @SpeakerPelosi #DYK that only 1 in 4 households who qualify for housing assistance receives it, and most are left to fend for themselves. We need #Housing4UsAll <https://bit.ly/3gfNA5U>
- @SenSchumer #DYK in communities with right to counsel, 86% of renters were able to remain in their homes, and eviction filings decreased by 10%. #Housing4UsAll <https://bit.ly/3mPfQgS>
- #DYK fewer than 10% of renters have access to legal counsel when facing eviction, compared to 90% of landlords. #Housing4UsAll <https://bit.ly/3mPfQgS>
- #DYK since 1960, renters' incomes have increased by 5%, while rents have risen 61%. #Housing4UsAll <https://bit.ly/3gfNA5U>

- .@SpeakerPelosi #DYK millions of eligible households are on housing waiting lists, often for years, waiting for help. #Housing4UsAll <https://bit.ly/3gfNA5U>
- .@SenSchumer #DYK 8 million extremely low-income households pay at least half of their limited incomes on rent, leaving them w/o the resources they need to put food on the table, purchase medications, or make ends meet. #Housing4UsAll <https://bit.ly/3gfNA5U>
- #DYK for every 10 extremely low-income households, there are fewer than 4 affordable and available homes. We need #Housing4UsAll <https://bit.ly/3gfQUho>
- #DYK on avg in the U.S., renters need an income \$23.96 an hour to afford a modest, two-bedroom apartment - far above the incomes of many working families, seniors, & people w/ disabilities. We need #Housing4UsAll <https://bit.ly/3gfNA5U>
- April is National Fair Housing Month! Congress must pass anti-racist housing policies for #Universal, #Stable, #Affordable housing called for in the #HoUSED campaign <https://nlihc.org/housed>
- Racial justice requires housing justice! Congress must pass #Antiracist, #Universal, #Stable, #Affordable housing called for in the #HoUSED campaign <https://nlihc.org/housed>
- Black, Indigenous, and people of color are disproportionately low-income and severely housing cost-burdened renters. Call on Congress to pass anti-racist housing policies in the #HoUSED campaign! <https://nlihc.org/housed>

NLIHC's Diane Yentel Testifies before Congress on the Necessity of Affordable Housing Investments in Infrastructure Package

The House Financial Services Committee held a [hearing](#) on April 14, “Build Back Better: Investing in Equitable and Affordable Housing Infrastructure,” to discuss the need for affordable housing infrastructure investments. Witnesses for the hearing included NLIHC’s President and CEO Diane Yentel; Dr. Michael McAfee, president and CEO of PolicyLink; Jacqueline Waggoner, president of the Solutions Division at Enterprise Community Partners; Dr. Saule Omarova, law professor at Cornell University; and Brian Diedl, senior fellow at the Manhattan Institute.

During the hearing, the committee considered updated, draft legislation released on April 12 from Chairwoman Maxine Waters (D-CA). The revised “[Housing is Infrastructure Act](#)” provides more than \$230 billion in housing resources, and it includes two of the HoUSED campaign’s top priorities for any recovery or infrastructure package: \$70 billion to preserve public housing and \$45 billion for the national Housing Trust Fund to build and preserve additional homes affordable to people with the lowest incomes. The proposed bill does not include the HoUSED campaign’s third infrastructure priority: an expansion of rental assistance to every eligible household. NLIHC supports the updated Housing is Infrastructure Act and urges Congress to enact the bill – alongside an expansion of rental assistance – to help address the urgent housing needs of America’s lowest-income and most marginalized renters.

In her testimony, Diane highlighted the need for significant and sustained federal investments in housing affordable and accessible to the lowest-income people. Diane discussed the impact of the COVID-19 pandemic on low-income renters, the need to address the continuing, underlying affordable housing crisis, and the impact the Housing is Infrastructure Act would have on individuals, families, and communities.

In response to a question from Representative Joyce Beatty (D-OH) on the impact of a \$50 billion investment over ten years in the national Housing Trust Fund, Diane noted the funding would “mean nearly 200,000 affordable homes will be built and preserved for people with the lowest incomes, while also creating over 260,000 jobs.” This investment is vital, she said, given the national shortage of nearly [7 million homes](#) affordable and available to the lowest-income renters. When asked by Representative Steve Stivers (R-OH), ranking member of the House Financial Services Subcommittee on Housing, Community Development, and

Insurance, about the housing needs in rural areas Diane emphasized that the affordable housing crisis impacts “rural, suburban, and urban communities alike.”

Representative Ayanna Pressley (D-MA) discussed the challenges of gentrification and displacement that often accompany economic development in low-income areas, a phenomenon disproportionately impacting Black and brown communities. Diane explained how permanently affordable housing can act as an “anchor” for residents and ensure they remain stably housed in their communities, rather than being displaced by increased housing costs.

Read the updated text of the Housing is Infrastructure Act at: <https://tinyurl.com/uwtj2u22>

See NLIHC’s factsheet on the Housing is Infrastructure Act at: <https://tinyurl.com/ypsh4zea>

Learn more about the HoUsed campaign’s top priorities for the American Jobs Plan at: <https://tinyurl.com/sdwv3rne>

Watch a recording of the hearing at: <https://tinyurl.com/2jdya68a>

Read Diane’s testimony at: <https://tinyurl.com/yp8645b7>

Senators Meet to Discuss Next Steps for Biden Infrastructure Plan

A group of ten moderate Republican senators met on April 14 to discuss a potential path forward on President Biden’s “[American Jobs Plan](#),” an approximately \$2 trillion infrastructure proposal that includes \$213 billion for housing (see *Memo*, [4/5](#)). Senator Shelley Moore Capito (R-WV), one of the ten senators involved in the discussion, stated group will likely offer a \$600-800 billion package focused specifically on transportation infrastructure, reflecting Republicans’ contention that the package should remain focused on “traditional infrastructure” like roads and bridges.

Senator Chris Coons (D-DE) suggested Congress may move the infrastructure plan in two packages – one \$600-800 billion bipartisan package passed through regular order, and one containing all of the other infrastructure provisions passed using budget reconciliation. Congressional Democrats used budget reconciliation to enact the recent American Rescue Plan.

This approach has raised concerns among some Democrats, who worry the momentum for enacting a large infrastructure package will wane if the bill is split into two parts. Enacting two bills would also take more time than passing a single bill through reconciliation.

NLIHC is working to ensure Congress includes in any infrastructure spending plan comprehensive resources to address homelessness and housing poverty, including these priorities from the NLIHC-led [HoUsed campaign](#):

- Expansion of rental assistance to every eligible household
- \$70 billion to repair public housing and make energy-efficient upgrades to existing public housing stock
- At least \$40 billion annually for the national Housing Trust Fund to build and preserve homes affordable to people with the lowest incomes

Take action by signing your organization on to a national letter urging Congress to support robust investments in affordable housing at: <https://tinyurl.com/zbau4kee>

Learn more about NLIHC’s HoUsed Campaign at: <https://nlihc.org/housed>

Join NLIHC’s National Call on “HoUSed: Universal, Stable, and Affordable Housing” Today at 2:30 pm ET

Join today’s (April 19) national [HoUSed](#) campaign call from 2:30-4 pm ET. U.S. Treasury Deputy Assistant Secretary for Community Economic Development Noel Poyo will provide updates on Treasury’s Homeownership Assistance Fund (HAF) and Emergency Rental Assistance (ERA) programs. We will also receive updates on advancing the HoUSed campaign’s priorities, hear about a study on evictions by large multistate landlords, get the latest from Capitol Hill and from the field, and more.

Register for the national call at: <https://tinyurl.com/ru73qan>

See the full agenda [here](#).

Recording Available of NLIHC’s April 12 National Call on “HoUSed: Universal, Stable, and Affordable Housing”

During the most recent national call on HoUSed: Universal, Stable, and Affordable Housing, we discussed next steps to advance long-term housing solutions, learned about updates to an emergency rental assistance (ERA) prioritization tool, heard the latest on NLIHC’s ERA tracking, learned about a report from Eviction Lab, discussed the CDC eviction moratorium, and received field updates.

NLIHC’s Sarah Saadian provided updates on [NLIHC’s HoUSed campaign](#), the [American Jobs Plan](#) and [President Biden’s Fiscal Year \(FY\) 2022 budget request](#). NLIHC’s Rebecca Yae and Neetu Nair provided updates on the Coalition’s [ERA tracking](#). As of April 11, NLIHC tracked over 800 programs, 190 of which are from the ERA funds provided through the Treasury Department in the Consolidated Appropriations Act enacted in December 2020. Initial observations found an increased need for programs to allow self-attestation, as well as options to provide funding directly to tenants.

Sam Batko shared the [Urban Institute’s ERA Prioritization Tool](#), which estimates the level of need in a census tract by measuring the prevalence of low-income renters who are at risk of experiencing housing instability and homelessness. Devin Rutan shared the [Eviction Lab’s](#) new report “[Top Evicting Landlords Drive U.S. Eviction Crisis](#).” The study found evictions tend to occur in the same locations and buildings year after year, suggesting legal aid, mediation services, rental assistance, and homelessness services should be targeted to specific locations and tenants to have the greatest impact.

Martin Siegel from the Law Offices of Martin Siegel provided updates on the legal challenges to the CDC eviction moratorium. We received field updates from the [Idaho Policy Institute at Boise State University](#) and the [Intermountain Fair Housing Council](#) in Idaho.

NLIHC hosts national calls every week. On today’s call, we will be joined by U.S. Treasury Deputy Assistant Secretary for Community Economic Development Noel Poyo, who will provide updates on Treasury’s Homeownership Assistance Fund and Emergency Rental Assistance programs. Register for today’s call (Monday, April 19 at 2:30 pm ET) at: <https://tinyurl.com/ru73qan>

Watch a recording of the April 12 call at: tinyurl.com/2bfdhf6r

Access presentation slides at: tinyurl.com/4xmwt2z9

Coronavirus, Disasters, Housing, and Homelessness

HUD CPD Issues Fifth Set of CoC, ESG, and HOPWA Waivers

HUD's Office of Community Planning and Development (CPD) issued a [Memorandum](#) on March 31, 2021 updating waivers to HUD homelessness program regulations in the context of coronavirus. Ten waivers pertain to the Continuum of Care (CoC) program, three to the Housing Opportunities for Persons with AIDS (HOPWA) program, and one to the Emergency Solutions Grant (ESG) program. In short, the period of applicability of waivers previously made in 2020, December 29 (see *Memo*, [1/11](#)), September 30 (see *Memo*, [10/13/20](#)), May 22 (see *Memo* [6/1/20](#)), and March 31 (see *Memo*, [4/6/20](#)), are extended to June 30, 2021.

The regulations affected by the ten CoC waiver extensions include:

1. Third-Party Documentation of Income
2. Housing Quality Standards (HQS), Initial Inspection of Unit
3. Suitable Dwelling Size and Housing Quality Standards
4. Assistance Available at Time of Renewal
5. Permanent Housing, Rapid Re-housing Monthly Case Management
6. Fair Market Rent (FMR) for Individual Units and Leasing Costs
7. One-Year Lease Requirement
8. Limit on Eligible Housing Search and Counseling Services
9. HQS, Re-Inspection of Units
10. Homeless Definition, Temporary Stays in Institutions of 90 Days or Less

The regulations affected by the three HOPWA waiver extensions include:

1. Property Standards
2. Fair Market Rent (FMR) Rent Standard
3. Time Limits for Short-Term Housing Facilities and Short-Term Rent, Mortgage, and Utility Payments. This waiver until June 30, 2021 applies to all HOPWA grants except those funded under the CARES Act, or for the portion of a grantee's FY20 formula funds that have been approved under its Annual Action Plan (AAP) for allowable activities to prevent, prepare for, and respond to the COVID-19 pandemic.

The ESG waiver pertains to the Temporary Stays in Institutions of 90 Days or Less definition of homelessness. The Memorandum adds that the waiver applies for ESG grants funded under the CARES Act as well as ESG grants funded under FY21 and earlier fiscal year appropriations acts, including grants that have yet to be awarded under those acts. With respect to ESG grants funded under the CARES Act and FY20 and earlier fiscal year ESG grant funds recipients use to prevent, prepare for, and respond to coronavirus, the waiver will be deemed to be effective as of the date a state or unit of local government began preparing for coronavirus, which HUD presumes to be January 21, 2020, the date the first confirmed case of the coronavirus was reported in the United States.

NLIHC notes that four ESG waivers from previous Memorandums have not been extended:

- From the [May 22, 2020 Memorandum](#), Housing Stability Case Management
- From the [March 31, 2020 Memorandum](#), HMIS Lead Activities, Re-evaluation for Homelessness Prevention Assistance, and Restriction of Rental Assistance at or Below FMR

The March 31, 2021 Memorandum is at: <https://bit.ly/3dUUjQ3>

More information about CoC and ESG is on [page 4-84](#) of NLIHC's *2021 Advocates' Guide*.

More information about HOPWA is on [page 4-81](#) of NLIHC's *2021 Advocates' Guide*.

HUD Multifamily Announces Third Notice of Continued CARES Act Supplemental Operating Funds for Section 8, Section 202 and Section 811

HUD's Office of Multifamily Housing Programs (Multifamily) posted [Notice H 2021-01](#) on April 13 announcing the continued availability of "COVID-19 Supplemental Payments" (CSP) for Section 8, Section 202, and Section 811 properties to prevent, prepare for, and respond to the coronavirus. The notice establishes a third request window for property owners to apply for CSP funds to cover expensed incurred through March 31, 2021. Property owners have until April 26, 2021 to request funds.

Multifamily issued [Notice 2020-08](#) on July 23, 2020, making up to \$190 million available for Section 8 properties, \$25 million for Section 202 Housing for the Elderly properties, and \$9 million for Section 811 Housing for Persons with Disabilities properties (see *Memo*, [8/3/20](#)). Property owners had until August 5 to apply for CSP funds. Multifamily subsequently posted [Notice H 2020-11](#) on November 24 announcing a second request period (see *Memo*, [12/7/20](#)). The supplemental funding is from funds Congress appropriated through the CARES Act, \$1 billion for the Project-Based Rental Assistance program (PBRA), \$50 million for Section 202, and \$15 million for Section 811 (see *Memo*, [3/30/20](#)).

The majority of CARES Act funding for Section 8 PBRA (see *Memo*, [6/8/20](#)), along with smaller portions of Section 202 and Section 811 CARES Act funding, was used to offset decreased tenant rent payments as tenants experienced reduced or lost income due to the coronavirus pandemic. As a tenant's income decreases the tenant may request an interim income recertification which lowers the tenant's rent obligation.

The purpose of CSP is to help owners incurring additional operational costs during the pandemic maintain their properties in decent, safe, and sanitary conditions. *Notice 2021-01* adds one eligible activity to the list previously in *Notice H 2020-08* and *Notice H 2020-11*. Now, owners may seek funds to cover costs associated with facilitating access to COVID-19 vaccination and testing services for residents administered by third-party healthcare providers. Overtime for property management staff and existing service coordinators, additional cleaning, and personal protective equipment (PPE) associated with conducting vaccination and testing events and temporary clinics at the property are among the eligible expenses. Also reimbursable are owner costs for transportation services, not to exceed the current IRS rate of \$0.56 per mile, to provide residents access to nearby vaccination sites. Reimbursable expenses do not include the cost of providing medical care, such as the cost of individual tests, vaccinations, or clinical consultations.

The notice also states that owners who were unable to meet the initial August and/or December 2020 due dates, or who submitted a request but were denied due to an incorrect signature or an incomplete data field, may submit for the prior operating period(s).

Notice H 2021-01 is at: <https://bit.ly/3gdWv7K>

More information about Project-Based Section 8 is on [page 4-64](#) of NLIHC's *2021 Advocates' Guide*.

More information about Section 202 Housing for the Elderly is on [page 4-70](#) of NLIHC's *2021 Advocates' Guide*.

More information about Section 811 Housing for Persons with Disabilities is on [page 4-71](#) of NLIHC's 2021 *Advocates' Guide*.

Additional Coronavirus Updates – April 19, 2021

National Updates

Department of Agriculture (USDA)

The [USDA announced](#) on April 9 that young adults under the age of 25 experiencing homelessness will now be able to receive meals at emergency shelters participating in the Child and Adult Care Food Program (CAFPC). USDA typically only reimburses shelters for meals served to children, through age 18, but the American Rescue Plan Act expanded several nutrition assistance programs to reach the most vulnerable populations experiencing food hardship due to the pandemic, including homeless young adults.

Department of Housing and Urban Development

HUD Secretary Marcia Fudge, along with Connecticut Governor Ned Lamont and Washington, DC Mayor Muriel Bowser, [held a Zoom call](#) on April 14 to discuss the nearly \$5 billion in American Rescue Plan funds allocated by HUD to help communities across the country create affordable housing and services for people experiencing or at risk of experiencing homelessness. Secretary Marcia Fudge [announced](#) the allocation of nearly [\\$5 billion](#) in American Rescue Plan (ARP) funds on April 8. In the coming weeks, HUD will announce allocations of the ARP funding for emergency vouchers for people experiencing and at risk of homelessness. HUD released the list of [American Rescue Plan Act HOME Supplemental Applications](#).

Department of Treasury

The U.S. Department of the Treasury and the Internal Revenue Service [announced](#) on April 14 they are disbursing nearly 2 million payments in the fifth batch of Economic Impact Payments (EIPs) from the American Rescue Plan. People who do not normally file a tax return and do not receive federal benefits, such as those experiencing homelessness, may qualify for EIPs. The [IRS is urging](#) people who do not normally file a tax return and have not received EIPs to use IRS Free File to file a 2020 tax return to receive the benefits to which they are entitled.

Department of Veterans Affairs (VA)

The VA National Center on Homelessness among Veterans is holding a webinar on April 21, from 1-2 pm ET: [“Establishing a Care Environment for Homeless Housing Settings: Lessons Learned from the COVID-19 Pandemic.”](#)

Advocacy & Research

Researchers at the University of Illinois and the National Center for State Courts are conducting a [national survey on the impact of COVID-19 on the judicial system](#). The COVID-19 pandemic required federal and state courts to quickly change their operations and procedures. Researchers are seeking to determine which changes worked well and should be kept, which did not work well, and how changes impacted individual cases and access to justice. Results of the study will help identify necessary reforms and plan for future emergencies. Participate by answering a 15-minute survey to report on your own experiences with the courts during the COVID-19 pandemic. If you have questions about the study, contact Professor Robin Fretwell Wilson (wils@uillinois.edu) or Professor Jason Mazzone (mazzonej@uillinois.edu).

- Survey for **litigants and other individuals with legal matters** is here: https://ncsc2.iad1.qualtrics.com/jfe/form/SV_3Odltr6EwEkwUm
- Survey for **attorneys and other representatives** is here: https://ncsc2.iad1.qualtrics.com/jfe/form/SV_agbbCZRNTPCIJ5Y

Reporting

NLIHC President and CEO Diane Yentel and Giridhar Mallya, senior policy officer with the Robert Wood Johnson Foundation, [address what it will take to address the COVID-19 eviction crisis](#). They urge the Biden administration to strengthen and enforce the eviction moratorium and ensure that emergency rental assistance reaches the households most in need. Beyond these federal actions, lawmakers must advance anti-racist policies and enact long-term, structural reforms to ensure that people with the lowest incomes have a safe, stable, and affordable place to call home.

The [Private Equity Stakeholder Project](#) (PESP) published a [report](#) on April 14 detailing how Progress Residential and Front Yard Residential, owned by private equity firm Pretium Partners, LLC, have filed to evict more than 1,300 residents during the pandemic, with most evictions filed after the CDC eviction moratorium went into effect. The report comes after the Consumer Financial Protection Bureau and Federal Trade Commission [announced](#) it would investigate evictions by major multistate landlords and private equity firms.

[Bloomberg](#) reports corporate landlords backed by private-equity firms are seeking to evict thousands of tenants despite the federal eviction moratorium. The article highlights the [report](#) from the Private Equity Stakeholder Project, which found that firms controlled by Pretium Partners, LLC have sought evictions against 1,300 residents in seven states, with a disproportionate number of filings in areas with majority Black populations.

The [Washington Post](#) reports that HUD Secretary Marcia Fudge announced on April 8 nearly \$5 billion in [new grants to state and local governments](#) to address homelessness. These funds, provided through the American Rescue Plan Act, can be used to provide tenant-based rental assistance and acquire and convert hotels and motels into permanent supportive housing.

The [Washington Post](#) reports on efforts to distribute nearly \$50 billion in emergency rental assistance as the CDC eviction moratorium faces more legal challenges. Quickly distributing so much money is challenging, and NLIHC President and CEO Diane Yentel notes that only about half the states have created an emergency rental assistance program to do so.

An IRS spokesman told [CNN](#) there are no plans to reinstate the non-filers tool, a simple online form to allow low-income people who are not usually required to file tax returns to provide their contact information to the agency, for the third round of economic impact payments. People will need to file a 2020 tax return to receive the stimulus payments and any other expanded credits they may be eligible for, such as the child tax credit or the Earned Income Tax Credit. See NLIHC's [FAQ on Economic Impact Payments](#) (EIP) and [guidance](#) for helping people experiencing homelessness access their EIPs.

An op-ed in the [Hill](#) urges courts and governments to take immediate action to ensure people who are struggling financially can participate meaningfully in eviction hearings – where payment plans get worked out to keep renters in their homes and landlords receiving incomes. The authors, who are conducting a [study of access to justice during COVID-19](#), argue that action must be taken to ensure the digital divide does not become a justice divide.

The [Associated Press](#) explains the rationale behind the federal eviction moratorium and the multiple research studies examining the connection between evictions and health.

State and Local News

California

The [*San Francisco Chronicle*](#) reports that Project Homekey, California's program to convert hotels, motels, and other vacant buildings into housing, has created shelter for more than 8,000 people at a fraction of the cost of new construction. Since launching last summer, Project Homekey grants have produced 5,911 new units, including 1,627 in the Bay Area.

[*Mercury News*](#) reports that nearly 78,000 Californians have applied for \$363 million in rent relief since the state's program launched on March 15. Some housing advocates and landlords say the patchwork of rental assistance programs throughout the Bay Area may delay or complicate the distribution of these critical resources.

Hawaii

[*Hawaii Governor David Ige*](#) on April 9 issued an emergency [proclamation](#) extending the statewide eviction moratorium until June 8, 2021.

Maryland

The [*Baltimore Sun*](#) reports that Baltimore will continue housing approximately 500 people experiencing homelessness in hotel rooms through at least June, even though the city has not yet applied for \$35 million in federal funds that would pay for it.

New Jersey

[*NorthJersey.com*](#) reports that New Jersey launched a [website](#) for renters, landlords, and homeowners seeking information on the latest housing rules, assistance grants, legal assistance, or help with working out a rental repayment plan. The website includes a toll-free phone number, 888-691-3002, that tenants facing eviction can call to be connected with Volunteer Lawyers for Justice for legal aid. Visit the website at: <https://www.housinghelpnj.org>

Ohio

Hamilton County agencies are [teaming up to help 200 residents](#) at risk of eviction access the county's \$60 million in federal emergency rental and utility assistance. Commissioner Alicia Reese announced a collaborative "action team" between the county's Sheriff's Office, Clerk of Courts, and Jobs and Family Services office to conduct outreach about the emergency rental assistance program. Tenants can apply for assistance by visiting <https://513relief.org> or by calling 513-946-1000.

Texas

A Texas House of Representatives Committee on Urban Affairs' [report on the Texas Rent Relief Program](#) outlines several significant problems with the more than \$1 billion rent relief program. Out of 72,000 completed actions, only 250 people had actually received rental assistance by the end of March. The [*Texas Tribune*](#), [*Dallas Morning News*](#), and [*Houston Chronicle*](#) cover the Texas House committee's findings.

[Texas Housers drafted a brief outline](#) on the issues with Texas' Rent Relief Program and the steps Texas leadership can take to address these problems. Out of nearly 72,000 applications, Texas' Rent Relief Program has only successfully assisted to 250 people.

[Tarrant County](#) homeless agencies anticipate that homelessness will increase when the federal eviction moratorium is lifted.

Utah

[Utah Public Radio](#) reports that landlords in Utah, and across the country, who violate the CDC eviction moratorium could face penalties from state and [federal authorities](#), including the Consumer Financial Protection Bureau and Federal Trade Commission. Tara Rollins with the Utah Housing Coalition says agencies like [People’s Legal Aid](#) can help renters file complaint against property owners who violate the CDC eviction moratorium.

Washington, DC

The [DCist](#) reports that D.C. will use \$350 million in federal funds to provide emergency rental and utility assistance through the new Stronger Together by Assisting You (STAY DC) program. STAY DC will replace the District’s COVID-19 Housing Assistance Program ([CHAP](#)), which provided \$6.2 million to renters who were financially impacted by the pandemic. It will also augment the District’s existing Emergency Rental Assistance Program (ERAP) and Low-Income Home Energy Assistance Program (LIHEAP). Learn more about the STAY DC program at: <https://stay.dc.gov>

Guidance

Consumer Financial Protection Bureau (CFPB)

[CFPB Guide to Economic Impact Payments](#)

Department of Housing and Urban Development (HUD)

[HUD Office of Public and Indian Housing: Guidance for Public Housing Authorities \(PHAs\) on Supporting Access to COVID-19 Vaccinations for Residents and Staff](#) – April 7, 2021 (see *Memo*, [4/12](#))

Department of Veterans Affairs (VA)

[Clinical Resource Guide for Community Care Centers During the COVID-19 Pandemic](#) – March 2021

Additional Disaster Housing Recovery Updates – April 19, 2021

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

Learn more about the DHRC’s policy recommendations [here](#).

Events

The [Resilience 21 Coalition](#) has partnered with [The Climate Group](#) to host a U.S. Climate Week Event Dialogue on Wednesday, April 21 at 8 pm ET. The event, “[Building a Nation of Resilient Communities](#),” will feature a range of short presentations and discussions from Resilience 21’s leadership to discuss their base-building model resilience efforts. Register for the event [here](#).

Ayuda Legal Puerto Rico’s virtual [Housing is a Right Convening](#) will be held on April 29-30. The convening is a space to share knowledge, experience, and hopes regarding the financing of housing and the protection of homes as a human right. The convening will bring together the voices of organizations, groups, and advocates for housing in times of disasters and social and racial inequality. Learn more and register [here](#).

Reporting

Beginning with this year's hurricane season outlooks, the [National Oceanic and Atmospheric Administration's \(NOAA\) Climate Prediction Center](#) will use 1991-2020 as the new 30-year period of record. The updated averages for the Atlantic hurricane season have increased with 14 named storms and 7 hurricanes. The average for major hurricanes (Category 3, 4 or 5) remains unchanged at 3. The previous Atlantic storm averages, based on the period from 1981 to 2010, were 12 named storms, 6 hurricanes, and 3 major hurricanes.

[Nature](#) explores how the increased number and intensity of disasters could affect how countries reach their United Nations Sustainable Development Goals (SDGs) by 2030. Without new models, improved metrics, and more investment, the domino effects of extreme events could derail the UN's SDGs.

Learn more about [North Carolina's flood resilience efforts](#) in the sixth and final installment in a [series](#) on making the North Carolina coast more resilient to the effects of climate change, a special project part of the Pulitzer Center's nationwide [Connected Coastlines initiative](#).

Hurricanes Laura and Delta

FEMA, HUD, USDA, SBA, and various offices from the state of Louisiana in partnership with other local, state, federal, nonprofit, and community partners will host a [series of virtual information sessions](#) on disaster recovery programs and services. The information sessions, planned for April 14 through April 24, will provide Louisiana storm survivors with resources to help them in their recovery efforts as they rebuild and repair their homes. Registration, session times, topics, and more information can be found [here](#).

Wildfires

The [Washington Post](#) reports that the drought-plagued California and western U.S. may see another devastating wildfire season. The drought, which led to the most extreme wildfire season on record in California and Colorado last year, is now worse, portending another severe fire season.

In response to Colorado's devastating wildfires in 2020, FEMA and the state of Colorado are [hosting a series of webinars](#) to help residents understand increased threats to their homes, lives, and property and prepare for the upcoming wildfire season.

[FEMA officials](#) are working to combat misinformation about why they are parking trailer homes at an old mill site north of Reedsport. Toney Raines, FEMA's federal coordinating officer for Oregon, reports the trailers are for Oregonians who have been displaced due to last year's devastating wildfires.

Winter Storm

[Spectrum News 1](#) reports that renters in several apartment complexes in the Austin area are facing eviction from their apartments or the hotels they have been staying in since the February winter storm. Nonprofit organizations are scrambling to find temporary housing for tenants at Douglas Landing Apartments in Austin and DoubleCreek Apartments in Round Rock. Residents received notices that apartments with severe storm damage cannot be repaired in a reasonable time, so those tenants' leases will be terminated. Housing advocates say many of the families are minorities, undocumented workers, or immigrants who are fearful to speak up about this.

Congress

Bills to Increase Affordable Housing Resources Introduced in the House and Senate

Three bills were introduced in Congress this week providing much needed federal funding resources for affordable housing. Representative Maxine Waters (D-CA), chair of the House Financial Services Committee, introduced on April 12 a discussion draft of the “[Housing is Infrastructure Act of 2021](#).” The bill includes two of the [HoUSed campaign’s](#) top priorities for the “American Jobs Plan:” an investment of \$70 billion to repair public housing and \$45 billion for the national Housing Trust Fund to build and preserve homes affordable to people with the greatest needs. NLIHC strongly supports the “Housing is Infrastructure Act” and urges Congress to enact the bill, along with investments to expand rental assistance, to help address the urgent housing needs of the nation’s lowest-income renters.

In addition, the bill would promote equitable development and further fair housing by investing \$2.5 billion in fair housing enforcement and requiring grantees of federal funds to consult with local fair housing agencies when applying for investments. It proposes significant investments in tribal and rural housing, funding to address lead-hazard abatement and other unsafe housing conditions, and down payment assistance, among other critical investments.

Representatives Bonnie Watson Coleman (D-NJ) and John Rutherford (R-FL) introduced on April 16 the “[Public Housing Fire Safety Act](#),” which would create a HUD grant program to provide public housing authorities additional funding to retrofit older apartment buildings with sprinkler systems to prevent disastrous and potentially lethal fires. The bill was originally introduced in 2020, after a fire in a high-rise public housing building in Minneapolis, MN caught fire and five residents were killed. The building, constructed in the 1960’s, did not have a sprinkler system. A Senate companion bill was introduced in February by Senators Tina Smith (D-MN) and Amy Klobuchar (D-MN).

NLIHC’s President and CEO Diane Yentel was quoted in the [press release](#) for the bill, stating “the ‘Public Housing Fire Safety Act’ will help protect public housing residents from the dangers of fire and smoke inhalation, and Congress should include the bill in its American Jobs Plan as part of a comprehensive plan to fully repair public housing and to preserve and build more homes affordable to people with the lowest incomes.”

Finally, Senators Maria Cantwell (D-WA), Todd Young (R-IN), Ron Wyden (D-OR), and Rob Portman (R-OH) and Representatives Suzan DelBene (D-WA), Jackie Walorski (R-IN), Don Beyer (D-VA), and Brad Wenstrup (R-OH) introduced on April 15 the “[Affordable Housing Credit Improvement Act of 2021](#).” The legislation would improve the Low Income Housing Tax Credit (LIHTC) and ensure it better targets extremely low-income renters by providing a 50% basis boost for developments serving extremely low-income renters in at least 20% of units.

The bill would also provide a 50% increase in the 9% Housing Credit authority, which would spur the construction of affordable housing, provisions to help preserve existing affordable housing units, and additional administrative tools for agencies, among other needed changes to the program. The ACTION Campaign estimates that, if enacted, the bill would support the construction of more than two million affordable rental homes over the next ten years.

Learn more about the “Housing is Infrastructure Act” at: <https://tinyurl.com/2wcs6xwr>

Read NLIHC’s analysis of the “Housing is Infrastructure Act” at: <https://tinyurl.com/4582mfaf>

Learn more about the “Public Housing First Safety Act” at: <https://tinyurl.com/ycaj6ur9>

Read the press release for the “Public Housing Fire Safety Act” at: <https://tinyurl.com/yuehswt6>

Learn more about the “Affordable Housing Credit Improvement Act” at: <https://tinyurl.com/4dywxxa6>

House Financial Services Committee Holds Hearing on Achieving Racial Equity through Fair Access to Housing and Financial Services

The Senate Banking, Housing and Urban Affairs (BHUA) on April 13 held a [remote hearing](#), “Separate and Unequal: The Legacy of Racial Discrimination in Housing.” The hearing addressed the legacy of racial discrimination in housing including the history of exclusionary zoning policies, redlining, denial of loans and predatory lending practices to communities of color, and the historic impact of leaving communities of color out of many New Deal opportunities. The committee and invited witnesses reflected on the nation’s history of exclusion in federal housing policy, the Fair Housing Act, and what can Congress do to address inequities in upcoming legislation.

Witnesses included Richard Rothstein, author of *Color of Law* and senior fellow emeritus of the NAACP Legal Defense and Education Fund; Lisa Rice, president and CEO of the National Fair Housing Alliance; Jason Reece, assistant professor of city and regional planning at the Knowlton School of Architecture at the Ohio State University; Howard Husock, American Enterprise Institute adjunct fellow and contributing editor at *City Journal* and the Manhattan Institute; and Tobias Peter, research fellow and director of research at American Enterprise Institute’s Housing Center.

In response to Chairman Sherrod Brown’s (D-OH) question on how new legislation can ensure new investments in infrastructure that help the economy broadly while also addressing racial and economic inequality, Lisa Rice responded, “The first thing we have to do is, first understand that infrastructure is housing. When you think of all of the infrastructure bills that the nation has passed [before], those infrastructure bills had a great impact on people’s ability to sustain their housing, it disrupted homeownership opportunities for many communities of color, and it helps create residential segregation. So, we have to keep that in mind when we are implementing this particular infrastructure bill.”

When asked by Senator Bob Menendez (D-NJ) whether an upcoming infrastructure bill can address economic and racial disparities through coordination of transportation and economic investments, Jason Reece responded, “Absolutely. We know that the alignment of transportation infrastructure and housing is critical—primarily in the context of allowing for greater workforce mobility. In addition to that, it helps us think proactively in terms of understanding that with the transportation investments we see in particular in our urban neighborhoods, property values will go up and we can potentially stabilize housing to make sure those neighborhoods stay affordable and accessible.” Reece went on to reaffirm to Senator Menendez that including this coordination between transportation, housing, and equitable access to jobs will be essential to address disparities in the infrastructure package.

Senator Van Hollen (D-MD) raised the issue of “racial-neutral” policies to Richard Rothstein, who had addressed this topic in his book. Rothstein used the example of Baltimore’s Red Line, a planned mass transit light rail line for the city of Baltimore that would have connected Black residents to jobs, shopping, and other housing opportunities. The cancellation of this project by Maryland Governor Larry Hogan was investigated by the Department of Transportation for a potential violation of the Civil Rights Act. Rothstein stated that “this should have been deemed a violation of the Fair Housing Act because it has a disparate impact on African Americans.” This example highlights that just because a federal policy is seemingly “race-neutral,” it can often have a disparate impact against communities of color and low-income communities if equity is not taken into consideration in its planning and implementation.

Senator Tim Scott (R-SC) emphasized the need for greater opportunity for renters to have access to homeownership, including expansion of criteria for aspiring homeowners to be deemed creditworthy. “So many of the GSEs [government sponsored enterprises] do not consider what is simple...we are not using the

information. We should change the model so that those who are creditworthy have a chance to be homeowners, it's that simple.” Senator Scott asked Lisa Rice and Tobias Peter their thoughts on his statement. Rice reflected on her previous career as a loan underwriter and on the criteria she used to determine if a consumer was creditworthy and able to pay their mortgage obligation—what is the consumer’s current housing payment, how well does one pay their rent, and what is the current housing payment track. These criteria are no longer being implemented in the underwriting process due in part there is no system for tracking that information at the federal level. Tobias Peter concurred with Senator Scott that expanding the number of variables in understanding someone’s creditworthiness will help improve people’s access to homeownership by looking at the entire financial picture of a borrower.

In Dr. Rothstein’s testimony, he reflected on the upcoming legislation and the potential impact that it can have on redressing the nation’s discriminatory housing, lending, and infrastructure practices:

“This moment presents an opportunity, that Congress must rise to meet. For the resilience of the country, economic prosperity, and the stability and prosperity of the American people, this moment demands Congress undertake a bold, comprehensive approach to the housing and infrastructure crisis. At this critical point in history, it is of paramount importance that any infrastructure bill addresses the impact of the deliberate and flawed policies of the past...Discussions of housing as infrastructure must be grounded in the context of affordability.”

Watch the full hearing, read witness testimonies, and find related legislation at: <https://bit.ly/3g3hcDF>

HUD

HUD to Publish New AFFH and Disparate Impact Rules

HUD submitted on April 13 to the Office of Information and Regulatory Affairs (OIRA) at the Office of Management and Budget (OMB) a [proposed rule](#) reinstating the 2013 Disparate Impact Rule and an [interim final rule](#) restoring statutory definition to the AFFH rule. This is the first step in the process of returning these two rules barring discrimination in housing before they were gutted by the previous administration. HUD has assured stakeholders and advocates that more fair housing regulations and news are forthcoming in its upcoming regulatory agenda.

The previous administration in the summer of 2020 abruptly issued its final rule, “[Preserving Community and Housing Choice](#),” repealing the 2015 AFFH Rule (see *Memo*, [07/27/2020](#)). This came after then-Secretary Ben Carson suspended the rule in 2018, halting the first significant regulation on the provision since the Fair Housing Act of 1968 which required federal agencies, particularly HUD, as well as states, counties, and cities to affirmatively further fair housing if they receive HUD funds (see *Memo* [05/21/2018](#)). The interim final rule will restore the statutory definition to the AFFH rule but will not reinstate the 2015 rule. More details are expected to be released once it is reviewed at OMB and published in the *Federal Register*.

The previous administration had also published in the fall of 2020 its final Disparate Impact Rule that would have shifted the burden of proof of discrimination from housing providers, financial institutions, and insurance companies to the victims of discrimination (see *Memo*, [09/14/2020](#)). The previous administration’s drastic changes to the 2013 rule would have discarded the well-crafted and time-tested three-part shifting standard, replacing it with a set of tests intended to hurt the Fair Housing Act’s protected classes. This rule was set to go into effect on October 25, 2020, but was halted due to a preliminary nationwide injunction issued by the U.S. District Court for the District of Massachusetts (see *Memo*, [11/02/2020](#)). The newly proposed rule will reinstate the 2013 Disparate Impact Rule, which is the current regulation that is being followed due to the stay by the U.S. District Court of the previous administration's harmful rule.

These new actions by HUD were taken in accordance with a [memorandum](#) from President Biden to the secretary of HUD instructing the agency to redress the nation’s long history of discriminatory housing practices and policies and reaffirming the administration’s commitment to end housing discrimination. This memo ordered the HUD secretary to examine the effects of the previous administration’s actions against the AFFH Rule and Disparate Impact Rule and the effect that it has had on HUD’s statutory duty ensure compliance with the Fair Housing Act and to affirmatively further fair housing. The memo also orders the HUD Secretary to take the necessary steps to implement the Fair Housing Act’s AFFH requirement and to prevent practices that have a disparate impact (see *Memo*, [02/01](#)).

The review of both rules can take up to 90 days from the date of submission at OMB. Once the review is complete, the AFFH Rule will be published to the *Federal Register* and become the regulation to follow for HUD and states, counties, and cities that receive HUD funding. The Disparate Impact Rule will have to go through the entire federal rulemaking process in accordance with the Administrative Procedures Act (APA). This means HUD will be required to publish a Notice of Proposed Rulemaking (NPRM), a congressional review by the House Financial Services Committee and Senate Banking, Housing, and Urban Affairs Committee, a public comment period that typically lasts 60 days, and a review and response of all comments by HUD before the final rule can be posted.

HUD staff has assured NLIHC and other fair housing advocacy organizations and stakeholders that more information on these rules and more fair housing regulations will be released soon. NLIHC will continue to inform members and partners of any updates.

The new [AFFH Rule](#) and [Disparate Impact Rule](#) will have more information posted to OIRA once reviewed and published.

More information about AFFH is on pages [7-14](#), [7-21](#), [7-27](#), and [7-35](#) of NLIHC’s *2020 Advocates’ Guide*.

More information on disparate impact is on [pages 7-8](#) of NLIHC’s *2020 Advocates’ Guide*.

HUD Office of Inspector General Releases Report Revealing Shortcomings of HUD Radon Testing Policies for PIH and CPD Properties

HUD’s Office of Inspector General released a [memo](#) evaluating radon policies for the Offices of Community Planning and Development (CPD), Multifamily Housing Programs (Multifamily), and Public and Indian Housing (PIH). The report found that of the three offices, only Multifamily has implemented a policy requiring radon testing and mitigation in its properties. PIH recommends, but does not require, radon testing and mitigation, and CPD has no radon policy at all.

This finding has important implications for the health and safety of residents of PIH and CPD properties. Radon is a naturally occurring, radioactive substance that, with prolonged exposure, increases the risk of developing lung cancer. HUD does not have a departmentwide policy for dealing with radon contamination; instead, each HUD program office is charged with developing their own policies for identifying and mitigating radon exposure. HUD’s environmental regulations require “all properties used for HUD programs be free of radioactive substances where a hazard could affect the health and safety of occupants or conflict with the intended use of the property,” and the Environmental Protection Agency (EPA) recommends testing every new home for radon exposure, and conducting a follow-up test every two years to ensure mitigation efforts are effective.

While Multifamily properties are required to carry out radon testing and mitigation activities, PIH encourages, but does not require, Public Housing Authorities (PHAs) to test for and mitigate excessive radon levels in their

properties. As a result, PIH properties may only be tested for radon every five years, when they must undergo an environmental review. PIH also does not collect data on radon testing and mitigation in its properties.

Similarly, CPD does not have a policy for radon testing and mitigation for its properties and relies solely on environmental reviews to test for and mitigate elevated radon levels. However, testing for radon during an environmental review is also left up to the discretion of “whomever performs an environmental review” in a CPD property. As a result, CPD properties may be infrequently tested for excessive radon levels, and in some cases never tested at all. CPD also does not collect data on radon testing and mitigation efforts in its properties.

The report concludes with recommendations that HUD develop a departmentwide policy requiring programs under its purview to test for and mitigate radon exposure and collect data on testing and mitigation efforts. Multifamily, PIH, and CPD would then be charged with creating or updating their radon policies to meet departmentwide standards.

Read the Office of Inspector General’s memo at: <https://tinyurl.com/rvpzmhbp>

HUD Posts Ten HOPWA Fact Sheets to Address Changes in Formula Grant

HUD has posted ten fact sheets that highlight strategies grantees can adopt to address changes in their Housing Opportunities for Persons with AIDS (HOPWA) formula grant resulting from HOPWA Modernization, which came into effect in July 2016 through the Housing Opportunity Through Modernization Act (HOTMA).

The factsheets include discussions on how to use HOPWA eligible activities in new or creative ways including:

- How to use Permanent Housing Placement (PHP) with Tenant Based Rental Assistance (TBRA)
- TBRA versus Short Term Mortgage and (STMUR)
- TBRA with an increasing formula award
- TRBA with a decreasing formula award

Other factsheets highlight:

- Special challenges in rural communities
- Recommendations to coordinate with the local Continuum of Care (CoC)
- How to design programs with a Housing First and Harm Reduction component

The ten fact sheets are:

- [Brick and Mortar Projects](#) (PDF)
- [Challenges in Rural Areas](#) (PDF)
- [Coordinating with Your Local CoC](#) (PDF)
- [Expanding a HOPWA TBRA Program](#) (PDF)
- [Housing First and Harm Reduction](#) (PDF)
- [Resource ID](#) (PDF)
- [Shrinking a HOPWA TBRA Program](#) (PDF)
- [TBRA vs STRMU](#) (PDF)
- [Using PHP with TBRA](#) (PDF)
- [Using Data for HOPWA Modernization & Program Planning](#) (PDF)

HUD's HOPWA website is at: <https://bit.ly/3e4gDGR>

More information about HOPWA is also on [page 4-81](#) of NLIHC's *2021 Advocates' Guide*.

Opportunity Starts at Home

New Podcast Episode Explores Building Multi-Sector Partnerships in Ohio

The [Opportunity Starts at Home](#) multisector affordable homes campaign released a new podcast episode, "Building Multi-Sector Partnerships in Ohio." The episode explores the work of the campaign's state-based affiliates in Ohio and features Gina Wilt, advocacy director at the Coalition on Homelessness and Housing in Ohio (COHHIO). Throughout the episode, Ms. Wilt discusses the housing crisis in Ohio, the opportunities and challenges of building multi-sector partnerships, best practices for organizations looking to build a multi-sector coalition, how COHHIO is advancing racial equity, and how COHHIO is leveraging multi-sector partnerships to advance more robust and equitable housing policies.

"I cannot underscore enough the importance of education and outreach in congressional meetings," says Ms. Wilt. "And without having the diversity in COHHIO's coalition partners to fully participate, I really don't think it would be as successful."

Listen to the full episode [here](#).

NLIHC Leadership Awards

Celebrate Resident-Leader Joy Johnson, Rep. Maxine Waters, Sen. Sherrod Brown, and the Housing Justice Network at NLIHC Housing Leadership Awards Celebration on April 28

[Join us](#) on April 28 to celebrate the contributions of **Joy Johnson**, long-time resident leader of the Charlottesville Public Housing Association of Residents (PHAR) and former NLIHC board member; **Representative Maxine Waters** (D-CA), chair of the House Financial Services Committee; **Senator Sherrod Brown** (D-OH), chair of the Senate Banking, Housing, and Urban Affairs Committee; and the **Housing Justice Network** of the National Housing Law Project. These leaders will be honored at NLIHC's 2021 Housing Leadership Awards Celebration to be held virtually, free to the public, on Wednesday, April 28 from 4-5 pm ET. Learn more and register at: <https://bit.ly/LEADERS21>



Joy Johnson

The Dolbeare Lifetime Service Award, named for NLIHC’s founder Cushing Niles Dolbeare, a pioneer of the affordable housing movement, will be awarded to **Joy Johnson** for serving her community and the nation for decades as a public housing advocate, organizer, and activist-leader, improving the lives of low-income residents in Charlottesville and across the United States.



Rep. Maxine Waters

A 2021 Edward W. Brooke Housing Leadership Award will be presented to **Representative Maxine Waters** for her indispensable leadership fighting for equity and justice, combatting racism, championing the housing needs of the lowest-income people, and achieving critical housing and homelessness resources and protections during the pandemic. This award is named for Senator Edward Brooke (R-MA), who championed low-income housing as a U.S. senator and later as chair of the NLIHC board of directors.



Sen. Sherrod Brown

Senator Sherrod Brown will also receive a 2021 Edward W. Brooke Housing Leadership Award for his many years of fighting for racial and social justice, voting rights, and affordable housing, and for his exceptional leadership in Congress to address the housing and homelessness crisis during the coronavirus pandemic.



The National Housing Law Project's **Housing Justice Network** will receive the Sheila Crowley Housing Justice Award for the Network's outstanding efforts for over forty years serving on the front lines to advance housing rights and over past year to keep families safely housed during the pandemic. This award is named after former NLIHC President and CEO Sheila Crowley, who led NLIHC for more than 17 years.

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

<https://bit.ly/LEADERS21>

Or text LEADERSHIP to 41444.

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

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

Research

Report Examines How Federal Housing Policies Reinforce Racial Housing Disparities after Economic Crises

A recent report by the Turner Center for Housing Innovation, “[Crisis, Response, and Recovery: The Federal Government and the Black/White Homeownership Gap](#),” argues that federal policies after crises have historically helped forge and reinforce disparities in access to home ownership for Black households. The report also examines demographic and mortgage-lending changes in neighborhoods after the Great Recession, finding racial disparities in how home prices recovered, where institutional investors bought homes, and where single-family rental homes increased.

The paper considers how federal government policy influences racial disparities in recovery from economic crises. The authors review how the establishment of a federal housing financing system after the Great Depression played a role in the expansion of a significant racial disparity in home ownership, since the federal Home Owners Loan Corporation (HOLC) explicitly connected property values and mortgage risk with race by “redlining” Black neighborhoods, deeming them highly risky. Neighborhoods that were redlined are today still associated with higher rates of poverty, reduced housing supply, lower house values, and lower homeownership rates.

Turning to the Great Recession of 2007-2009, the authors argue that the government’s response failed to address the disproportionate impacts of the foreclosure crisis on Black households and communities. Direct borrower relief did not come in time to help many Black communities, credit standards tightened in ways that excluded Black households that faced structural barriers to accessing credit, and insufficient attention was paid to investor purchases of lower-priced homes in Black neighborhoods.

To examine how different urban neighborhoods recovered from the Great Recession and the extent to which Black households were differentially affected, the authors analyzed *American Community Survey* (ACS) and Home Mortgage Disclosure Act (HMDA) data on 47,000 neighborhoods across the country between 2004 and 2018. They clustered neighborhoods into four groups: those that had low levels of mortgage lending to Black neighborhoods both before and during the recovery, those that saw declines in mortgage lending to Black borrowers, those that saw increases in mortgage lending to Black borrowers, and those that have continuously had a high share of lending to Black households. Neighborhoods that saw a decline in lending to Black borrowers, which were more likely to be in cities experiencing gentrification pressures, saw the most significant home price recovery. Those neighborhoods also had a substantially higher share of single-family rental homes in 2019—likely the result of investor purchases after the Great Recession. Neighborhoods that saw increases in lending to Black households or which had consistently high levels of lending to Black households had the lowest levels of home price recovery.

Finally, the authors note how the economic crisis sparked by COVID-19 threatens to exacerbate the racial wealth gap and increase housing insecurity for Black homeowners and renters. Drawing on Census Bureau Household Pulse Survey data, they note that approximately 55% of Black adults have experienced a loss of employment income since March 2020, compared to 43% of non-Latino white adults. Renters of color are more likely to be behind on their rent than white renters, and as of November 2020, nearly 1 in 5 Black homeowners were behind on their mortgage payments, compared to fewer than 10% of non-Latino white households. The authors suggest that, just as happened after the Great Recession, recovery policies that are purported to be race neutral could fail to address these pre-existing inequalities and differential vulnerability. Consequently, racial equity needs to be explicitly considered in the design and implementation of recovery programs.

Read the full report at: <https://bit.ly/2QlfS3O>

PAHRC Releases Report on Assisted and Unassisted Older Adults

The Public and Affordable Housing Research Corporation (PAHRC) released its [2021 Housing Impact Report: Feature on Older Adults](#), which finds that 2.44 million households headed by an older adult lived in publicly

supported housing in 2020, a 2.3% increase since 2019. They find that 6.35 million older adult-headed households earned below 80% of their state’s median income and likely qualified for rental assistance. The authors report that at least 3.22 million additional older households would benefit from expanding rental assistance programs.

The report examines the older adult population living in public housing and in units funded by the Housing Choice Voucher program (HCV), project-based Section 8, Low-Income Housing Tax Credit (LIHTC), Federal Housing Administration (FHA) loans with affordability restrictions, special-purpose voucher programs, and state programs. The analysis is based on resident demographic data gathered from HUD’s Picture of Subsidized Households, HUD’s Resident Characteristics Report, USDA’s Multifamily Housing Occupancy Report, and NLIHC and PAHRC’s National Housing Preservation Database.

The authors document that more than one-third of households in publicly supported housing are headed by an adult over the age of 62. Housing subsidies lifted 632,000 people over the age of 65 out of poverty in 2019. The number of older adults living in publicly supported housing increased by 1.9% between 2019 and 2020. The number of older adults likely eligible to be assisted by publicly supported homes is rising at an even faster rate: between 2019 and 2020, that number increased by 2.96%. Likely eligible older adult households include those earning less than 80% of area median income and paying more than 30% of their annual income toward housing.

The report notes that older adults living in publicly supported homes face an elevated risk of developing a severe case of COVID-19, and that they report higher rates of COVID-19 risk factors relative to low-income unassisted peers. Among these older adults, 38% report having diabetes, 21% have heart disease, and 18% have asthma. In addition to the risks associated with catching the virus, these older adults face risks related to social isolation. Eighty percent of the older adults living in publicly supported housing live alone, but few use Internet tools that might increase social connections while social distancing: 68% did not use the Internet in 2018, and 64% say they “never or almost never” used a computer in 2018.

The authors note that more resources are needed to help affordable housing providers meet the social and physical needs of older residents struggling due to the pandemic.

Access the report at: <https://bit.ly/3sixZEY>

Systematic Review Highlights Renters’ COVID-19 Experiences and Responses

The Joint Center for Housing Studies (JCHS) released a systematic review of COVID-19 research and data on renter experiences. “[Renters’ Responses to Financial Stress During the Pandemic](#)” outlines the extent of renter financial hardship, how renters have responded to income loss, and effects of financial hardship. The report also highlights gaps in current research to inform future data-collection efforts. These gaps include data on renter experiences that are disaggregated by race, property type, and geography. To mitigate renters’ financial hardship, the authors recommend continued cash assistance, decreased barriers for rental assistance, and investments in better data on renters’ financial stability and eviction risk.

This report systematically reviews data sources and research that have documented renter experiences during COVID-19, including data from 14 COVID-19 renter surveys. These surveys vary widely and include large nationwide samples, such as the U.S. Census Bureau *Household Pulse Survey*, and smaller, localized samples, such as a survey conducted by the Maine Affordable Housing Coalition. Other surveys included the Federal Reserve Bank’s *COVID-19 Survey of Consumers*, a monthly survey from ApartmentList, a survey in Los Angeles County by Housing Initiative at Penn, and Zumper’s *2020 Annual Renter Survey*. The paper highlights

high-level findings across this research, as well as discrepancies between different data sources and data limitations.

The report finds that approximately half of all renters have lost income during COVID-19, though estimates across different data sources vary slightly. Losses have been greatest among renters of color, low-income renters, and young renters. Analysis from JCHS, for example, found that 51% of white renters lost income between March and December 2020, compared to 59% of Black renters and 64% of Latino renters. Lower-income renters were more likely to lose employment income between March and December: 60% of renters making less than \$25,000 annually, 61% of renters making between \$25,000 and \$49,999, and 42% of renters with incomes greater than \$100,000 were affected. The amount of lost income has varied widely, with one survey estimating that among renters that who lost income, 39% had lost at least half of their income.

Renters have responded to lost income in a variety of ways, including using money from savings, cutting back on spending, and asking family or friends for help. The percent of renters who used money from their savings account at some point during the pandemic is significant, though estimates vary, ranging from 33% to 42%. Research also indicates that 10% to 15% of renters have dipped into their retirement accounts to pay rent. Several estimates highlight that half of all renters behind on rent borrowed money from family or friends.

Financial hardship imposed by COVID-19 has led many renters to accumulate significant arrears and face potential eviction. Though data are limited on the amount that renters owe, several estimates indicate many renters owe at least a few thousand dollars. Two small surveys indicate renters, on average, owe between \$1,800 and \$2,000. Rental arrears will vary significantly, however, based on geography. Renters who applied for rental assistance in Los Angeles County owed an average of more than \$5,800 in rental arrears. Data on evictions are also limited, but research shows a significant percent of households could face eviction in coming months, with estimates ranging from 16% to 40% of renters.

The authors identify areas where more data are needed to bolster our understanding of COVID-19's impact on renters, including the extent of borrowing to pay bills, reductions in renter's savings, and the use of credit cards to pay rent. Future research should also focus on gaining a better understanding of the magnitude of financial impacts, demographics of affected households, and differential impacts across geography.

Access the report at: <https://bit.ly/3aax4A6>

CBPP Releases Research on Benefits of Expanding Access to Housing Choice Vouchers

The Center on Budget and Policy Priorities (CBPP) released a report, "[More Housing Vouchers: Most Important Step to Help More People Afford Stable Homes](#)." The report explains the benefits of expanding Housing Choice Vouchers to all eligible households, why expansion should be phased in, and how such assistance is a necessary complement to supply-side investments.

The Housing Choice Voucher (HCV) program helps people with the lowest incomes to afford housing in the private market, by paying landlords the difference between what a household can afford to pay and the rent itself, up to a certain payment standard (see [Advocates Guide, p. 4-1](#)). Vouchers currently help more than 2 million low-income households afford decent, stable housing. Due to inadequate funding, however, only 1 in 4 households that are eligible for a voucher receive any form of federal rental assistance.

The authors outline the extent of the need for housing assistance before the pandemic and the expansion of need as a result of the crisis. Examining 2014-2018 *American Community Survey* data, they find 24 million people in low-income renter households were severely housing cost-burdened, spending more than half their income on housing. Among those severely cost-burdened low-income renters, 62% are people of color. This does not

include the approximately 580,000 people experiencing homelessness who are unable to afford any home. Some 5.7 million working renter households, approximately 20% of all working renter households, were severely cost-burdened. They note that the economic fallout from COVID was more likely to affect workers in low-wage industries and people of color, so the need for rental assistance is greater today.

The report includes a survey of the wide-ranging benefits of receiving a voucher. Vouchers reduce homelessness, housing instability, and overcrowding. Households with vouchers have more to spend on basic necessities like food, healthcare, and education. Children in households with vouchers change schools less often. When voucher holders are able to move to lower-poverty neighborhoods, their children have greater economic success.

The authors argue that expansion of the voucher program should be phased in, to allow time for housing agencies to build administrative capacity and for the rental market to absorb the vouchers. They argue that successful implementation of an expansion would eventually require changing the way the program is funded. Currently the voucher program receives “discretionary” funding, which means that the funding level is determined by an annual appropriations process. Mandatory appropriations, by contrast, would enable the voucher program to expand automatically when people need more help.

Finally, the authors find that voucher expansion is a useful complement for investments in increasing and preserving the supply of affordable housing. Since construction subsidies like the Low-Income Housing Tax Credit rarely produce housing with rents affordable for extremely low-income renters, those households need additional subsidies to afford their housing.

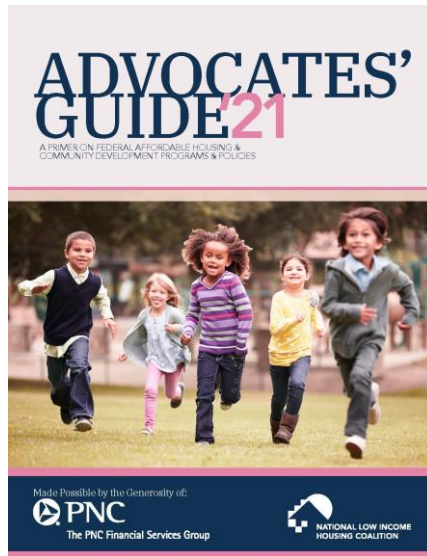
Expanding rental assistance to every eligible household is one of the four planks in NLIHC’s HoUSed campaign. More details about the campaign can be found here: <https://nlihc.org/housed>

The CBPP report can be accessed here: <https://bit.ly/32uENVP>

Resources

NLIHC’s *Advocates’ Guide 2021* Now Available Online

NLIHC released on April 15 its [*Advocates’ Guide 2021: A Primer on Federal Affordable Housing & Community Development Programs*](#), a comprehensive resource for advocates and others involved in many aspects of affordable housing and community development.



The *Advocates' Guide* is NLIHC's resource about virtually every federal affordable housing program and policy pertaining to low-income people. The *Advocates' Guide*, written by NLIHC staff and other leading experts in the field, contains summaries of housing and community development programs as well as housing policy advocacy tools and other information. It contains all the information advocates need to advocate with public officials, in both the legislative and executive branches of government.

New in this year's *Advocates' Guide* is detailed information about COVID-19 housing and homelessness response programs; the policy priorities of NLIHC's new HoUSed campaign for racial housing justice and universal, stable, and affordable housing; and actions taken by the Biden administration related to fair housing and protections for immigrant households and LGBTQ individuals, among other things.

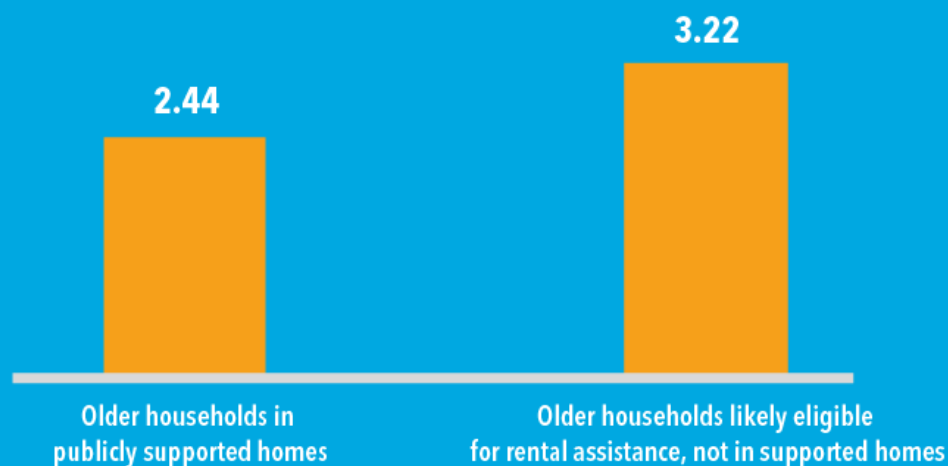
The *Advocates' Guide* is an invaluable resource for anyone involved in or concerned about affordable housing and community development. If you are uncertain about how a HUD or USDA housing program operates, what resources and protections are in recent COVID-relief packages, how the national Housing Trust Fund or Low-Income Housing Tax Credit work, or what kinds of activities CDBG and HOME can fund, look them up in the *Advocates' Guide*! Seasoned advocates can get updates on changes from previous years and learn about new threats and opportunities. The *Advocates' Guide* is also an outstanding primer for people new to affordable housing and community development.

Advocates' Guide 2021: A Primer on Federal Affordable Housing & Community Development Programs is at: <https://bit.ly/2RrY6ts>

Fact of the Week

Expanding Rental Assistance Would Help Over 3 Million Households Headed by Older Adults

Older Households in Publicly Supported Homes and Likely Eligible for Rental Assistance (in millions)



Source: Public and Affordable Housing Research Corporation (2021), "2021 Housing Impact Report: Feature on Older Adults." Older households are headed by someone at least 62 years old.



Source: Public and Affordable Housing Research Corporation (2021), "2021 Housing Impact Report: Feature on Older Adults."

From the Field

California Housing Advocates Release 10-Year Housing Policy Framework

The California Housing Partnership and Housing California—both NLIHC state partners—recently unveiled [Roadmap Home 2030](#), a comprehensive framework of equity-centered, evidence-based policy solutions to create structural change in how California addresses housing and homelessness over the next decade. Roadmap Home 2030 was developed in partnership with leading policy experts, researchers, and advocates from across the state, prominently including the California Budget and Policy Center.

Roadmap Home 2030 is based on a vision that over the next 10 years, California can end homelessness, create affordable homes for those who need them the most, ensure that Californians can stay in their homes, and advance racial equity and economic inclusion. To secure this vision, Roadmap Home 2030 outlines four primary goals:

1. Create 1.2 million new affordable homes for low-income Californians, including for those experiencing homelessness.
2. Protect 1 million low-income renter households from losing their homes, including more than 300,000 who face eviction each year.
3. End homelessness for more than 150,000 Californians who are unhoused every night and over 400,000 who are unhoused throughout the year.
4. Close racial equity gaps in housing and homelessness.

The development of Roadmap Home 2030 was guided by the following core principles:

- Reversing historic discrimination in housing policy by advancing equity
- Approaching housing as a human right
- Creating a path to affordable homeownership opportunities for those historically marginalized
- Grounding solutions in and created from the experience of people most impacted
- Grounding solutions in evidence
- Addressing homelessness through a Housing First approach
- Focusing on human-centered approaches to unsheltered homelessness
- Incorporating affordable housing opportunities in resource-rich neighborhoods
- Building cross-sector partnerships
- Collaborating with public and private sectors and local, state, and federal agencies
- Prioritizing organizations and housing developers which are led or owned by people of color
- Ensuring that there are homes for all—including middle-income Californians
- Advocating for federal funding and legislation to complement state efforts

The framework and policy package were shaped by a Policy Advisory Committee and a Research Advisory Committee—both of which are comprised of a diverse group of advocates and organizations. The Policy Advisory Committee includes representatives from affordable housing, tenants’ rights, homelessness, health, and public policy sectors. The Research Advisory Committee consists of experts on housing and homelessness from both California universities and other local and national research groups. The policy priorities and research analysis were reviewed by the Racial Equity Task Force who ensured that the analysis and policy approach advanced racial justice.

Additionally, to ensure that policy solutions effectively advance racial equity, advocates outlined policy design and implementation recommendations centered on racial equity:

- Create a statewide racial equity framework for investment
- Ensure that solutions are grounded in and emerge from the experience of our most affected communities
- Extend benefits and protections regardless of immigration status
- Use, develop, and publish disaggregate data
- Expand capacity to robustly monitor and enforce existing and future state housing laws and regulations
- Promote community control and public ownership of land

The organizations involved in Roadmap Home 2030 also released 12 policy priorities to urge California state legislators to prioritize housing this year and to make measurable progress towards the organizations’ goals for 2030. These priorities fall within five core areas: invest in values, promote fairness, reimagine growth, protect people, and create efficiency and accountability.

The policy priorities for the 2021-2022 legislative session are:

1. Initiate a \$10 billion statewide housing bond to fund five more years of affordable housing for low-income families and people experiencing homelessness. This bond would fund 80,000 new affordable rental homes and support for 60,000 first-time home buyers. Experts estimate that 406,000 people would be served each year if passed.
2. Fund the conversion of commercial properties and rental properties occupied by low-income households into affordable homes. Provide tenants and affordable housing organizations the first right of offer on rental homes that are for sale. It is estimated this provision would preserve 90,000 affordable homes and serve 261,000 people per year.

3. Shift savings from planned and future state prison closures to fund housing and services for formerly incarcerated Californians experiencing homelessness. The savings would total several hundred million dollars in the near term and around \$1.5 billion annually by 2024-2025.
4. Make the \$500 million expansion of the state Low Income Housing Tax Credit permanent. Experts estimate that this tax credit would fund 70,000 new affordable homes and service 203,000 people per year.
5. Build on the [Bring CA Home](#) campaign by permanently funding a flexible range of homelessness solutions, including rental assistance, interim housing, and permanent housing and services, by recapturing \$2.4 billion per year lost through corporate tax loopholes. This could fund 48,000 new affordable homes and provide housing and services for 168,000 people experiencing homelessness each year.
6. Lower the supermajority approval threshold required for housing ballot measures to 55% (the same requirement for educational facilities), generating approximately \$3 billion in local revenue over the coming decade. The additional local revenue could fund an estimated 29,000 new affordable homes and serve 84,000 people per year.
7. End exclusionary and racially discriminatory zoning by holding local governments accountable regarding implementation of current land use laws and by allowing increases in building height and density for mixed-income and affordable housing developments. Increases to building height and density could allow for 125,000 new affordable homes—at no public cost—and 500,000 new market-rate homes.
8. Allow new apartment and condominium developments to be built in commercial and mixed-use zones when at least 20% of the homes are affordable to low-income households.
9. Speed up affordable housing production and eliminate inequitable misuse of the California Environmental Quality Act (CEQA) by exempting new housing developments, including Project Homekey hotel conversions, that are 100% affordable to low-income households, while continuing to address environmental justice concerns.
10. Provide ongoing eviction protections and assistance to renters by creating a standing state of-emergency Renter and Small Landlord Resiliency Emergency Program that launches upon declaration of a crisis, based on lessons from the COVID-19 pandemic and major wildfires.
11. Increase the speed and efficiency of the delivery of emergency housing assistance by creating a revolving state fund to bridge the timing of disaster relief. A state fund would help an estimated 17,000 homes rebuild several years faster and help 48,000 people per year.
12. Speed the construction of affordable homes and reduce uncertainty and costs by streamlining the award of state funding for affordable housing developments receiving financing from four different state agencies into one decision-making process. By speeding up the process, an estimated 46,000 new affordable homes would be built, and 133,000 people would be served each year.

To secure the policy solutions and meet the goals outlined in the Roadmap Home 2030, organizations are engaging in several advocacy efforts including an email campaign to state officials, building an organizational coalition which endorses the framework, and building awareness and support through social media.

“Past attempts at solving our homeless and housing crises have been well-intentioned but lacked two key ingredients: a clear destination and a map showing us how we get there through a sustained, long-term effort,” said Matt Schwartz, president and CEO of the California Housing Partnership. “The Roadmap Home provides both by weaving together the best ideas in the Capitol with bold, new evidence-based approaches to speed up and lower the cost of providing affordable homes for everyone at the scale we need to meet these challenges in earnest.”

“As we see the light at the end of the pandemic tunnel, now is exactly the time to take stock of the existing inequities that have been exacerbated – and how to resolve them,” said Lisa Hershey, executive director of Housing California. “Whether it’s earthquake safety, a reliable energy grid, overcoming drought or racial

injustice, Californians have always proven not only resilient but also able to use monumental moments to reshape our state for good – IF we have a plan. The Roadmap Home is the right plan at the right time to unlock homes, health and prosperity in thriving, sustainable communities for all.”

To learn more about Roadmap Home 2030, including how to become involved, visit: roadmaphomeca.org

NLIHC News

NLIHC Announces Four New Board Members: Staci Berger, Colleen Echohawk, Anne Mavity, and Sharon Vogel

NLIHC announced on April 14 the appointment of four new members to the NLIHC Board of Directors: Housing and Community Development Network of New Jersey President and CEO Staci Berger; Chief Seattle Club Executive Director Colleen Echohawk; Minnesota Housing Partnership Executive Director Anne Mavity; and Cheyenne River Housing Authority Executive Director Sharon Vogel.



Staci Berger

Staci Berger has served as president and CEO of Housing and Community Development Network of New Jersey, an NLIHC state partner, since 2013. Ms. Berger directs this statewide association of over 270 community-based organizations and individuals, created in 1989 to enhance the efforts of these groups to create affordable housing and revitalize their communities, and to improve the climate for community development in New Jersey. “The last year has presented incredible challenges for the community development sector and the people and communities we serve,” said Ms. Berger. “NLIHC has been an invaluable partner and ally in promoting policies that keep the most vulnerable individuals healthy and safe in a home they can afford all across the nation. NLIHC has been an incomparable resource and incredible partner in our efforts to make NJ a place everyone can afford to call home. It is an honor and privilege to serve on the NLIHC Board of Directors.”



Colleen Echohawk

Colleen Echohawk is citizen of the Pawnee Nation and is the executive director of the [Chief Seattle Club](#), a Native-led organization in Seattle providing services and housing to Indigenous people experiencing homelessness. She is also the founder of the National Coalition to End Urban Indigenous Homelessness. Recognizing a lack of equity in housing design and development, and the profound impact it has on the well-being of people of color, Ms. Echohawk began advocating for equitable low-income housing development and Indigenous-led design. “I’m honored to be serving as a board member for NLIHC,” said Ms. Echohawk. “I believe my experience serving the Indigenous community will be of great importance as we advocate for affordable, equitable housing for all communities.”



Anne Mavity

Anne Mavity joined the [Minnesota Housing Partnership](#), an NLIHC state partner, as its executive director in 2017. Ms. Mavity has over thirty years of experience in advancing and creating affordable housing, capacity building and community development. She has worked on a congressional subcommittee on housing, provided technical assistance and underwriting at CSH creating permanent supportive housing policies and projects, and led affordable housing development and organizing for Beacon Interfaith Housing Collaborative. “NLIHC is doing impactful and critically needed policy advocacy and research, and I’m honored to join the NLIHC Board,” said Ms. Mavity. “This is a critical time of opportunity, when the spotlight is on housing and how

essential it is that everyone has a home to maintain health, educate their children, keep our elders safe. NLIHC is well-positioned to offer concrete solutions to address these long-standing challenges in ensuring everyone has a home.”



Sharon Vogel

Sharon Vogel is the executive director of the [Cheyenne River Housing Authority](#) on the Cheyenne River Sioux Reservation. Home to the Cheyenne River Sioux Tribe, the Reservation is located in north-central South Dakota. Mrs. Vogel has dedicated her professional career to working with and for tribal members, many of whom were and continue to be disenfranchised families. Beginning her career in tribal government services, she has worked for the last nineteen years in the Indian Housing field. Mrs. Vogel is a recognized leader in Indian Housing on the regional and national levels. “I am honored to serve on the NLIHC Board of Directors,” said Ms. Vogel. “I am looking forward to working with this amazing group of individuals who are committed to providing safe and affordable housing opportunities for families throughout this country. I have followed the work of the NLIHC for the past ten years and have been so impressed with their inclusive leadership. I appreciate their commitment to diversity and collaborative efforts to advance shared goals of our membership.”

“I am so pleased to welcome Staci, Colleen, Ann, and Sharon to the NLIHC Board,” said NLIHC President and CEO Diane Yentel. “Each brings invaluable perspectives and years of leadership and experience advocating for affordable and decent homes for those with the lowest incomes. Their exceptional leadership builds on the outstanding expertise of those already serving on the NLIHC Board. I look forward to working with them and the rest of NLIHC’s Board leaders in continuing to advance socially just policies to ensure decent, safe, accessible, and affordable homes for those with the greatest needs.”

NLIHC Seeks Project Director

NLIHC seeks a project director for its ERASE (End Rental Areas to Stop Evictions) project to ensure that the historic emergency rental assistance (\$46 billion) appropriated by Congress reaches the lowest-income and most marginalized renters it is intended to help. The project director will oversee efforts to track and analyze emergency rental assistance (ERA) utilization; document and share best practices and toolkits; influence and shape program design at federal, state, local levels; develop key partnerships and tools for outreach and education; and assess the remaining needs to inform advocacy for long-term investments to end housing instability and homelessness in the U.S. This is a one-year position (with the possibility of extension depending on funding) reporting to the NLIHC president and CEO.

RESPONSIBILITIES:

- Direct and coordinate the activities of a team of NLIHC staff and consultants dedicated to the ERASE project.
- Work with the NLIHC ERASE team to build upon and advance the ERASE Research and Learning Network:
 - Build upon NLIHC’s existing systems and partners to track all ERA programs throughout the country and conduct original qualitative and quantitative research to analyze how programs are working.
 - Prepare and broadly disseminate materials designed to ensure that ERA advances racial equity and reaches the lowest-income and most marginalized renters.
 - Coordinate the creation and regular updating of public-facing and interactive “Dashboard” and clearing house, providing the public (impacted people, policy makers, media, advocates, and others) current information on how/whether ERA programs are meeting the needs of the lowest-income and most marginalized tenants. Track and highlight developing trends related to landlord participation, self-attestation, direct-to-tenant assistance, and ensure language translation and other accessibility features.
 - Document and share best practices, lessons learned, challenges and success. The ERASE team will analyze the number and types of households assisted and levels of assistance needed with careful attention to whether the programs are reaching the lowest-income and most marginalized renters most in need of assistance.
 - Create an ERASE advisory council, made up of model program administrators, CBOs, representative tenant organizer networks and impacted people to assist with design of toolkits, model forms, model programs and case studies on program design including tenant outreach, distribution methods, landlord participation, intake support, recertification, and more. Ensure these materials are broadly disseminated to program administrators, as well as to state and local housing organizations and activists so they can promote the utilization of user-friendly applications and systems by the administering agencies in their communities - to build the capacity of state-based partner organizations to influence, track, and assist with outreach and aid sign-up efforts.
 - Create opportunities for peer-to-peer learning, through a listserv and other mechanisms, to allow for program administrators to share lessons learned and useful tools/information with each other.
 - Organize and host webinars and other trainings for activists and non-profit organization leaders, as well as relevant state and local agency officials.
- Build upon and advance, with the NLIHC ERASE team, NLIHC’s field advocacy and outreach in support of the campaign:
 - Oversee the provision of and ongoing support of NLIHC grants to state and local organizations around the country working on the key components of the ERASE project.
 - Ensure grantees engage in robust advocacy at the state and local level needed to ensure ERA funds are utilized effectively and efficiently and assist the lowest-income people in need.
 - Ensure grantees engage in effective outreach and sign-up efforts of low-income households, especially for programs or assistance that did not exist before, benefitting from direct outreach by people and organizations with meaningful roots in their communities.
 - Convene grantees for peer learning and strategy-sharing.
- Prepare reports for NLIHC donors on activities, outputs and outcomes of the ERASE campaign, including summaries of activities undertaken by state and local grantees.

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 8 years of experience directing/managing projects and campaigns and supervising staff.
- A strong, demonstrated commitment to the alleviation of poverty and social justice (affordable housing knowledge/experience strongly preferred).
- Demonstrated strong organizational skills, attention to detail, and ability to coordinate multifaceted efforts by a diverse team.
- 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, though candidates residing outside the DC area may be considered and telework is being implemented during the pandemic.

JOB APPLICATION PROCESS: Send a cover letter, resume, and two writing samples to: Diane Yentel and 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 Website and Graphic Design Specialist

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

Responsibilities:

WEBSITE & ELECTRONIC MEDIA

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

PUBLICATIONS

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

COMMUNICATIONS SUPPORT

- Track and analyze communications metrics for website(s), *Memo to Members and Partners*, and webinars; prepare reports as necessary.

- Provide graphic support to comms team lead responsible for managing and expanding the Coalition’s social media platforms and utilizing new social networking tools, including webinars and videos.

EVENT SUPPORT

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

ORGANIZATIONAL SUPPORT

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

MINIMUM REQUIREMENTS

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

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

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

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

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

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

JOB APPLICATION PROCESS: Send a cover letter, resume, and portfolio link or attachments of graphic design samples to: Bairy Diakite, Operations Manager, NLIHC, 1000 Vermont Avenue, NW, Suite 500, Washington, D.C. 20005 or via email at bdiakite@nlihc.org. The cover letter should describe the candidate’s interest in and relevant experiences for the position and include salary requirements and the names and contact information for at least three people serving as candidate references (NLIHC will not contact references before consulting with the candidate).

NLIHC in the News

NLIHC in the News for the Week of April 11

The following are some of the news stories that NLIHC contributed to during the week of April 11:

- “\$50 billion in rent relief is up for grabs. These landlords are working with tenants to get help,” *CNN*, April 13 at: <https://cnn.it/3dp7jy2>
- “Helping a friend struggling with money and depression during the pandemic,” *LA Times*, April 15 at: <https://lat.ms/3eotqnV>
- “Advocates hammer Biden over landlords defying eviction ban,” *The Hill*, April 15 at: <https://bit.ly/3wV65IY>
- “States struggle to give out over \$45 billion in rental assistance,” *CNBC* April 16 at: <https://cnb.cx/3ahoAqZ>

NLIHC Staff

Kyle Arbuckle, Housing Advocacy Organizer, x227
Olivia Arena, Housing Advocacy Organizer, x209
Xavier Arriaga, Policy Analyst, x231
Andrew Aurand, Vice President for Research, x245
Victoria Bourret, Senior Organizer for Housing Advocacy, x244
Jen Butler, Director, Media Relations and Communications, x239
Alayna Calabro, Policy Analyst–COVID-19 Response, x252
Josephine Clarke, Senior Executive Assistant, x226
Bairy Diakite, Operations Manager, x254
Emma Foley, Research Intern, x249
Dan Emmanuel, Senior Research Analyst, x316
Ed Gramlich, Senior Advisor, x314
Kim Johnson, Housing Policy Analyst, x243
Jameil Johnson, Graphic Design/Communications intern
Paul Kealey, Chief Operating Officer, x232
Mike Koprowski, Director, Multisector Housing Campaign, x317
Joseph Lindstrom, Director, Field Organizing, x222
Mayerline Louis-Juste, Communications Specialist, x201
Fonzi Mendoza, Research Intern
Khara Norris, Senior Director of Administration, x242
Neetu Nair, Research Analyst, x291
Noah Patton, Housing Policy Analyst, x227
Ikra Rafi, Creative Services Specialist, x246
Catherine Reeves, Development Coordinator, x234
Sarah Saadian, Vice President, Public Policy, x228
Sophie Seibach, Field Intern
Brooke Schipporeit, Housing Advocacy Organizer, x233
Kevin Tan, Graphic Design/Communications intern
Dan Threet, Research Analyst, x202
Chantelle Wilkinson, Housing Campaign Manager, x230
Renee Willis, Vice President for Field and Communications, x247
Rebecca Yae, Senior Research Analyst–COVID-19 Response

Diane Yentel, President and CEO, x225