

Volume 26, Issue 16

April 26, 2021

HoUsed Campaign for Universal, Stable, Affordable Housing

- Senator Warren, Congressman Cleaver Reintroduce Bold, Landmark Housing Legislation
- Reps Omar and Maloney Introduce “Affordable Housing Preservation Act”
- Senate Republicans Release \$568 Billion Infrastructure Proposal with No Funding for Affordable Housing
- Join NLIHC’s National Call on “HoUsed: Universal, Stable, and Affordable Housing” Today at 2:30 pm ET
- Recording Available of NLIHC’s April 19 National call on “HoUsed: Universal, Stable, and Affordable Housing”

Emergency Rental Assistance

- NLIHC and CLASP Publish New Report: “Prioritization in Emergency Rental Assistance Programs: A Framework of Strategies, Policies, and Procedures to Better Serve Priority Populations”
- Updates on Treasury Emergency Rental Assistance Programs

Coronavirus, Disasters, Housing, and Homelessness

- Deanne Criswell Confirmed as FEMA Administrator; Disaster Recovery Advocates Ask for Meeting Citing Opportunities for Reform
- CFPB Issues Interim Final Rule to Strengthen and Enforce Federal Eviction Moratorium
- HUD Releases Full Housing Mitigation Funding to Puerto Rico as Inspector General Reports
- Additional Coronavirus Updates – April 26, 2021
- Additional Disaster Housing Recovery Updates – April 26, 2021

Congress

- Senator Sanders and Representative Ocasio-Cortez Reintroduce “Green New Deal for Public Housing Act”

Budget and Appropriations

- Secretary Fudge Testifies before Senate Appropriations Committee on Need for Substantial Investment in Affordable Housing Infrastructure
- House THUD Subcommittee Holds Hearing on HUD FY22 Budget Request
- CHCDF Urges Congressional Appropriators to Maximize Funding for Affordable Housing and Community Development in FY22
- CHCDF Hosting Webinar on Funding Opportunities for Affordable Housing and Community Development Programs April 29

HUD

- HUD Withdraws Equal Access Rule
- Unprecedented Bureaucratic Hurdles Caused Past Delays
- HUD CPD Requests Public Comment on 2015 Interim Housing Trust Fund Rule

NLIHC Leadership Awards

- Last Chance to Register for April 28 Housing Leadership Awards Celebration!

Opportunity Starts at Home

- ICYMI: Poll Shows Broad Support for Robust Housing Solutions Beyond Pandemic

Research

- Households Impacted by Employment Changes More Likely to Experience Material Hardship in 2020
- New Research: Subsidized Housing in Philadelphia Reduces Risk of Eviction
- National Equity Atlas Estimates 5.7 Million Renters Owe \$19.75 Billion in Rent Debt

Resources

- NLIHC Releases Spanish-Language Edition of *The Gap: A Shortage of Affordable Homes (La Escasez de Viviendas Asequibles)*
- New Tool Compares Changes in Population Experiencing Homelessness

Fact of the Week

- Employment-Affected Households Less Likely to Obtain Rental Assistance than Other Safety Net Benefits in 2020

From the Field

- North Dakota Advocates Rally to Protect Housing Incentive Fund

NLIHC News

- NLIHC Seeks Low-Income and National-Partner NLIHC Board Members!
- NLIHC Seeks Development Coordinator
- NLIHC Seeks Housing Advocacy Organizer
- NLIHC Seeks Project Director
- NLIHC Seeks Website and Graphic Design Specialist
- NLIHC Welcomes New Members in First Quarter of 2021

NLIHC in the News

- NLIHC in the News for the Week of April 18

HoUsed Campaign for Universal, Stable, Affordable Housing

Senator Warren, Congressman Cleaver Reintroduce Bold, Landmark Housing Legislation

Senator Elizabeth Warren (D-MA) and Representative Emanuel Cleaver (D-MO) reintroduced the “[American Housing and Economic Mobility Act](#)” to help address the underlying causes of America’s housing crisis, primarily through robust investments in the national Housing Trust Fund (HTF). Original cosponsors include Senators Ed Markey (D-MA), Kirsten Gillibrand (D-NY), Bernie Sanders (I-VT), Mazie Hirono (D-HI), and Jeff Merkley (D-OR) along with Representatives Ro Khanna (D-CA), Eleanor Holmes Norton (D-DC), Jesus Garcia (D-IL), Steve Cohen (D-TN), Jan Shakowsky (D-IL), Ayanna Pressley (D-MA), Gwen Moore (D-WI), Suzanne Bonamici (D-OR), and Barbara Lee (D-CA).

The bill directly addresses the severe shortage of rental homes affordable to people with the lowest incomes by investing \$445 billion over ten years in the HTF to build and preserve nearly 2 million deeply affordable homes. The bill also provides \$25 billion over ten years in the Capital Magnet Fund, \$500 million in rural housing programs, and more than \$2.5 billion to build or rehabilitate homes for Native Americans and Native Hawaiians. By incentivizing local zoning reforms, the legislation would help lower costs and increase the supply of housing.

Beyond investments, the bill prohibits housing discrimination based on sexual orientation, gender identity, marital status, veteran status, and source of income. The bill also makes it easier to use housing vouchers in neighborhoods with good-performing schools and allows tribal housing authorities to administer their own voucher programs. By doubling the minimum requirement for accessible units built with funding provided in the bill, the legislation helps address the severe shortage of homes accessible to people with disabilities.

To help close the racial wealth gap, the bill provides down-payment assistance to first-time homebuyers living in formerly redlined or officially segregated areas, and it extends eligibility for home loans to descendants of veterans, largely Black individuals, who were denied this benefit after World War II.

NLIHC president and CEO Diane Yentel stated in Senator Warren’s press release, ““The *American Housing and Economic Mobility Act* would transform lives and communities by significantly expanding investments in the national Housing Trust Fund to help millions of the lowest-income and most marginalized households who struggle to pay rent and the half a million people without a home at all. Congress should enact this bill as part of the American Jobs Plan to ensure that everyone has the breadth of opportunities that come from having a stable, affordable place to call home.”

The “American Housing and Economic Mobility Act” is supported by Americans for Financial Reform, Anti-Poverty Network of New Jersey, Autistic Self Advocacy Network, California Reinvestment Coalition, Center for Community Progress, Consumer Action, Consumer Federation of America, Faith in Action Network, Housing Choice Partners, The Leadership Conference on Civil and Human Rights, MA Communities Action Network, Metropolitan Interfaith Council on Affordable Housing, National CAPACD, National Community Reinvestment Coalition, National Community Stabilization Trust, National Consumer Law Center (on behalf of its low-income clients), National Council of Asian Pacific Americans (NCAPA), National Fair Housing Alliance, National Housing Law Project, National Housing Resource Center, NLIHC, National Urban League, National Women’s Law Center, New Jersey Citizen Action, Poverty & Race Research Action Council, Prosperity Now, UnidosUS, and Woodstock Institute. Last Congress, the National American Indian Housing Council passed [a resolution](#) in support of the bill.

Read Senator Warren’s press release at: <https://tinyurl.com/5avx6ahm>

Read the bill text at: <https://tinyurl.com/k5hxs55u>

Reps Omar and Maloney Introduce “Affordable Housing Preservation Act”

Representatives Ilhan Omar (D-MN) and Carolyn Maloney (D-NY) introduced on April 23 the “[Affordable Housing Preservation Act](#)” to create a demonstration program to fund the creation of community-owned cooperatives for low-income renters and homeowners. The bill would provide \$200 million to support partnerships for nonprofit resident-controlled cooperative housing, including manufactured housing cooperatives.

Housing cooperatives are an alternative to traditional homeowner and rental housing practices, empowering low-income people to come together to democratically control their housing. The limited-equity co-op model helps ensure long-term affordability and protect individuals from abusive landlords and real estate speculation.

NLIHC President and CEO Diane Yentel stated in Representative Omar’s press release, “The power imbalance between renters and landlords puts renters at greater risk of housing instability, harassment, and homelessness, and it fuels racial inequity. I applaud Congresswomen Omar and Maloney for introducing the Affordable Housing Preservation Act to help disrupt this power imbalance by creating new opportunities to empower low-income renters to take control of their housing and prevent displacement.”

The bill is supported by NLIHC, Centennial Mortgage, Grounded Solutions Network, ROC USA, Urban Homesteading Assistance Board (UHAB).

Read Congresswoman Omar’s press release at: <https://tinyurl.com/aaxj59zf>

Senate Republicans Release \$568 Billion Infrastructure Proposal with No Funding for Affordable Housing

Senate Republicans released on April 23 a \$568 billion infrastructure proposal in response to President Biden’s \$2 trillion “American Jobs Plan.” The Republican plan would provide funding to repair the nation’s roads, bridges, public transit systems, ports and waterways, and airports, as well as investments in broadband expansion and water storage. The proposal includes no funding to address the affordable housing crisis or restore the nation’s deteriorating public housing infrastructure.

Republicans have criticized the “American Jobs Plan,” complaining the proposal’s scope is too expansive. The new proposal reflects Republicans’ contention that infrastructure spending should be limited to “traditional infrastructure” and is being labeled by Senator Shelley Moore Capito (R-WV), one of the Senate Republicans leading the effort, as an opening bid for further negotiation. Senate Democrats have largely dismissed the proposal as “not serious.” Senator Elizabeth Warren (D-MA) noted the plan is “not big enough to meet our need.”

NLIHC is working to ensure that Congress includes in any infrastructure spending plan comprehensive resources to achieve housing justice, including priorities from the [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 26) national [HoUSed](#) campaign call from 2:30-4 pm ET. HUD Senior Advisor for Housing and Services Richard Cho will provide an update on new funding to address homelessness from the American Rescue Plan Act. We will also hear about a new report on prioritizing emergency rental assistance to ensure funds reach the lowest-income and most marginalized people; a campaign to ensure COVID-19 stimulus checks reach all low-income households; updates on advancing the HoUSed campaign's priorities; the latest from Capitol Hill and the field; and more.

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

See the full agenda [here](#).

Recording Available of NLIHC's April 19 National call on "HoUSed: Universal, Stable, and Affordable Housing"

During the most recent national "HoUSed: Universal, Stable, and Affordable Housing" call, we discussed the Consumer Financial Protection Bureau's (CFPB's) new measure to enforce the national eviction moratorium, received information on Treasury's Homeownership Assistance Fund (HAF), learned about a new study on evictions by large landlords, heard field updates, and shared the latest intel from Capitol Hill.

CFPB Acting Director David Uejio announced the bureau's release of an [Interim Final Rule](#) mandating debt collectors provide written notice to consumers about the eviction protections available under the Centers for Disease Control and Prevention's (CDC's) eviction moratorium and prohibiting debt collectors from misrepresenting a household's eligibility for moratorium protections. The rule will go into effect May 3. Tenants whose landlords have violated the CDC's moratorium can [submit a complaint](#) to the CFPB.

Jim Baker of the Private Equity Stakeholder Project shared findings from a [new report](#) on COVID-19 evictions. The report found Pretium Partners, a private equity and debt firm and the second-largest provider of single-family rental homes in the country, filed over 1,300 evictions during the pandemic, the majority of which were filed after the CDC eviction moratorium was enacted in September 2020. Since the start of 2021, the company has filed nearly 500 evictions, with nearly half located in two majority Black counties in Georgia.

Noel Poyo from the Treasury Department and Alys Cohen from the National Consumer Law Center (NCLC) provided updates on the rollout of Treasury's HAF, including a summary of recently released [guidance](#) from the Treasury on HAF implementation and NCLC's [overview](#) of the program. NLIHC's Rebecca Yae and Neetu Nair give the latest updates on Emergency Rental Assistance program tracking.

We received field updates from Elena Gains of the New Jersey Department of Community Affairs, Christine Hess of the Nevada Housing Coalition, and Maxwell Ciardullo of the Louisiana Fair Housing Action Center. Kim Johnson from NLIHC provided insights from Capitol Hill, including an update on the status of President Biden's infrastructure proposal.

NLIHC hosts national calls every week. On today’s call, we will be joined by Richard Cho, senior advisor for housing and services at HUD, who will provide insights on the forthcoming American Rescue Plan funding for homelessness and emergency vouchers. Register for today’s call (Monday, April 26 at 2:30 pm ET) at: <https://tinyurl.com/ru73qan>

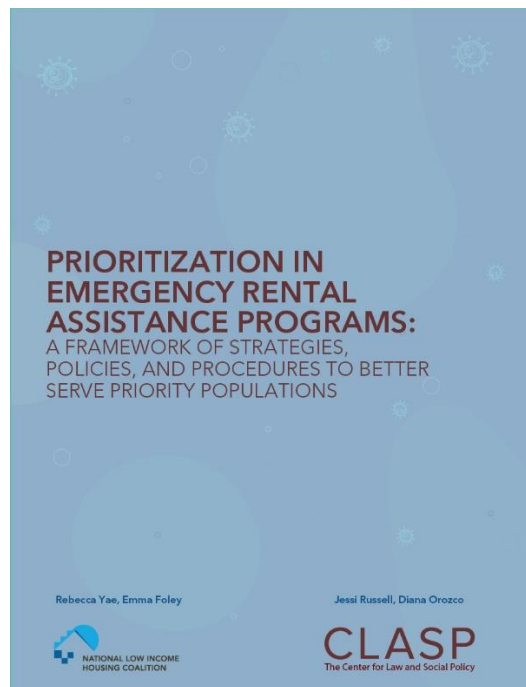
Watch a recording of the April 19 call at: tinyurl.com/muxtpyrn

Access presentation slides at: tinyurl.com/xan963mj

Emergency Rental Assistance

NLIHC and CLASP Publish New Report: “Prioritization in Emergency Rental Assistance Programs: A Framework of Strategies, Policies, and Procedures to Better Serve Priority Populations”

NLIHC and the Center for Law and Social Policy (CLASP) published a new report, “Prioritization in Emergency Rental Assistance Programs: A Framework of Strategies, Policies, and Procedures to Better Serve Priority Populations.” The report outlines how emergency rental assistance programs can incorporate strategies, policies, and procedures that embed equity and give priority to renters most impacted by COVID-19 and at greatest risk of housing instability.



To maximize the number of people in priority populations (extremely low-income households, people of color, and other marginalized people most in need) receiving emergency rental assistance, program administrators must center those priority populations in the key steps of program administration: 1) determining the priority population; 2) program budgeting and setting benchmarks; 3) conducting robust tenant and landlord outreach; 4) providing ample intake support for tenants and landlords; 5) selecting applicants and providing services; and 6) monitoring and evaluation. The report includes resources and examples from state and local programs around the country to illustrate the variety of strategies used to prioritize populations.

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

Updates on Treasury Emergency Rental Assistance Programs

NLIHC tracks all emergency rental assistance programs, analyzes [in-depth](#) information on each program, and [shares best practices](#) to ensure funds are equitably distributed to support individuals and families impacted by the pandemic. As of April 21, 2021, NLIHC identified nearly 900 state and local emergency rental assistance programs that were created or expanded in response to COVID-19 and subsequent economic fallout. Of these, 250 are funded through the \$25 billion appropriated for the Treasury Emergency Rental Assistance (ERA) program under the December 2020 Consolidated Appropriations Act. An initial summary of program characteristics and key challenges faced by ERA administrators is provided [here](#).

A total of 433 state and local jurisdictions, 252 Tribal governments, and five territories received direct allocations for the Treasury ERA program. At least 220 Treasury ERA programs are currently accepting applications, representing 40 states, 132 counties, 45 cities, and three Tribal Government programs. An additional 15 programs have already closed due to an overwhelming number of applications received. Taken together, these programs represent over 65% of all state and local grantees that received Treasury ERA funds and approximately \$18 billion that is currently being utilized for emergency rental assistance across the country.

Approximately 73% of the programs help tenants with both rental arrears and future payments, with nearly 70% providing over 12 months of rental assistance to help stabilize vulnerable. Excessive documentation requirements for tenants were a significant challenge for previous “CARES Act”-funded programs, resulting in incomplete applications and likely slowing administrators down in processing applications. Both the statute and current guidance affirm that self-attestation is adequate documentation for showing COVID-related hardship in the Treasury ERA program. The guidance additionally allows for the use of self-attestation for showing housing instability, income, and, in cases where tenants lack formal leases, rental obligation with alternative proof of residency. Yet, only 27% of ERA programs explicitly allow self-attestation as an alternative to source documentation. Program administrators may feel that the Treasury guidance limits the use of self-attestation only in extenuating circumstances, and they therefore maintain tedious documentation requirements in anticipation of audits in the future. Most programs require some proof of income and demonstrable housing instability either through proof of rent/utility debt owed or active eviction filings; commonly preferred documentation includes W2s, federal tax returns, or paystubs, with 60% of programs requiring a formal lease.

In addition to tenant-based eligibility criteria, 60% of the programs also require some form of landlord concessions. Frequently required concessions include completed W9 forms, additional documentation like detailed rental ledgers, and eviction restrictions on receiving assistance. Since ERA funds are primarily paid to landlords, landlord participation is critical to keeping renters stably housed. Several program administrators have reported difficulties in engaging landlords in programs, but very few ERA programs offer direct-to-tenant options if landlords refuse to participate: only 17% of the programs explicitly offer this flexibility while one in five programs explicitly refuse to pay tenants directly. Renters with landlords who refuse to participate are thereby unable to receive critical assistance needed to remain in their homes.

As programs open each week, NLIHC continues to monitor these trends and share best practices that advance equitable distribution of rental assistance funds. A [new report](#) published by NLIHC and the Center for Law and Social Policy outlines how emergency rental assistance programs can better prioritize renters most impacted by COVID-19 and at greatest risk of housing instability.

NLIHC’s rental assistance resources are available [here](#), with new programs added to the database multiple times each week.

Coronavirus, Disasters, Housing, and Homelessness

Deanne Criswell Confirmed as FEMA Administrator; Disaster Recovery Advocates Ask for Meeting Citing Opportunities for Reform

Deanne Criswell was confirmed as FEMA administrator by a voice vote in the Senate on April 22. Administrator Criswell has had a long career in emergency management, most recently as the head of New York City’s emergency management agency. Administrator Criswell has also served as an emergency manager in Aurora, CO, worked for FEMA for six years, and served 21 years with the Colorado National Guard. She is the first woman to lead the agency.

The Senate Committee on Homeland Security and Government Affairs held a confirmation hearing on March 25. In her opening [remarks](#), Administrator Criswell reiterated her commitment to system-based mitigation and community resiliency in the face of climate change, saying that “as FEMA responds to the COVID-19 pandemic, it also must also support communities in preparing for future challenges and adapting to a changing world,” and that “the best way to balance the competing demands is to make risk reduction investments to build more resilient communities and infrastructure, including against the threat of climate change. FEMA has developed robust preparedness and response capabilities, and now we also have an incredible opportunity to reduce risk.”

NLIHC President and CEO Diane Yentel sent a [letter](#) to Administrator Criswell congratulating her on her confirmation and requesting a meeting on behalf of the NLIHC-led Disaster Housing Recovery Coalition – a group of over 850 local, state, and national organizations working to ensure that low-income households can access disaster assistance. “The task ahead is certainly difficult,” Diane wrote, “but NLIHC and our members and partners stand ready to work with you to ensure that the lowest-income and most marginalized people – including people of color, individuals experiencing homelessness, individuals living with disabilities, and others – can access critical disaster housing recovery resources, both during the ongoing pandemic and during future disasters.”

A [supplemental memo](#) was sent along with the letter, laying out potential administrative reforms that the agency could make to immediately and significantly improve equity and accessibility of FEMA programs. These reforms include working with HUD to activate the [Disaster Housing Assistance Program \(DHAP\)](#) after future disasters, ensuring that individuals and families who were unhoused prior to a disaster are fully eligible for recovery assistance, and prioritizing mitigation grants that serve the communities with the greatest needs.

View a recording of nominee Criswell’s confirmation hearing at: <https://bit.ly/3UrsyM>

Read the DHRC’s letter to Administrator Criswell at: <https://bit.ly/3euHYCn>

Read the DHRC’s supplemental memo on FEMA reforms here: <https://bit.ly/32GFyUL>

CFPB Issues Interim Final Rule to Strengthen and Enforce Federal Eviction Moratorium

The Consumer Financial Protection Bureau (CFPB) issued on April 19 an [interim final rule](#) to strengthen and enforce the [federal eviction moratorium](#) issued by the Centers for Disease Control and Prevention (CDC). The new rule takes effect May 3 and requires debt collectors, including attorneys, to provide written notice to tenants of their rights under the CDC eviction moratorium and prohibits debt collectors from misrepresenting tenants’ eligibility for protection under the moratorium.

Under the new rule, debt collectors who evict tenants protected by the CDC moratorium without providing written notice of the moratorium or who misrepresent tenants' rights under the moratorium can be prosecuted by federal agencies and state attorneys general for [violating the Fair Debt Collection Practices Act \(FDCPA\)](#) and are also subject to private lawsuits by tenants.

“With COVID-19 killing hundreds of Americans every day, kicking families out into the street during this pandemic may literally be a death sentence,” [said CFPB Acting Director Dave Uejio](#). “No one should be evicted from their home without understanding their rights, and we will hold accountable those debt collectors who move forward with illegal evictions.”

The rule follows a [joint statement](#) released on March 29 by the CFPB and the Federal Trade Commission (FTC) announcing the agencies will monitor and investigate eviction practices to ensure landlords and property owners are complying with the federal, state, or local moratoriums (see *Memo*, [4/5](#)). The CFPB's action also comes after [over 2,300 organizations](#) joined NLIHC in urging the Biden administration to strengthen and enforce the federal eviction moratorium.

The CFPB 2021 Debt Collection COVID-19 Interim Final Rule is available at: <https://bit.ly/3n9Zq2S>

Read the CFPB's fact sheet on the Interim Final Rule at: <https://bit.ly/3tJVZ5p>

Renters can learn about their rights under the FDCPA and how to report debt collectors who break federal law at: <https://bit.ly/3tLU5kI>

Consumers can submit a debt collection complaint, including complaints related to an eviction, eviction lawyers, or eviction law firms with the CFPB at <https://www.consumerfinance.gov/complaint/> or by calling (855) 411-2372.

HUD Releases Full Housing Mitigation Funding to Puerto Rico as Inspector General Reports Unprecedented Bureaucratic Hurdles Caused Past Delays

HUD [announced](#) on April 19 the release of a final \$2 billion in Community Development Block Grant – Mitigation (CDBG-MIT) funding approved for Puerto Rico almost two years ago. The majority of the over \$8.2 billion in federal mitigation funding – meant to assist the territory in recovering from Hurricane Maria and increasing its resiliency to future disasters – had been released on January 20, 2021, when the agency partially approved Puerto Rico's action plan outlining the intended use of the funds. These funds – provided to strengthen or relocate housing in danger of future disaster damage – were held back while HUD and Puerto Rico recovery and housing agencies finalized plans for their use.

HUD also announced removal of several onerous restrictions that limited the island's access to the funds and created multiple additional requirements for their use. Under the previous administration's CDBG-MIT rules, the territory was forced to seek certification from federal officials on the island before using the funds. NLIHC and members of the Disaster Housing Recovery Coalition (DHRC) – an NLIHC-led group of over 850 local, state, and national, organizations working to ensure disaster resources reach those with the greatest need – issued a [statement](#) when the restrictions were first introduced in 2019. “Exclusive federal control over Puerto Rican finances and disaster recovery funding is the wrong approach and would only exacerbate the inadequate recovery strategy that has left thousands of Puerto Ricans still living in damaged homes almost two years after Hurricanes Maria and Irma,” said Diane Yentel, National Low Income Housing Coalition president and CEO in the statement. “Such an approach reinforces a myth that Puerto Ricans are second-class citizens, unable or unwilling to control their own recovery.”

The HUD Office Inspector General (OIG) commented on the initial implementation of these bureaucratic obstacles and chronic delay of recovery funding to Puerto Rico in a [report](#) released April 22. The report found that the Office of Management and Budget placed unprecedented hurdles on HUD as the agency worked to release the funds and pressured the agency to separately release funding notices for Puerto Rico and the US Virgin Islands. These hurdles combined with a lengthy government shutdown to cause significant delays in Puerto Rico's ability to fully recover from 2017's Hurricane Maria. The HUD OIG also reported that multiple senior level officials at the agency during the last administration refused to participate in interviews with the office and otherwise impeded the investigation.

The HUD OIG cited several recommendations for improving the CDBG-MIT and related programs to avoid such delays in the future including the permanent authorizing of CDBG-MIT and related programs. The DHRC-supported "[Reforming Disaster Recovery Act](#)" would do exactly that, while also improving transparency and ensuring these important recovery dollars reach those most in need of assistance after a disaster. The bill is sponsored by Representatives Al Green (D-TX) and Anne Wagner (R-MO) and successfully passed the House of Representatives last year.

Read the HUD press release at: <https://bit.ly/3tMUvHI>

Read the HUD OIG Report on delayed funding to Puerto Rico at: <https://bit.ly/2Qq4Pqw>

Read a copy of last year's "Reforming Disaster Recovery Act" at: <https://bit.ly/3axxdOA>

Additional Coronavirus Updates – April 26, 2021

NLIHC Resources

- [FEMA Non-Congregate Sheltering During the COVID-19 Pandemic](#) – April 2021
- [Overview of the Federal Eviction Moratorium](#) – Updated April 2021
- [Federal Eviction Moratorium: FAQ for Renters](#) – Updated April 2021

National Updates

Internal Revenue Service

The Internal Revenue Service (IRS) released a [notice](#) on April 15 stating that people who do not have a permanent address or a bank account may still qualify for Economic Impact Payments (EIPs) and other tax benefits. The IRS urges community groups, employers, and others to share information about EIPs and help eligible individuals file a 2020 tax return so they can receive the EIPs and other tax benefits to which they are entitled.

Research

A [new study](#) led by researchers at Johns Hopkins and the University of Pennsylvania uses computer modeling to suggest that eviction moratoriums enacted during the COVID-19 pandemic reduced the infection rate and protected from the spread of infections not only those who would have lost their housing, but also entire communities.

Reporting

[CNBC](#) reports on the roadblocks states and localities face in distributing more than \$45 billion in federal emergency rental assistance (ERA). NLIHC President and CEO Diane Yentel says most programs are not

providing direct-to-tenant assistance if landlords refuse to participate, despite having the option to do so. Additionally, some states are delaying distribution of critical aid by imposing unnecessary and burdensome documentation requirements.

[CNBC](#) reports on the Consumer Financial Protection Bureau's (CFPB) [Interim Final Rule](#) that will allow tenants to sue debt collectors who violate the CDC eviction moratorium. Attorneys for landlords and other debt collectors who wrongly evict tenants could also face federal and state prosecution. Housing advocates have pointed out that the moratorium has failed to protect many tenants due to a lack of enforcement.

NLIHC's Diane Yentel joined [Scripps National News](#) to discuss the CFPB's new Interim Final Rule that establishes new measures to enforce the CDC eviction moratorium.

The [Hill](#) reports on the CFPB's [new rule](#) designed to bolster the federal eviction moratorium. Housing advocates have urged the Biden administration to strengthen and enforce the CDC moratorium and close loopholes that landlords have exploited to continue evicting tenants despite the ban.

The [New York Times](#) spotlights California's Project Homekey, a statewide program to acquire and convert hotels, motels, and other distressed properties into permanent housing for people experiencing homelessness. Through Project Homekey, California has established a national model to create tens of thousands of housing units for less than the cost of new construction and in a fraction of the time. The American Rescue Plan allocates [\\$5 billion](#) for developing affordable housing for people experiencing homelessness, including through acquisition and conversion.

[Yahoo! Finance](#) interviewed Dr. Alison Hill, one of the authors of a [new study](#) finding that eviction moratoriums authorized during the pandemic have protected from COVID-19 not only people who could have lost their homes, but also entire communities.

[The Hill](#) reported on April 15 that the Biden administration is coming under fire from housing advocates who say the administration is turning a blind eye as landlords continue to violate the federal eviction moratorium. NLIHC Vice President of Public Policy Sarah Saadian said the Department of Justice should enforce the CDC eviction moratorium and discussed the need for a national eviction database.

State and Local News

Arizona

An article in the [Arizona Mirror](#) addresses the avalanche of evictions Arizona will face when the federal eviction moratorium expires on June 30. Despite the state and federal moratoriums, evictions have continued throughout the U.S. and across Arizona. In Maricopa and Pima counties, eviction actions are nearly back to pre-pandemic levels.

California

According to the [Associated Press](#), Los Angeles Mayor Eric Garcetti on April 19 proposed spending nearly \$1 billion in the coming year to get people off the streets, build housing, and clean encampments that have spread across the city. The funding will include nearly \$100 million from the American Rescue Plan Act, with the hope that county, state, and federal governments continue to expand financial assistance.

The [Santa Monica](#) and California statewide eviction moratoriums are set to expire on June 30. In Santa Monica, a city with over 32,000 rental homes, this poses the potential for a tidal wave of evictions. Advocates urge tenants who are facing eviction to seek legal aid immediately. [Stay Housed LA County](#) has many resources on tenants' rights in LA County.

Connecticut

Governor Ned Lamont extended [Connecticut's statewide eviction moratorium](#) until the public health emergency expires on May 20. The moratorium was set to expire on April 20. Advocates say the state moratorium has not completely halted evictions due to built-in exceptions that allow landlords to evict tenants if they are at least six months behind on rent or if the landlord wants to use the unit as their primary residence.

Florida

[Spectrum News 13](#) reports on the CFPB's new rule to strengthen enforcement of the federal eviction moratorium, highlighting housing advocates' months-long calls for the administration to strengthen and enforce the CDC order. For some Polk County residents, however, the CFPB's rule comes too late.

Maryland

[Maryland Matters](#) reports that several [tenant relief efforts](#) failed in the final hours of the 2021 legislative session, drawing condemnation from fair housing advocates who say the state is not doing enough to stop evictions, particularly during the pandemic.

Missouri

A vote on a [St. Louis County bill that would halt evictions](#) has been delayed once again. Evictions in the county [resumed](#) in early April. A bill that would adopt guidance from federal health officials to halt nearly all evictions through June 30 is being revised to address concerns that it conflicts with a ruling from St. Louis County Circuit Judge Michael Burton that ended the moratorium.

Nevada

The [Nevada Independent](#) reports that state leaders are fast-tracking urgent rental assistance applications. Over the next two months, Home Means Nevada will partner with other organizations to develop a plan to prioritize rental assistance applications.

New Jersey

A [NorthJersey.com](#) article outlines several funding streams and programs that New Jersey is currently offering or plans to launch to prevent a tsunami of evictions and foreclosures when federal and state eviction protections expire in June. New Jersey landlords have already filed nearly 59,000 eviction cases with the courts between April 2020 and March 2021.

New York

With New York's eviction moratorium set to expire on May 1, [local leaders in Rochester](#) are taking steps to protect renters at risk of losing their homes through the Rochester and Monroe County Eviction Prevention Pilot Initiative. About 25% of renters in Rochester were behind on their March rent.

North Carolina

[NC Policy Watch](#) reports that as North Carolina landlords exploit loopholes in the state and federal eviction moratoriums, there is a concurrent push for gentrification in communities of color. Landlords are using the expiration of a lease as an excuse to claim there was a violation, which is a permissible reason for eviction. Some landlords are refusing to accept rental assistance from the Housing Opportunities and Prevention of Evictions (HOPE) program.

Texas

The Texas Department of Housing and Community Affairs (TDHCA) announced it has made changes to the [Texas Rent Relief \(TRR\) program](#) to streamline the application process. The program announced that

subsidized tenants are now eligible for assistance and documentation of past-due rent and unemployment benefits is no longer required. A detailed summary of the program changes is available [here](#).

Vermont

FEMA awarded [over \\$46.6 million](#) to the Vermont Agency of Human Services for the state's Hotel/Motel Vouchers Program for individuals in need of non-congregate shelter during the pandemic.

Guidance

Consumer Financial Protection Bureau (CFPB)

[2021 Debt Collection COVID-19 Interim Final Rule](#)

[Fast Facts on 2021 Debt Collection COVID-19 Interim Final Rule](#)

Department of Housing and Urban Development

[Notice CPD-21-05: Waiver and Alternative Requirements for the Emergency Solutions Grants \(ESG\) Program Under the CARES Act](#) – April 14, 2021

Department of Treasury

[Homeowner Assistance Fund: Guidance](#) – April 14, 2021

United States Interagency Council on Homelessness

[Information on Economic Impact Payments](#) – April 12, 2021

Additional Disaster Housing Recovery Updates – April 26, 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](#).

Upcoming Events

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 against financial institutions in times of disasters and social and racial inequality. Learn more and register [here](#)!

Resources

Ayuda Legal Puerto Rico released a new [foreclosure risk detection tool](#), a digital platform that allows people to identify their level of risk for losing their home and connect to counseling agencies, legal services, and other resources.

Reporting

NBC and *Covering Climate Now* address the [colliding crises of homelessness and climate disasters](#) in the United States. At a time of rising homelessness in the U.S. and as climate-related disasters become more common, it is an unchangeable truth that the most marginalized are hit first and hardest by the climate crisis. The article highlights the impacts of last year's devastating derecho on the homeless population in Cedar Rapids.

Winter Storms

FEMA [extended the deadline for Texans](#) to apply for winter storm assistance to May 20, 2021. Additional information on local resources can be found at: [United Way of Metropolitan Dallas' winter storm resources page](#), the [City of Fort Worth's winter storm assistance program](#), and [FEMA's website](#).

The [deadline for Oklahoma residents](#) in the 16 counties designated for Individual Assistance following the February winter storms to register for disaster assistance with FEMA has been extended to May 25.

Congress

Senator Sanders and Representative Ocasio-Cortez Reintroduce “Green New Deal for Public Housing Act”

Senator Bernie Sanders (I-VT) and Representative Alexandria Ocasio-Cortez (D-NY) reintroduced on April 19 the “Green New Deal for Public Housing Act,” which would create new HUD grant programs to rehabilitate and upgrade public housing to decrease health hazards and improve energy-efficiency. The bill aims to move public housing toward renewable energy sources and provide economic opportunities and workforce development for residents, including through improvements to HUD's Section 3 obligation. This bill was first introduced on November 14, 2019 (see *Memo*, [11/18/2019](#)).

The bill would create seven new grant programs that public housing agencies (PHAs), tribes or tribally designated housing entities, and Native Hawaiian housing entities can apply for under a single application. Some grants focus on workforce development while others address building and unit upgrades such as energy-efficient windows, improved insulation, pipe replacement to improve water quality, and new appliances. Grant programs would also facilitate community energy generation in public housing to make public housing energy self-sufficient and empower residents to vote to determine how to utilize any profits.

The bill would also provide resources for recycling and zero-waste programs as well as for improvements to make buildings more resilient to disasters and climate-related hazards. Another grant program would provide funding to improve and expand communal spaces in public housing, including creating community gardens and building childcare and senior centers, installing high-speed internet, and increasing access to goods and services, such as on-site medical clinics.

The bill adds hiring requirements specific to these Green New Deal programs to HUD's existing Section 3 obligation, which requires recipients of HUD funds for public housing and other housing and community development construction projects to provide preference for job training, employment, and contracting opportunities for low- and very low-income residents, as well as eligible businesses. The proposal would require that the number of low- and very low-income individuals working in jobs generated from these grant dollars to reach 90% of the total jobs three years after receipt of the funds. The total contract amounts awarded to public housing resident-owned businesses must reach 50% after three years.

The legislative text of the bill appropriates such funds as may be necessary for each fiscal year from 2022 through 2032 and \$1 billion to remain available until expended for administrative costs. According to Senator Sander's [press statement](#), “The Green New Deal for Public Housing Act” would invest up to \$172 billion over

ten years. The bill is cosponsored by Senators Elizabeth Warren (D-MA), Ed Markey (D-MA), Jeff Merkley (D-OR), Richard Blumenthal (D-CT).

In a [Twitter thread](#) announcing the bill, Representative Ocasio-Cortez stated that the bill would:

- Improve living conditions for nearly 2 million people
- Lower utility costs, reducing energy bills up to 70%
- Dramatically reduce lead poisoning, unsafe drinking water, and air pollution
- Create 240,000 new jobs

“On behalf of the National Low Income Housing Coalition,” [stated](#) NLIHC President and CEO Diane Yentel in support of the bill, “I applaud Senator Bernie Sanders and Congresswoman Alexandria Ocasio-Cortez for their bold, ambitious proposal to not only help preserve America’s public housing for current and future residents, but to modernize these homes to 21st century green standards, while also helping to ensure that low-income residents benefit from green job and training opportunities. We must build the political will to combat both the affordable housing and climate change crises – both of which severely harm the lowest-income people, people of color, seniors, people with disabilities, people experiencing homelessness, and others – and I thank Senator Sanders and Representative Ocasio-Cortez for their innovative, holistic vision for green affordable housing in America.”

Read Senator Sanders’ press release at: <https://bit.ly/3xfw0ox>

Read the summary of the bill at: <https://bit.ly/3n9yqk2>

Read the legislative text of the bill at: <https://bit.ly/3tGxne0>

Read the section-by-section overview at: <https://bit.ly/3emBFR5>

Read organizational statements of support at: <https://bit.ly/3naaKvX>

Budget and Appropriations

Secretary Fudge Testifies before Senate Appropriations Committee on Need for Substantial Investment in Affordable Housing Infrastructure

HUD Secretary Marcia Fudge, Transportation Secretary Pete Buttigieg, Environmental Protection Agency Administrator Michael Regan, and Commerce Secretary Gina Raimondo testified on April 20 before the Senate Appropriations Committee. The Cabinet members made the case for President Biden’s “American Jobs Plan,” a \$2 trillion proposal to invest in the nation’s infrastructure.

In her [opening testimony](#), Secretary Fudge stated, “the pandemic has shined light on the problem we all know existed prior to COVID-19 – and it has disproportionately put low-income households and communities of color at greater risk of losing their housing.” The Secretary explained to the committee the importance of investing in the construction and preservation of affordable, accessible housing to “create millions of good jobs, rebuild our country’s infrastructure, and help America become more competitive on the global stage,” and how the housing resources provided in the American Jobs Plan would help achieve these goals.

Senator Jeff Merkley (D-OR) noted his support for \$70 billion for the public housing capital repair backlog, \$45 billion for the national Housing Trust Fund, and an expansion of the Housing Choice Voucher program to all eligible households – NLIHC’s [HoUSed](#) campaign’s top policy asks for the infrastructure bill. He asked

Secretary Fudge whether supporting the Housing Trust Fund at \$45 billion every year was a realistic goal to have included in an infrastructure spending bill. Secretary Fudge noted that yes, the goal is realistic, and that two of the three priorities were already included in the President's proposal.

Senator Dianne Feinstein (D-CA) asked Secretary Fudge to discuss the provisions of the infrastructure proposal that would address the needs of people experiencing homelessness. Secretary Fudge pointed to the billions of dollars included in the American Rescue Plan for Housing Choice Vouchers specifically targeted to people experiencing homelessness, as well as funding to help communities acquire and convert buildings, like hotels and motels, into long-term, stable, permanently affordable housing. She also indicated that funding should be geared towards stable, long-term housing, rather than temporary or emergency shelters, to meaningfully address homelessness.

Senators also raised questions about the bill's proposal to incentivize communities to enact changes to local zoning and land use regulations. Senator Susan Collins (R-ME), ranking member of the Appropriations Subcommittee on Transportation, Housing and Urban Development, noted her concern the Administration is "taking a heavy-handed approach to achieving the goal of affordable housing" by providing additional funds to communities willing to enact zoning and land use reforms that would make construction of affordable housing less expensive. The Secretary responded by emphasizing the fact the grant program would not be a mandate; rather, it would incentivize communities to make needed changes and provide opportunities to discuss how zoning could be less exclusionary.

Senator Brian Schatz, chair of the Appropriations Subcommittee on Transportation, Housing and Urban Development, asked for further explanation of the proposed zoning and land use grants, calling the program "aggressive and innovative." The Secretary noted the federal government "cannot build our way out of the [affordable housing crisis]," and that "communities need to assist [the federal government] to provide access to opportunity neighborhoods."

Watch the full hearing at: <https://tinyurl.com/ahth8f7b>

Read Secretary Fudge's opening statement at: <https://tinyurl.com/yux9jc8p>

House THUD Subcommittee Holds Hearing on HUD FY22 Budget Request

The House Appropriations Subcommittee for Transportation and Housing and Urban Development (THUD) held a [remote hearing](#) on April 22 to discuss President Biden's budget blueprint previewing the fiscal year (FY) 2022 HUD budget. HUD Secretary Marcia Fudge answered questions regarding the president's budget request and addressed CARES Act and American Rescue Plan Act spending.

Secretary Fudge assured the subcommittee that, while CARES Act spending has been seemingly slow, "allocations were made very quickly. The problem [is that] communities were faced with spending FEMA dollars at the same time as CARES [Act dollars] and other resources. So, what communities chose to do was to spend the resources that they had to spend quickly so they started with FEMA." She went on to explain that communities have engaged in deliberately and carefully plan out funding to address the problems that they are facing related to housing, emphasizing the need for the resources provided in the CARES Act, American Rescue Plan Act, and the incoming infrastructure package.

When asked by Ranking Member Mario Diaz-Balart what currently unauthorized programs would be the secretary's priority for authorization for the upcoming fiscal year, Secretary Fudge responded that the permanent authorization of the CDBG-DR program would be one of her top priorities (see *Memo*, [02/01](#)). Secretary Fudge also expressed her commitment while throughout the hearing to use funding allocated to fully

enforce the president's executive orders and memorandum on combatting discrimination against the LGBTQ+ community (see *Memo*, [02/16](#)) and fair housing (see *Memo*, [02/01](#)); addressing the needs of rural communities; working with Transportation Secretary Pete Buttigieg to address the intersection between housing and transportation issues; and working with members of the THUD subcommittee and members of Congress in a bipartisan fashion to address their specific funding questions/requests.

Watch the full hearing at: <https://bit.ly/3dIffec>

Read NLIHC's analysis of the president's budget blueprint at: <https://tinyurl.com/y9rpe7vx>

View NLIHC's updated budget chart at: <https://tinyurl.com/cdkvy5b7>

CHCDF Urges Congressional Appropriators to Maximize Funding for Affordable Housing and Community Development in FY22

The Campaign for Housing and Community Development Funding ([CHCDF](#)) sent on April 22 a [letter](#) signed by over 830 national, state, and local organizations to congressional appropriators requesting the highest possible 302(b) appropriations allocations for fiscal year (FY) 2022. CHCDF is an education, strategy, and action coalition representing over 70 national housing and community development organizations.

The 302(b) allocations establish a spending cap on each appropriations bill, so higher 302(b) allocations allow for greater funding for vital federal programs, including affordable housing and community development programs. While CHCDF sends a 302(b) letter annually, FY2022 will be the first year in a decade appropriators will not be limited by the spending caps imposed by the Budget Control Act of 2011, presenting the opportunity for significant funding increases for affordable housing and community development programs.

Read CHCDF's 302(b) letter at: tinyurl.com/3ctmfnm8

CHCDF Hosting Webinar on Funding Opportunities for Affordable Housing and Community Development Programs April 29

The Campaign for Housing and Community Development Funding (CHCDF) will be hosting a [webinar](#) entitled "Funding Opportunities for Affordable Housing and Community Development" on April 29 at 3 - 4:30 pm ET. Advocates across the affordable housing and community development field will discuss opportunities to increase federal funding for affordable housing and community development programs this year and share insights on how attendees can get involved in the push for increased resources.

Speakers include:

- Alec Williams, Enterprise Community Partners
- Doug Rice, Center on Budget and Policy Priorities
- Moha Thakur, National Housing Trust
- Linda Couch, LeadingAge
- Alayna Waldrum, American Association of Service Coordinators
- Samantha Booth, Housing Assistance Council
- Tess Hembree, National Association of Housing and Redevelopment Officials
- Yvonne Hsu, National Council of State Housing Agencies

- Todd Nedwick, National Housing Trust
- Steve Berg, National Alliance to End Homelessness
- Vicki Watson, National Community Development Association
- Tori Bourret, National Low Income Housing Coalition

With more families struggling to make ends meet due to the pandemic and our nation’s affordable housing crisis worsening, federal investments are critical to create more equitable communities and ensure families thrive. Providing additional federal resources through proven, effective HUD and U.S. Department of Agriculture housing programs will allow neighborhoods to thrive and meet the needs of more of their lowest-income residents.

Register for the webinar at: bit.ly/2Q7dT3r

HUD

NLIHC Leadership Awards

Last Chance to Register for April 28 Housing Leadership Awards Celebration!

[Join us](#) this Wednesday (April 28) to celebrate the contributions of **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; **Joy Johnson**, long-time resident leader of the Charlottesville Public Housing Association of Residents (PHAR) and former NLIHC board member; 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>



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.



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.



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.

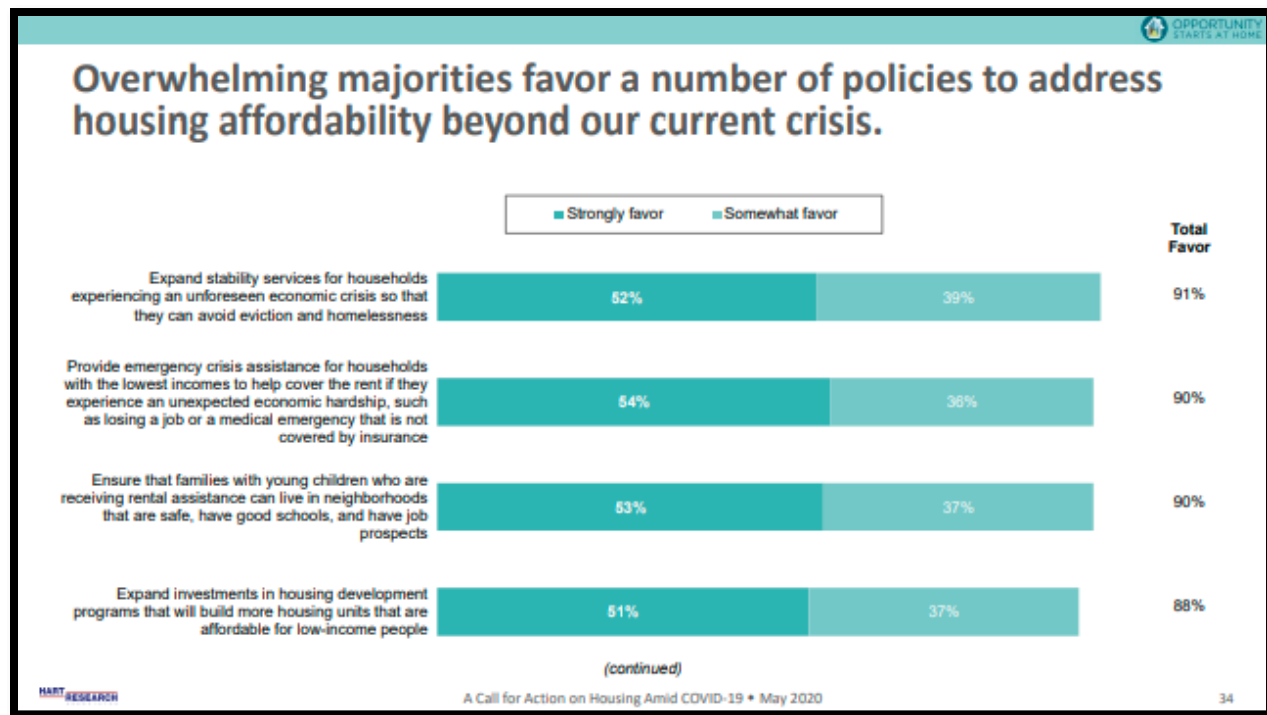
Register to attend the free event at: <https://bit.ly/LEADERS21>

Opportunity Starts at Home

ICYMI: Poll Shows Broad Support for Robust Housing Solutions Beyond Pandemic

Last summer, amid the height of the COVID-19 pandemic, the [Opportunity Starts at Home](#) multisector affordable homes campaign commissioned a national public opinion poll on issues related to housing instability. The poll revealed wide bipartisan support for robust, long-term housing solutions that extend far beyond the pandemic emergency. As vaccination rates continue to increase and legislative attention turns to broader infrastructure and recovery packages, policymakers must be reminded that the experience of the pandemic made clear that housing stability is inextricably linked to health. These polling results demonstrate most of the public favors:

- Expanding funding for rental assistance to ensure the approximately 17 million households who currently qualify for rental assistance but are not receiving it receive it (87%);
- Expanding investments in housing development programs that will build more housing units that are affordable for low-income people (88%);
- Expanding stability services for households experiencing an unforeseen economic crisis so that they can avoid eviction and homelessness (91%).



The full disaggregated results of the poll are available to view on the campaign’s website, including breakdowns by race, party affiliation, income, and more. Learn more about the poll findings [here](#).

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

Research

Households Impacted by Employment Changes More Likely to Experience Material Hardship in 2020

The Urban Institute has released results from the December 2020 *Well-Being and Basic Needs Survey*. The report, “[Average Decline in Material Hardship during the Pandemic Conceals Unequal Circumstances](#),” identifies the divergent experiences of households whose employment was affected in 2020 and those whose employment was not. Households who lost employment income were much more likely to experience food insecurity, have problems paying for utilities or rent, or forgo medical care for financial reasons.

The *Well-Being and Basic Needs Survey* (WBNS) is a nationally representative annual survey of more than 7,500 adults ages 18 to 64. The WBNS is an internet-based survey. This report compares results from the WBNS in December 2019 and December 2020 to gauge the effects of the pandemic.

When looking at the entire population, several forms of material hardship actually declined in 2020, according to the survey results. The authors argue that economic impact payments sent to a majority households may be part of the explanation. Among all respondents, food insecurity fell by 3.4 percentage points between 2019 and 2020, utility shutoffs fell by 1.2 percentage points, and problems paying medical bills fell by 3.9 percentage points. These data are consistent with the idea that, even in stronger economic periods, many low-wage workers

do not earn enough to avoid material hardship, such that broadly distributed economic impact payments could ease such hardship.

About 9 million fewer adults were employed in December 2020 than in December 2019, however, and households in which someone lost a job or employment income were much more likely to experience hardship in 2020. Adults whose families lost jobs were twice as likely to report food insecurity and nearly four times more likely to report problems paying the rent or mortgage. Nearly one in six adults (16%) reported that they or their spouse or partner lost a job or was laid off. Another 23.3% reported they or their spouse was furloughed, had work hours reduced, or lost income.

The survey also asked respondents about public and private safety net programs they were able to access and use in 2020. Households who lost a job were most likely to report receiving unemployment insurance (52%), charitable food (32%), Medicaid or the Children’s Health Insurance Program (CHIP) (29%), and Supplemental Nutrition Assistance Program (SNAP) benefits (21%). Fewer reported receiving rental assistance (6%). Housing tenure and other eligibility criteria explain part of that disparity. While the survey does not ask respondents about the reasons they participated in some programs rather than others, it is possible that ignorance of rental assistance programs or difficulty accessing aid may have played a role. In February 2021, the [Federal Reserve Bank of Philadelphia](#) found that over 30% of renters did not know of local rental assistance programs or how to apply. Lack of sufficient funds for rental assistance throughout much of 2020 may also explain that difference.

The report can be found at: <https://urbn.is/3erLfCg>

New Research: Subsidized Housing in Philadelphia Reduces Risk of Eviction

New research published in *Housing Policy Debate* examines the effect of supply-side subsidized housing programs on eviction filings. The paper, “[Sheltered from Eviction? A Framework for Understanding the Relationship Between Subsidized Housing Programs and Eviction](#),” uses data from Philadelphia to test whether subsidized housing lowers a household’s risk of eviction. The paper finds that living in public housing or project-based rental assistance (PBRA) homes decreases a household’s likelihood of being evicted, while the findings for Low-Income Housing Tax Credits (LIHTC) are inconclusive.

This research employs a case study of Philadelphia to assess prevalence of eviction among households in subsidized housing. Philadelphia’s eviction trends are similar to national trends, with approximately 1 in 15 renter households receiving an eviction filing in 2016, compared to 1 in 16 renter households nationally. This research uses a dataset of Philadelphia multifamily properties with five or more units from 2009 to 2017. Using data from the National Housing Preservation Database, the researchers were able to identify which properties received a supply-side housing subsidy. The researchers also used eviction filing data from Philadelphia’s Municipal Court online portal.

The analysis first examined general trends around subsidized and non-subsidized housing filing rates. Approximately one in 20 subsidized multifamily households received an eviction filing between 2006 and 2017 compared to one in 13 unsubsidized multifamily households.

The analysis also disaggregates the eviction filing rate by type of subsidized housing, including public housing, PBRA, and LIHTC. The report finds that public housing and place-based rental assistance significantly decrease the likelihood of an eviction filing. The researchers estimate that public housing tenants are 21% to 68% less likely to experience and eviction filing and PBRA tenants are 52% to 76% less likely to experience an eviction filing. The effects of LIHTC properties on eviction filings are small and therefore inconclusive.

The research also assessed whether eviction filings were more common across different property types. Larger properties with more than 50 units were more likely to file for evictions than smaller multifamily properties. Newer buildings also had higher eviction filing rates compared to older buildings. Other factors, such as crowding, vacancy, and renter concentration in local markets did not have significant effects on eviction filings.

While this research finds that some publicly subsidized housing decreases the risk of eviction, one in 20 subsidized households in Philadelphia still receives an eviction filing annually. The authors highlight that given the prevalence of eviction among subsidized households, other policy mechanisms are necessary to prevent evictions.

The paper can be found at: <https://bit.ly/32BV0bw>

National Equity Atlas Estimates 5.7 Million Renters Owe \$19.75 Billion in Rent Debt

The National Equity Atlas and the Right to the City Alliance have released a new [Rent Debt Dashboard](#), which currently estimates that 5,744,000 households are behind on rent and that the total estimated rent debt is \$19.75 billion. On that estimate, the average owed by a delinquent household would be about \$3,400. The dashboard is accompanied by a report, “[Rent Debt in America: Stabilizing Renters is Key to Equitable Recovery.](#)”

The dashboard draws on results from the Census Bureau’s *Household Pulse Survey* to estimate the number of renter households behind on rent, and it draws on the University of Southern California’s *Coronavirus Tracking Survey* to estimate the average number of months delinquent renters owe. The dashboard also provides further details about the extent to which people of color, low-income households, and households who have lost jobs or employment income are more likely to be behind. Data are available at the national and state level and for the 15 major metropolitan areas surveyed by the *Household Pulse Survey*. The dashboard also allows users to see county-level estimates of households behind and rent debt per household, which reflect variation in rents seen in the *American Community Survey*.

The accompanying report explains the estimates in greater detail and the need for policymakers to help struggling renters clear accumulated back rent. The authors note that the *Household Pulse Survey* indicates 14% of all renter households are behind on rent, though in Alabama, Louisiana, Florida, Alaska, and Georgia, at least a fifth of renters are behind. While the share behind seems to be declining as the economy continues to reopen, there are still many struggling households, particularly among those who have lost jobs or income and those who were already low-income. They note that renters of color have been disproportionately impacted by the pandemic and are more likely to owe back rent. The authors call for concerted effort from policymakers to clear this accumulated back rent owed before the expiration of moratoria lead to evictions. They note the importance of ensuring that renters are helped regardless of immigration status or landlord’s willingness to participate in assistance programs.

The dashboard can be found at: <https://bit.ly/3gswfa5>

The report is at: <https://bit.ly/3vacic7>

Resources

Fact of the Week

From the Field

NLIHC News

NLIHC Seeks Low-Income and National-Partner NLIHC Board Members!

NLIHC members and partners are encouraged to submit nominations (or self-nominate!) to fill current vacancies on the NLIHC board of directors. NLIHC is seeking to fill three low-income and one national-partner board member positions. Nominees for board membership must be current dues-paying NLIHC members or be employed by a current dues-paying NLIHC member organization. Send a brief biographical description or resume and a statement of interest to NLIHC President and CEO Diane Yentel at dyentel@nlihc.org by close of business on May 28.

NLIHC's board consists of six low-income persons (defined as individuals with incomes less than 50% of their area median income), six representatives of allied national organizations, six representatives of NLIHC state partners, and up to seven unrestricted or at-large NLIHC members. NLIHC is seeking nominations for three low-income and one national partner board members to assume their duties in August 2021.

At least 90% of NLIHC board members must be people with low incomes or individuals who are or have been engaged directly in working on meeting the housing needs of low-income people. In selecting board members, NLIHC strives to achieve a broad diversity of race, ethnicity, gender, and geography, including representation from both urban and rural communities.

Board members are elected for 3-year terms and can be nominated to serve up to three terms. The board meets in person twice a year in Washington, DC, once in conjunction with our annual forum in the spring and once in the fall. The board also meets by conference call in the summer. Attendance at board meetings is required, with exceptions for illness or emergencies. All board members serve on at least one standing committee of the board and all board members can be members of the NLIHC Policy Advisory Committee. Committees meet by conference call. All new board members attend an orientation soon after their election.

NLIHC subsidizes travel and lodging expenses of low-income board members to attend board meetings. All others are expected to cover their own travel and lodging expenses, unless doing so would prevent an otherwise qualified person from serving on the board. In addition to paying NLIHC membership dues, all board members are asked to make financial contributions to NLIHC at the level they are able. We strive for 100% board giving.

The best way to be considered for board membership is to get involved in the activities of NLIHC, particularly by serving on the Policy Advisory Committee and attending NLIHC's virtual and in-person events. The NLIHC Nominating Committee will review the level of a potential board member's involvement in his or her own community or state/national housing advocacy activities and accountability to a constituent base.

To make a nomination or self-nominate, send a statement of interest and bio or resume to Diane Yentel at dyentel@nlihc.org by May 28.

NLIHC Seeks Development Coordinator

NLIHC seeks a development coordinator who will have prime responsibility for a portfolio of development/fundraising activities for the Coalition. The activities, along with those of a second development coordinator with a separate portfolio, will ensure the Coalition secures the necessary resources to support its mission of advancing socially just public policy to ensure the lowest-income people in America have decent,

accessible, and affordable homes. The individual will also support NLIHC with other key operational and event-management needs. The coordinator will report to the NLIHC chief operating officer.

RESPONSIBILITIES:

- Coordinate/manage reports, proposals, relationship management, and research/prospect development for all non-corporate foundations.
- Track progress on current grants and reports due, as well as other requirements for each non-corporate funder, and draft reports and proposals. Coordinate calls and meetings with current and new funders.
- Coordinate/manage NLIHC’s end-of-year fundraising campaign, including Giving Tuesday and holiday appeal – drafting language (postcards, emails, etc.), creating outreach list, mailing them out, etc.
- Handle inquiries about individual giving, particularly end-of-year requests to contribute stocks or other donations, and cultivate individual donors as needed.
- Collaborate closely with operations manager on all event coordination for the Annual Housing Policy Forum.
- Develop and maintain registration pages for the Housing Policy Forum.
- Enter registrations for complimentary Housing Policy Forum attendees where necessary (special members, event sponsors, AG authors, VIP/invitees, etc.)
- Coordinate/manage NLIHC special members renewals, invoicing, provision of benefits, procurement of ads and complimentary event registrations, and efforts to recruit additional special members. Track progress on special member benefits (ads needed for the annual Leadership Awards Celebration, publications to be mailed, etc.)
- Coordinate uploading of new lists secured from partners into Salesforce/Mailchimp. Monitor incoming data to Salesforce for any irregularities.
- Ensuring all grant agreement and follow-up information is up-to-date and accurate in Salesforce database.
- Coordinate with contracted agency (currently Cogency Global) on state charitable registrations, ensuring annual registrations for all states in which registrations are required.
- Using NLIHC’s Program Summary report, prepare first draft of *Annual Report* narrative for review by COO. Produce list of previous year donors and their giving levels for *Annual Report*.
- Monitor NLIHC’s various webpages that recognize donors for any missing logos, ensure updates are made.
- Maintain files of copies of all acknowledgment/grant letters.
- Assist in the coordination of other events and activities for which fundraising is involved, such as NLIHC’s anniversary events.

Organizational/Operations Support

- Support COO with various operations activities.
- Ensure successful NLIHC business licenses and Good Standing reports with DC government.
- Attend all meetings of the NLIHC Board of Directors and Board committees, as needed. Participate in staff meetings, retreats, trainings, and all Coalition events.
- Other duties as assigned.

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

- A bachelor’s degree.
- A strong commitment to the alleviation of poverty and social justice (affordable housing knowledge/experience a plus).
- Demonstrated strong organizational skills and attention to detail.
- Excellent communications skills, both orally and in writing.

- Experience successfully building and maintaining professional partnerships and relationships.
- Experience in funder/donor research and cultivation, proposal- and report-writing, and fundraising appeals.
- Experience in event coordination.
- Experience using Salesforce CRM a plus.
- An ability to work in a diverse, fast-paced environment.

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

JOB APPLICATION PROCESS: Send a cover letter, resume, and two writing samples to: Bairy Diakite, Operations Manager, NLIHC, 1000 Vermont Avenue, 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 Seeks Housing Advocacy Organizer

NLIHC seeks a housing advocacy organizer who will be responsible for maintaining and expanding NLIHC membership and mobilizing advocates on federal policy priorities to advance the Coalition’s mission. This is a one-year position that will play a key role in designing and implementing field strategies for various campaign efforts such as the NLIHC HoUSed campaign for long-term solutions to homelessness and housing poverty, the *Our Homes, Our Votes: 2020* non-partisan civic-engagement project, coronavirus emergency rental assistance, federal budget priorities, and other campaigns. The housing advocacy organizer supports outreach activities, develops materials for use by state and local advocates, and supports low-income renters with organizing guidance and tools. The housing advocacy organizer reports to the field director.

Responsibilities/Duties

Field and Campaign Organizing, Education, and Activation

- Field and Campaign Organizing: Mobilize state partners, members, endorsers, and supporters on federal affordable housing policy issues. Generate letters and calls to legislative offices; assist organizations and constituents with meetings and media opportunities; generate resolutions, endorsements, and sign-ons; work with broad issue-based campaigns to raise the issue of housing.
- Field Activity: Track field activity, including member participation in call-in days and e-mail actions; prepare reports on activities, as requested. Maintain and enhance member and contact database for organizational/field needs; expand its use to distribute congressional profile data and timely, targeted calls to action that advance NLIHC goals.
- Education and Activation: Participate in meetings of national housing and other advocates to engage in strategy discussions, including HoUSed campaign policy group, Disaster Housing Recovery Coalition (DHRC), and others as necessary. Create, update, and distribute materials, as needed, including calls-to-action, postcards, fact sheets, endorsement forms, brochures, and stickers. Identify conference and other speaking opportunities for Coalition staff; exhibit and present, as needed.
- Communications: Write (on a rotating basis among housing advocacy organizers) a weekly article for NLIHC’s e-newsletter, *Memo to Members and Partner,s* highlighting the field work of state partners or other NLIHC members. Help maximize use of the NLIHC website and social media tools, including

webinars, videos, and blogs, to engage members. Draft articles for the *Tenant Talk* publication produced for low-income renters. Assist communications staff in generating media ideas and opportunities for work happening in the field.

State Partners

- NLIHC State Partner Meetings: Assist in the planning and convening of biannual NLIHC state partners' meeting. Participate in state partner conference calls.
- State Activities: Track all field activity in the assigned states, including member participation in call-in days, email actions, and prepare reports on activities as requested. Promote activities of state partners through social media and NLIHC communication platforms.
- Growing the State Partner Coalition: Identify and cultivate potential new state partners in places where NLIHC is lacking a strong advocacy lead.

Membership

- Membership Recruitment: Identify sources for prospective members and coordinate ongoing membership drives, including among Housing Week of Action organizers, budget letter signers, HoUsed campaign endorsers, and Disaster Housing Recovery Coalition members. Engage pre-members through video and email; track effectiveness of contact. Undertake activities to achieve annual increases in membership. Reply to all inquiries from current members and potential new members. Use all other interactions as opportunities to secure new memberships.
- Membership Engagement and Retention: Welcome new Coalition members and build relationships with members in assigned states through personal calls, e-mails, and other outreach. Provide prompt and accurate responses to all inquiries about membership concerns. Track status of all members, send renewal notices in timely manner, and follow up as needed. Undertake activities to achieve a 90% or higher member retention rate.
- Resident Outreach: Support resident participation in NLIHC and partner organizations activities. Assist in developing content for *Tenant Talk*, NLIHC's resident newsletter. Convene tenant groups, as determined by NLIHC management.
- Administration: Coordinate or assist in mailings to members and other partners. Maintain hard copy files of member records. Produce membership reports and lists, as needed. Maintain and update databases and contact lists, ensure accuracy of all data. Perform data entry and data cleaning; run reports and queries as needed to support work of NLIHC. Assist in implementation of member survey.

Organizational Support

- Meetings: Attend and participate at meetings with NLIHC Board of Directors; participate in staff meetings, state coalition meetings, trainings, and all Coalition events.
- Interns: Assist with the recruitment and supervision of Field interns.
- Other: Other duties as assigned to maximize organizational effectiveness toward achievement of NLIHC mission

Qualifications

Applicants must possess a bachelor's degree and have at least two years of work experience in U.S. elections and/or direct assistance to low-income communities (additional years of experience preferred; exceptional candidates with fewer may be considered). Applicants should have a strong commitment to social justice. Candidates should have strong analytical, writing, and organizational skills, as well as a keen attention to detail. Applicants should also be proficient in the Microsoft Office suite. Familiarity with Salesforce CRM database preferred.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and a generous benefits package. This is a temporary full-time position located in Washington, DC, but NLIHC will be flexible about location (depending on the pandemic).

Interested candidates should submit a resume, cover letter with salary requirement, and one writing sample, to Renee Willis, vice president for field and communications and Bairy Diakite, operations manager at: rwillis@nlihc.org and bdiakite@nlihc.org

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, NW, Suite 500, Washington, D.C. 20005 at or via email to 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 Welcomes New Members in First Quarter of 2021

Welcome to the following individuals and organizations who joined NLIHC in the first quarter of 2021:

New Organizational Members

- Affordable Housing Advocates, San Diego, CA
- Back Home in Indiana Alliance, IN
- Bridge Women's Center, Old Bridge, NJ
- Center for American Progress, Washington, DC
- Charter Oak Communities, Stamford, CT
- City of Colorado Springs - Community Development Division, Colorado Springs, CO
- City of St. Louis Civil Rights Enforcement Agency, St. Louis, MO
- Communities Together Inc., Bethesda, MD
- Dignity Health, Phoenix, AZ
- Ending Community Homelessness Coalition, Austin, TX
- Groundwork Communications, New Orleans, LA
- Heritage Housing Partners Corporation, Columbia, MD
- Housing Justice League, Atlanta, GA
- Hudson River Housing, Poughkeepsie, NY
- Lift to Rise, Palm Desert, CA
- Los Vecinos de Buford Highway, Atlanta, GA
- Milestogo, Walden, NY
- Monterey Bay Economic Partnership, Monterey, CA
- New York State Association For Affordable Housing, New York, NY
- One Heart A Million Beats, Inc., Monticello, NY
- Philadelphia Housing Development Corporation, Philadelphia, PA

- Seattle/King County Coalition on Homelessness, Seattle, WA
- St. James HRA/Park Apartments, Saint James, MN
- Summit County, Summit County, OH
- Tenant Organization for GME Jadin 1765 R Street LLC, Washington, DC
- The Related Companies, New York, NY
- Virginia Commonwealth University, School of Social Work, Richmond, VA
- Washtenaw Housing Alliance, Ann Arbor, MI
- West Street Recovery, Houston, TX

New Individual Members

- Aaron Estabrook, Manhattan, KS
- Abigail Tyree, Richmond, VA
- Akeiya Tucker, South Boston, VA
- Alexis Kramer, Maplewood, MN
- Amber Maize, Lemont, IL
- Amber Smith, Centralia, MO
- Angel Eason, Tallahassee, FL
- Angela Hoffman, Star City, IN
- Ann Fladger, Hightstown, NJ
- Annmarie Garcia, The Bronx, NY
- Antonio Cobian, Kula, HI
- April Brooks, O'Fallon, MO
- Belle LeBlanc, Breaux Bridge, LA
- Bennett Keene, Yorktown, VA
- Bethany Peele, Richmond, VA
- Brandy Cameron, Harrington, DE
- Brenda Chamberlain, Gainesville, FL
- Brenda Takahashi, Houston, TX
- Brittini Paulk, Douglas, GA
- Bryan Lindemood, Boise, ID
- Calvin Bartelle, Henrico, VA
- Camillo Melchiorre, Baltimore, MD
- Carin Peterson, Minneapolis, MN
- Carla Collins, The Bronx, NY
- Carmen Ybarra, Weaverville, NC
- Cassandra LoPinto, Elizabethton, TN
- Cassandra Owens, St. Louis, MO
- Charles Kargman, Tulsa, OK
- Cheryl Brown, Murfreesboro, TN
- Chris Dale, Portage, MI
- Christena Coutsoubos, Seattle, WA
- Christina Carter, Richmond, VA
- Christina Reisch, St. Louis, MO
- Ciara Ungar, New York, NY

- Collin Wildridge, Henrietta, NY
- Constanzia Figuracion, Tacoma, WA
- Cynthia Wilson, Madera, CA
- Damon Degrade, Waco, TX
- Danita Greene, Phoenix, AZ
- Darci Supernaw, Page, AZ
- Darryl Castaneda, Ames, IA
- Debra Christian, Tyler, TX
- Denise Brown, Bloomfield, NJ
- Denise Cain, Antioch, CA
- Derek Clark, Boston, MA
- Desiree Ramirez, Fontana, CA
- Diane Rose, Queens, NY
- Domonique Howell, Philadelphia, PA
- Donna Dale, Phoenix, AZ
- Donna Ross, Marietta, GA
- Doris Gonzales, Las Vegas, NM
- Eliza Ezrapour, The Bronx, NY
- Elizabeth Parr, Sweetwater, FL
- Emily Estes, Vancouver, WA
- Erica Riley, North Dinwiddie, VA
- Esther Malkin, Monterey, CA
- Etabezahu Habtemariam, Dallas, TX
- Eugene Greene, Los Angeles, CA
- Evan Goob, New Middletown, OH
- Ezra Krieg, Delray Beach, FL
- Fabian Smith, Phoenix, AZ
- Forrest Hangen, Medford, MA
- Fran Bonner, Fort Worth, TX
- Fran Quigley, Indianapolis, IN
- George Carter, Philadelphia, PA
- Gina Alich, Germantown, OH
- Gisele Hennings, Chicago, IL
- Hanna Lamphere, Sandy Hook, VA
- Heather Ashbeck, Midlothian, VA
- Henry Dubro, Teaneck, NJ
- Hosiah Huggins Jr., Washington, DC
- Jacqueline Jarju, Springfield, IL
- Jay Rose, North Easton, MA
- Jeanine Sinatra, Modesto, CA
- Jerri King, Lake Stevens, WA
- Jesse Drewer, Salisbury, MD
- Jesse Holzman, Chicago, IL
- John Elliott Churchville, Philadelphia, PA

- Jovan Springman, Compton, CA
- Julie Kaufman, San Diego, CA
- Julie Marchand, Bullhead City, AZ
- Justin Kirchner, Lexington, KY
- Kate Blaker, Washington, PA
- Kathleen Byrne, Somerville, MA
- Kathryn Seeberger, Edgewater, MD
- Keegan Wulf, Olympia, WA
- Kerric Thompson, Missouri City, TX
- Kim Brown, St. Louis, MO
- Kimberly Arceneaux, Walnut Creek, CA
- Kristina DeVivo, Washington, DC
- Kristy Chessher, New Orleans, LA
- Kwame Holman, Sarasota, FL
- LaShonda Odum, Morganton, NC
- Laticia Rios, Greeley, CO
- Latoya Holliday, Newport News, VA
- Latoya Trueblood, Columbus, OH
- Laura Kiesel, Arlington, MA
- Leonard Tatem, Raleigh, NC
- Linda Armstrong, New York, NY
- Linda Wheaton, Sacramento, CA
- Lindsay Goodrich Komline, Richmond, VA
- Lisa Smith, Columbus, OH
- Liz Sirney, Richmond, VA
- Lola Brown, Nashville, TN
- Lynne Fetter, Williamsburg, VA
- Mackenzie Neylon, Richmond, VA
- Maddy Green, Charlottesville, VA
- Maile Mathews-Perez, Wailuku, HI
- Manuel Ochoa, Chevy Chase, MD
- Marc Pasamonte, Vista, CA
- Margaret Strano, Warrenton, VA
- Marie Donski, Yonkers, NY
- Mark Lewis, Portland, OR
- Mark Looney, Averill Park, NY
- Marley Nill, Boise, ID
- Mary Sanders, Dunlap, TN
- Mary von Euler, Chevy Chase, MD
- Matthew Susman, Santa Monica, CA
- Maureen Bowling, Lexington, KY
- Maureen Fitzgerald, Hingham, MA
- Melissa Barber, Haverhill, MA
- Merrie Dixon, Accokeek, MD

- Michael Adams, Omaha, NE
- Michael Baker, Peekskill, NY
- Michael Passarini, Lexington, MA
- Michael Roberts Rodriguez, Arnold, MO
- Molly Goodman, Boston, MA
- Monica Lindsay, Ventura, CA
- Nancy Sullivan, Cincinnati, OH
- Natasha Donoway, Sharptown, MD
- Niccola Reed, Washington, DC
- Nicole Spangenberg, Richmond, VA
- Orlando Roybal, Lake Balboa, CA
- Patricia Ross, Tupelo, MS
- Phyllis Williams, Mooresboro, NC
- Poppi Handy, Seattle, WA
- Princella Jamerson, Bronx, NY
- Racheal Holland, Wichita, KS
- Rachel Nietfeldt, Kankakee, IL
- Ralph Hearn Jr., Louisville, KY
- Randy Johnson, Minneapolis, MN
- Randy Rosa, Bolivar, MO
- Rebekah Tuno, Spokane, WA
- Regina Mitchell, York, PA
- Rivkah Meder, Richmond, VA
- Robert Johnson, Fredonia, NY
- Robin Harrison, Tomball, TX
- Rocco Mazza, Lyndhurst, NJ
- Ronald Zorrilla, Newburgh, NY
- Rosemarie Valdepena, El Mirage, AZ
- Samantha White, Chapel Hill, NC
- Sandy Swan, Denton, TX
- Sara Darwish, Chapel Hill, NC
- Sara Robertson, Richmond, VA
- Sevrena Stewart, Tampa, FL
- Shamaine Williams, Brooklyn, NY
- Sharon Albertson, Colorado Springs, CO
- Shawn Rochester, Washington, DC
- Shay Hults, Gulf Shores, AL
- Shelley Golden, Milwaukee, WI
- Sherrie Larmon, Dallas, TX
- Shontale Johnson, Anchorage, AK
- Solomon Summerhill, Pottstown, PA
- Sonya D Thomas-Gonzalez, Berwyn, IL
- Stephanie Peak, Clearwater, FL
- Stuart Adler, New York, NY

- Susan Aldridge Harris, Warner Robins, GA
- Susan Heitstuman, Spokane, WA
- Susan Kolkowicz, Los Angeles, CA
- Tameka Jackson, Tampa, FL
- Tami Seaton, Coppell, TX
- Taquisha Bell, Richmond, VA
- Tara Nolen, Union, MO
- Tareeka Kelly, New York, NY
- Tatiana Loving-Baity, Antioch, CA
- Teresa Weaver, Ringgold, GA
- Thomas McKinney, Greenville, NC
- Tony Cheek, Winston Salem, NC
- Tonya Barber, Wilmington, NC
- Trina Wheeler, Albuquerque, NM
- Twila Andrews, McKinney, TX
- Tykece Bass, Panama City, FL
- Tyler Bray, Powhatan, VA
- Valerie Sykes, Ithaca, NY
- Vicki Ix, Florence, MA
- Vicki Johnson, Conroe, TX
- Victoria Wingfield, Midlothian, VA
- William Hale, Powhatan, VA
- Yvette Crouch, Metairie, LA
- Zina Mason, Midlothian, VA

NLIHC in the News