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HoUSed Campaign

President Biden Releases \$6 Trillion Budget Request as Infrastructure Negotiations Continue

President Joe Biden released on May 28 his budget request for fiscal year 2022 (FY22). The \$6 trillion budget proposes \$9 billion in additional funding for HUD, a 15% increase over FY21. The funds would provide substantial federal investment in affordable homes and increase the availability of housing assistance to families with the greatest need. For details, see NLIHC's [full analysis](#) and updated [budget chart](#).

With the release of the president's full budget request, Congress will now begin drafting spending bills. House appropriations subcommittees are expected to begin the process of voting on FY22 spending bills on June 24, with full committee votes between June 29 and July 16. Votes in the Senate are expected to begin the following month, with the goal of passing all 12 spending bills through the House and Senate before October 1, the beginning of the new fiscal year.

The release of the budget request also gives Democrats on the budget committee the opportunity to begin writing instructions for a potential reconciliation package that requires only 50 votes in the Senate to enact the "American Jobs Plan," the president's \$2.3 trillion infrastructure proposal that contains [\\$318 billion for affordable housing](#).

The White House maintains that it would like to reach a bipartisan compromise on infrastructure spending before turning to reconciliation. Senate Republicans sent on May 27 a \$928 billion counter-offer to the president, a significant increase from their previous offer of \$568 billion (see *Memo*, [4/26](#)). The proposal, however, contained no funding for affordable housing and would recapture unspent funds from the "American Rescue Plan Act" to pay for investments, which the White House has said is a non-starter. While President Biden is expected to meet again next week with Senate Republicans, he has said that time to reach a bipartisan deal is running out.

Biden Administration Proposes \$318 Billion for Affordable Housing in American Jobs Plan

HUD Secretary Marcia Fudge [unveiled on May 26](#) details of the housing provisions in the administration's proposed "American Jobs Plan," President Biden's \$2.3 trillion infrastructure proposal. While the administration previously proposed a total of \$213 billion in housing investments, Secretary Fudge announced a proposed **increase to \$318 billion**, along with details of the spending request. [The proposal includes two of three of the HoUSed campaign's top priorities for an infrastructure bill](#): 1) \$45 billion for the national Housing Trust Fund for construction and preservation of homes affordable to people with the lowest incomes, and 2) major investments to rehabilitate and preserve the nation's public housing stock. Notably missing is the HoUSed campaign's third priority: expanding rental assistance to all eligible households.

The plan would also provide \$2 billion for new project-based vouchers to provide long-term affordability and ensure that very low- and extremely low-income households are able to access new affordable homes. The American Jobs Plan proposes a \$35 billion investment in the HOME Investment Partnership Program, along with \$12 billion for the Capital Magnet Fund and \$3 billion to fund lead-based paint testing and abatement in an estimated 175,000 housing units. The proposal would allocate \$2 billion to meet the housing needs of tribal communities and \$2 billion for HUD's Section 202 program to increase the supply of affordable housing with supportive services for low-income seniors.

The bill proposes investing \$10 billion in a new Community Revitalization Fund to support community-led redevelopment projects that create innovative solutions to the affordable housing crisis. Rural communities would receive significant funding for the construction and preservation of affordable housing, including \$2

billion to build and rehabilitate homes in rural areas and \$250 million for a new Main Street Revitalization Program that would provide grants for communities to revitalize business districts and construct additional affordable housing.

To mitigate the impact of climate change, the bill proposes \$2 billion for the creation of a new Community Development Block Grant (CDBG) Resiliency program specifically for communities vulnerable to the impact of climate change. The Department of Energy's weatherization program would receive an additional \$17.5 billion, along with \$500 million in grants and loans to help renovate multifamily homes with energy-efficient and weather-resilient upgrades. The bill would create a \$10 billion consumer electrification rebate program to make housing more energy efficient.

Additionally, the plan would provide over \$100 billion in housing-related tax credits to finance the construction of affordable housing. In addition to a \$55 billion expansion of the Low Income Housing Tax Credit (LIHTC) program, the nation's primary tool for constructing affordable housing, the American Jobs Plan would create a new federal tax credit program modeled after one proposed in the Neighborhood Homes Investment Act to encourage construction and rehabilitation of homes in underserved communities to increase homeownership opportunities for low- and moderate-income households. To combat exclusionary zoning, the bill would create a \$5 billion incentive program to award funding to jurisdictions that take concrete steps to reduce zoning barriers to affordable housing construction.

Take Action: Urge Congress to Support Robust Investments in Affordable Housing!

NLIHC is working to ensure that Congress includes in any infrastructure spending plan comprehensive resources to achieve housing justice, specifically:

- Expansion of rental assistance to every eligible household;
- \$70 billion to repair and make energy-efficient upgrades to public housing; and
- At least \$40 billion 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 robust investments in affordable housing at: <https://tinyurl.com/zbau4kee>

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

Recording Available of NLIHC May 24 National Call on "HoUsed: Universal, Stable, and Affordable Housing"

During the most recent national "HoUsed: Universal, Stable, and Affordable Housing" call, we were joined by Senator Mazie Hirono (D-HI), who discussed the need for affordable housing investments in the American Jobs Plan. We also received the latest updates on emergency rental assistance (ERA) implementation across the country; learned about a new executive action to expand access to legal representation; discussed using State and Local Fiscal Recovery Funds authorized in the American Rescue Plan Act for housing; and received updates from Washington, D.C., Texas, Minnesota, and legislative efforts on Capitol Hill.

Senator Hirono shared insights on Hawaii's affordable housing needs and provided tips for advocates to get involved in the push for robust housing resources in the American Jobs Plan. Sandra Park of the American Civil Liberties Union (ACLU) discussed an [executive memorandum](#) issued by President Biden that would increase access to legal representation for low-income people (see *Memo*, [5/24](#)) and its implications for renters facing eviction.

Neetu Nair and Emma Foley from NLIHC provided updates on ERA [programs](#) around the country and shared new resources from NLIHC to help improve ERA program [tracking](#) and [administration](#). Kim Johnson from NLIHC gave an update on the latest news from Capitol Hill, flagging new [State and Local Fiscal Recovery Funds](#) from the American Rescue Plan Act that can be used to increase the availability of affordable housing stock and rental assistance. Emily Near (Legal Aid DC), Nick Thompson (Texas Homeless Network), and Evan Romanoff (Office of the Minnesota Attorney General) provided field updates.

In recognition of the Memorial Day holiday, NLIHC will not host a national call the week of May 31. National calls will resume on June 7. Register for next week's call (Monday, June 7 at 2:30 pm ET) at: <https://tinyurl.com/ru73qan>

Watch a recording of the May 24 call at: <https://tinyurl.com/4dfhavx5>

Access presentation slides at: <https://tinyurl.com/daup4k4f>

Emergency Rental Assistance

Updates on Department of 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 and effectively distributed to those most in need. NLIHC has identified 388 rental assistance programs funded through the \$25 billion appropriated for the Treasury Emergency Rental Assistance (ERA1) program under the December 2020 Consolidated Appropriations Act. Though most ERA1 programs are now open, administrators continue to make modifications to adhere to federal guidance and improve program implementation.

A total of 740 states, localities, Tribal governments, and territories received direct allocations for the ERA1 program. As of May 26, at least 388 programs have opened, including 49 state programs, 232 local programs, 103 Tribal government programs, three U.S. territory programs, and the District of Columbia's program. These programs represent 87% of the \$25 billion allocated and include 491 grantees, as some localities have combined allocations to form a single program.

In general, assistance provided by ERA programs covers higher payment amounts and more comprehensive expenses compared to CARES-funded programs. Approximately 72% of ERA programs help tenants with rental arrears *and* current or future payments. Of programs reporting the number of months covered, nearly 79% cover at least 12 months of rental assistance. Treasury ERA programs also allow greater flexibility in who can apply; nearly 42% of programs allow either the landlord or tenant to initiate the application.

Since ERA programs began opening in February 2021, implementation trends have shifted. As of late April, only 27% of ERA programs explicitly allowed self-attestation for select eligibility criteria as an alternative to more cumbersome documentation. By May 26, 41% of programs did so. Similarly, as of late April, only 15% of programs clearly allowed for direct-to-tenant assistance, a number that has since increased to 23%. These emergent trends may be due to advocacy efforts and recent federal guidance that strongly encourages programs to allow self-attestation and encourages ERA1 programs to provide direct-to-tenant assistance. Despite these improvements, many more programs must implement these critical measures to ensure they meet federal requirements and provide assistance to the most marginalized renters.

In weeks to come, NLIHC will report on the number of programs allowing funding for other housing expenses, including utilities, relocation costs, and hotel/motel stays, as well as programs funded by the \$21.6 billion

appropriated in the “American Rescue Plan Act” (ERA2). NLIHC’s searchable database and rental assistance resources are available [here](#), with new programs added to the database each week. NLIHC regularly updates an [ERA Dashboard](#) and [ERA Resource Hub](#) to monitor program implementation and facilitate resource-sharing across programs.

Coronavirus, Disasters, Housing, and Homelessness

Disability Justice and Disaster Recovery Advocates Hold Webinar on Emergency Relocations, Disaster Recovery, and FEMA Reimbursements

NLIHC, in partnership with the Association for the Preservation of Rural Independent Living (APRIL), World Institute on Disability, and Partnership for Inclusive Disaster Strategies, hosted a May 26 webinar titled “[Emergency Relocations and Non-Congregate Sheltering: Using Federal Disaster Recovery Resources to Save Lives](#).” More than 100 advocates attended this discussion on the inequitable stance that FEMA and many state and local governments have taken on the safety needs of congregate care community residents and the disability community during COVID-19.

The webinar began with moderator Dara Baldwin, NLIHC board member and director of national policy at the Center for Disability Rights, who addressed the history of how FEMA and local and state governments have failed to account for the needs of individuals with disabilities during natural disasters. Marcie Roth, executive director of the World Institute on Disability, spoke about the dangers of congregate care facilities during a pandemic and how FEMA requirements for public assistance funding prevent the use of these funds to ensure that individuals with disabilities can relocate.

Priya Penner of the Partnership for Inclusive Disaster Strategies described challenges faced by individuals with disabilities in accessing FEMA assistance during past disasters and spoke about the partnership’s work in Puerto Rico to assist local advocates in moving congregate care facility residents to safer housing. Justine “Justice” Shorter, disaster protection advisor at the National Disability Rights Network, spoke about the implications of lack of access to emergency relocation support on efforts to depopulate in jails and prisons. Shorter went on to state that disaster recovery programs must be better connected to community and individual level efforts to help medically vulnerable individuals during disasters.

Jodey Baney, director of programs and services at the Roads to Freedom Center for Independent Living of North Central Pennsylvania, described the center’s efforts to relocate residents of congregate care facilities during COVID-19 and the struggles to find funding for things such as transportation, food, personal assistance, and other services.

Watch a recording of the webinar at: <https://youtu.be/23DCy7INaZE>

Read a transcript of the webinar at: <https://bit.ly/3hZyimy>

HUD PIH Updates CDC Eviction Moratorium FAQs

HUD posted updates on May 26 to its “[Centers for Disease Control and Prevention \(CDC\) Eviction Moratorium FAQs for HUD’s Office of Public and Indian Housing \(PIH\)](#).” The previous update was issued on February 5. In the recent update, PIH included changes to nine of the Frequently Asked Questions (FAQs) and added a single new FAQ addressing “[PHA Round 5 COVID FAQs](#)” (see *Memo*, [3/29](#)).

The last page of the update includes a statement clarifying that even though the CARES Act eviction moratorium has expired, the CARES Act 30-day notice to vacate requirement for nonpayment of rent, in Section 4024(c)(1), is still in effect for all properties covered by the CARES Act moratorium. This applies to the Public Housing program, Section 8 Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs, Section 8 Moderate Rehabilitation (Mod Rehab), Section 184, and Title VI loan guarantee programs administered by PIH. Legal services attorneys immediately lauded the provision because it can greatly assist residents in jurisdictions where that law is not being honored.

New FAQ EM-CDC 10 (page 5) states that landlords, owners, and other persons with a legal right to pursue eviction or possessory action who violate the CDC Order may be subject to a fine. For “persons,” a fine of no more than \$100,000 or one year in jail, or both, may be imposed if the violation does not result in death; a fine of no more than \$250,000 or one year in jail, or both, may be imposed if the violation results in a death. An “organization” violating the CDC Order may be subject to a fine of no more than \$200,000 per event if the violation does not result in a death, or \$500,000 per event if the violation results in a death. The “organization” language was previously included in the February 5 version at EM-CDC 16.

EM-CDC 10 adds that on March 29, 2021, the Consumer Financial Protection Bureau (CFPB) and Federal Trade Commission (FTC) issued a joint statement that evicting tenants in violation of the CDC, state, or local moratoria, or evicting or threatening to evict them without informing them of their legal rights under such moratoriums, may violate prohibitions against deceptive and unfair practices, including under the Fair Debt Collection Practices Act and the Federal Trade Commission Act.

EM-CDC 1 (page 1) and EM-CDC 6 (page 4) added Amharic, Haitian Creole, Hindi, Russian, Somali, and Traditional Chinese translations to the Spanish and English versions of the CDC declaration form that residents must submit to be protected.

EM-CDC 1 and EM-CDC 5 (page 3) previously stated that a resident had to submit CDC declarations to their property’s owners or to another person who has the right to have them evicted or removed. The updated version adds, “this may include the property managers and attorneys or agents of the landlord.”

EM-CDC 9 (page 5) previously stated that public housing agencies (PHAs), landlords, Tribes, or Tribally Designated Housing Entities (TDHEs) are not required to verify the truthfulness of a resident’s CDC declaration. The updated version adds that those entities may challenge the truthfulness of a tenant’s declaration in any state or municipal court.

EM-CDC 13 (page 6), regarding what PHAs can do to prevent evictions of public housing residents when the CDC eviction moratorium ends on June 30, notes that PIH is updating its “[Eviction Prevention and Stability Toolkit](#),” but lists several attachments in the existing toolkit that can still be referenced. It also adds that PHAs can connect residents to local resources such as the U.S. Treasury Department’s Emergency Rental Assistance Program (ERAP), legal aid assistance. The FAQ adds that PHAs can remind residents that stimulus payments, child tax credit, income tax refunds, and the \$300/week unemployment benefit under the Federal Pandemic Unemployment Compensation (FPUC) are not included in the calculation of income and can be used as a resource to help with unpaid rent.

Similarly, EM-CDC 17 (page 8) addresses what PHAs can do to prevent the eviction of Housing Choice Voucher (HCV) households when the CDC eviction moratorium ends. The FAQ adds to existing suggestions that a PHA could connect a resident with local resources, such as Treasury’s Emergency Rental Assistance Program (ERAP) and remind a resident that stimulus payments, child tax credit, income tax refunds, and the \$300/week unemployment benefit under the Federal Pandemic Unemployment Compensation (FPUC) are not included in the calculation of income and could be used as a resource to help with unpaid rent. EM-CDC 17 adds that PIH is updating its “[Eviction Prevention and Stability Toolkit](#),” yet lists several attachments in the current toolkit that can still be referenced.

EM-CDC 63 (page 7) addresses what an HCV household can do if they are being wrongfully evicted by a landlord during the CDC eviction moratorium. The updated version adds information about available legal assistance at <https://bit.ly/3fp5qTi>, at the ACL Elder Care Locator <https://bit.ly/3ftWHiN>, and at <https://www.lawhelp.org>.

“Centers for Disease Control and Prevention (CDC) Eviction Moratorium FAQs for HUD’s Office of Public and Indian Housing” (updated May 26, 2021) is at: <https://bit.ly/3wDpx62>

More about the CDC eviction moratorium is on NLIHC’s National Eviction Moratorium website at: <https://bit.ly/34rYRZz>

More information about public housing is on [page 4-30](#) of NLIHC’s *2021 Advocates’ Guide*.

More information about housing choice vouchers is on [page 4-1](#) of NLIHC’s *2021 Advocates’ Guide*.

Additional Coronavirus Updates – June 1, 2021

National Updates

Department of Treasury

The U.S. Department of the Treasury [announced](#) on May 21 it has distributed \$6.1 billion through the Emergency Rental Assistance (ERA) 2 program in less than two weeks since \$21.6 billion was allocated for the program from the “American Recovery Plan Act.”

[Treasury Deputy Secretary Adeyemo met with Los Angeles tenants and landlords](#) on May 20 to discuss how the Emergency Rental Assistance (ERA) program is helping prevent evictions and ensure housing security in Southern California. Deputy Secretary Adeyemo noted the benefits of delivering ERA assistance to vulnerable households through partnerships with community-based nonprofits that provide culturally relevant services.

Reporting

[Vox](#) reports on challenges in distributing federal emergency rental assistance (ERA), highlighting [NLIHC’s ERA resources](#). “The money came late,” said NLIHC President and CEO Diane Yentel. “The money came when tenants had already accrued nearly \$50 billion in rent arrears. So now we’re playing a game of catch-up.”

The [Washington Post](#) examines why a flood of federal emergency rental assistance (ERA) has been slow to reach those who need it most. Despite new [ERA guidance](#) from Treasury urging programs to adopt less burdensome standards, NLIHC’s [ERA dashboard](#) finds that only about 155 of the 364 programs have done so.

[CNBC](#) documents how struggling renters can apply for federal emergency rental assistance (ERA). NLIHC Vice President for Research Andrew Aurand notes the unprecedented need for ERA, stating that “when the moratorium expires, we could have millions of renters at risk of eviction.”

Despite the Biden administration’s decision to cover the full costs of eligible non-congregate sheltering through FEMA’s Public Assistance (PA) program, [Grist](#) found that as of April 7, only 23 local governments, including one federal tribe, have submitted funding requests.

NLIHC Policy Analyst Noah Patton spoke to [Shelterforce](#) about why state and local governments should be taking advantage of the unprecedented support from FEMA to house people experiencing homelessness in hotels and motels during the pandemic. Whether cities or states choose to continue or expand non-congregate

sheltering (NCS) programs in light of FEMA’s decision to fully cover eligible costs speaks to those communities’ priorities, says Patton.

[NPR](#) reports that communities across the country are concerned with what will happen when the federal eviction moratorium expires at the end of June. These worries are magnified in communities, such as in Spokane, Washington, that were already struggling with rising homelessness before the pandemic. The segment highlights concern from Spokane homeless advocates and nonprofit organizations who are racing to distribute federal rental assistance.

To prevent a surge of evictions when moratoriums expire, [Route Fifty](#) says cities and states are seeking to provide new legal protections for renters by establishing “right to counsel” programs that ensure tenants facing eviction have legal representation. At least 11 states have introduced right to counsel legislation this year, and nine cities have laws in place.

[Reuters](#) reports that U.S. District Judge Eli Richardson in Nashville on May 21 denied a Tennessee landlord’s request to block the Consumer Financial Protection Bureau’s [rule](#) requiring debt collectors, including attorneys for landlords who file eviction cases, to provide tenants written notice of their eligibility for the CDC eviction moratorium.

Despite eviction protections, [Mother Jones](#) reports that Bay area city officials and lawyers have seen an uptick in cases of landlord harassment, lockouts, utility shutoffs, and other tactics to get around the moratorium.

State and Local News

California

According to the [Los Angeles Times](#), housing advocates say California must do a better job helping low-income renters access emergency rental assistance. Los Angeles Mayor Eric Garcetti and County Board of Supervisors Chair Hilda Solis have asked Governor Gavin Newsom and legislative leaders to revise the Senate Bill 91 program, citing the “need for more robust, equitable and flexible emergency rental assistance.”

A [survey of 177 rental assistance providers](#) conducted by Bay Area Regional Health Inequities Initiative, Housing Now!, and PolicyLink reveals Californians experiencing deep housing and health insecurity face formidable challenges accessing rent relief.

The San Francisco Board of Supervisors on May 26 unanimously approved a [three-month extension](#) of the city’s eviction moratorium. The decision extends protections for San Francisco renters from the end of June to the end of September. California’s statewide eviction moratorium is expected to expire on June 30.

Colorado

Housing experts are concerned about a potential [wave of evictions across Colorado](#) when state and federal moratoriums expire in several weeks. A Colorado Newline report shows that as of April 26, more than 7,500 evictions have been filed in Colorado since the start of 2021.

[Colorado Public Radio](#) answers frequently asked questions about evictions and housing assistance in Colorado.

Hawaii

[Hawaii’s eviction moratorium](#) is set to expire on June 8, and Governor David Ige has not yet decided if he will extend the protections. Housing advocates argue that lifting the eviction moratorium will overwhelm the courts. There are hundreds of millions of federal rent relief that has not been distributed yet.

Idaho

Despite the federal eviction moratorium, [eviction rates in Idaho](#) are returning to pre-pandemic levels. States and cities that established their own eviction moratoriums are seeing lower eviction rates than communities where tenants were protected only by federal eviction moratoriums.

Indiana

Prosperity Indiana co-released with the Indiana Institute for Working Families and Indiana Youth Institute, [Policy Brief: A Year in Review: Housing Instability Trends for Hoosier Families and Counties Most Affected by COVID-19](#). Data show that Hoosier renter households are increasingly unable to make their housing payments. The brief outlines local, state, and federal policy recommendations to ensure federal resources reach the households most in need.

Prosperity Indiana also published an overview of Indiana's Emergency Rental Assistance (ERA) Programs, [“Indiana’s Emergency Rental Assistance: Program Outlines and Recommendations for Equitable Outcomes.”](#) The overview reviews the requirements of Indiana’s six local ERA programs and one statewide ERA program and provides recommendations on maximizing the equity and efficiency of ERA programs.

Maryland

The [Baltimore Sun](#) reports that Baltimore will continue housing about 500 people experiencing homelessness in hotel rooms through September, extending its emergency contracts as the city considers purchasing a hotel to provide long-term housing.

Massachusetts

[Massachusetts’ housing advocates](#), including the Western Massachusetts Network to End Homelessness, have identified [seven amendments](#) as priorities for the Senate budget to expand assistance and protections for those at risk of evictions or foreclosures. Amendment [No. 371](#) would extend CDC eviction protections in Massachusetts through the end of 2021.

Minnesota

Minnesota Attorney General Keith Ellison [announced](#) on May 19 that his office has resolved an enforcement action against a landlord who forced her tenants out of their home in violation of the statewide [eviction moratorium](#). The landlord must pay the former tenants \$3,500 in part to reimburse the tenants for their out-of-pocket costs in being evicted.

[MinnPost](#) reports that lawmakers remain at an impasse over how and when to end Minnesota’s eviction moratorium, with one legislator raising the possibility that no agreement will be reached in time for the mid-June special session.

Missouri

A major owner of apartments around St. Louis is [accused of violating](#) the CDC eviction moratorium.

Nevada

The [Nevada Assembly](#) introduced legislation that would stay an eviction proceeding if a tenant has an application for rental assistance pending. The legislation, if passed, would go into effect on July 1, when the CDC eviction moratorium is set to expire. Governor Steve Sisolak issued a [statement](#) on Assembly Bill 486, thanking the legislature for introducing this critical legislation that will help ensure rental assistance reaches those who need it most.

Multiple agencies are joining efforts to connect [Southern Nevadans](#) with legal assistance and mediation to help tenants remain in their homes. The Southern Nevada Eviction Prevention Program offers a variety of resources for struggling tenants and landlords.

[Las Vegas courts](#) are preparing for a surge in eviction cases when the statewide eviction moratorium expires on May 31.

New Jersey

The Housing and Community Development Network of New Jersey and other housing advocates are [raising concerns](#) about a new bipartisan bill that would ban evictions during the pandemic but allow landlords to pursue missed rent as civil debt. The bill would offer about \$750 million in rental assistance, but lawmakers and housing advocates have different interpretations of how the money could be used.

New York

Dozens of community members, local leaders, and housing and homeless advocates are [urging Governor Andrew Cuomo](#) immediately to use [\\$100 million](#) allocated for the conversion of distressed hotels and motels into housing for people experiencing homelessness. The advocates are also urging legislators to pass the [Housing Our Neighbors with Dignity Act](#), which establishes the plan for New York to buy distressed hotels and convert them into permanent and safe housing.

Oregon

Oregon Governor Kate Brown signed a measure into law on May 19 that gives tenants facing financial struggles during the pandemic until February 28, 2022 to pay back rent. The [Associated Press](#) reports that Senate Bill 282 also protects tenants from the long-term consequences of not making payments on time by prohibiting reporting to consumer credit agencies and removing back rents from consideration when submitting future rental applications. The law prohibits landlords from denying applicants based on COVID-era evictions and allows these evictions to be kept secret.

Texas

Dallas Evictions 2020, a group of pro bono lawyers providing eviction assistance during the pandemic, has [helped more than 7,000 tenants](#) avoid eviction. Through donations, the group has helped families pay back rent and hire legal representation.

Virginia

As the federal eviction moratorium draws to a close at the end of June, many [Virginia renters](#) are concerned about what will happen next. Eleven percent of Virginia renters are behind on their rent, which is 123,000 households, mostly people of color.

Washington

[Seattle housing advocates](#) are voicing concern about a potential tsunami of evictions when the state eviction moratorium expires at the end of June. [Solid Ground](#), a Seattle-based organization that provides services to tenants in need, is warning that the end of Washington's eviction moratorium could have wide-ranging, severe consequences for the Greater Seattle area.

Washington, D.C.

The [Washington Post](#) reports the D.C. Council held an hours-long meeting on May 21 to consider how to lift COVID-19 emergency programs while averting a tsunami of evictions and foreclosures. Top concerns raised during the hearing were a plan proposed by Council Chairman Phil Mendelson to end the city's eviction ban for

nonpayment of rent and the looming deadline for distributing federal emergency rental assistance (ERA). Out of thousands of applications D.C. has received for ERA through Stay D.C., only 500 tenants have received assistance.

Disaster Housing Recovery Updates – June 1, 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](#).

Biden Administration

President Biden [announced](#) on May 24 the administration will double the amount of FEMA funding to help communities prepare for extreme weather events. The administration will direct [\\$1 billion](#) to communities, states, and tribal governments through FEMA's Building Resilient Infrastructure and Communities (BRIC) program, a portion of which will be targeted to disinvested communities.

[Fact Sheet: Biden Administration Invests \\$1 Billion to Protect Communities, Families, and Businesses Before Disaster Strikes](#)

National Oceanic and Atmospheric Administration

The National Oceanic and Atmospheric Administration's (NOAA) [2021 Atlantic hurricane outlook](#) calls for the sixth straight above-average season. The hurricane season will likely see 13 to 20 named storms, including at least six that will become hurricanes and three to five categorized as major hurricanes with winds of more than 110 mph.

Hurricanes

[Southerly](#) reports on the challenges Gulf Coast emergency managers are facing as they prepare their communities for the upcoming hurricane season while still recovering from 2020's record-breaking season. Emergency management agencies need resources for preparedness and recovery work, but local budgets are stretched thin, and securing federal reimbursement can be a lengthy process. State, parish, and city officials have asked the federal government for additional disaster relief funding for southwest Louisiana for months.

[Houston Public Media](#) and [ABC13](#) report that Houston and Harris County were denied funding in the latest round of \$1 billion in federal funding for Hurricane Harvey relief. The Texas General Land Office said that neither Harris County nor Houston's applications scored high enough on a 2019 system used to score applications and determine how funds will be allocated. In Houston and the surrounding area, Hurricane Harvey caused [\\$125 billion in damages](#), the most expensive disaster in the United States that year. Hurricane Harvey flooded more than 150,000 structures in Harris County, including [96,400 homes](#) in Houston. Local officials are imploring the Department of Housing and Urban Development to halt the distribution of funds, complete an audit of how criteria were developed, and ensure that their communities receive funding.

Wildfires

The [Salem Statesman-Journal](#) reports that the Mid-Willamette Valley Community Action Agency (MWVCAA) soon will purchase a Salem, Oregon motel and convert it into transitional housing for people displaced by last year's wildfires and people experiencing chronic homelessness. The bulk of the funding is expected to come

from the Oregon Community Foundation’s Project Turnkey. MWVCAA is also receiving about [\\$2.5 million in FEMA reimbursements](#) for providing non-congregate sheltering during the pandemic.

HUD

HUD PIH Withdraws MTW Work Requirement Cohort

HUD’s Office of Public and Indian Housing (PIH) sent an email to stakeholders on May 21 stating that PIH was rescinding [Notice PIH 2021-02](#), the Moving to Work (MTW) Demonstration expansion selection Notice that sought applications for Cohort 3, the Work Requirements Cohort (see *Memo*, [1/25](#) and [NLIHC’s summary of Cohort 3](#)). The PIH email stated that HUD is committed to implementing the MTW Demonstration expansion in a way that is responsive to the economic realities and current needs of low-income families.

Public housing agencies (PHAs) that were interested in applying to the Work Requirements Cohort may apply to the Landlord Incentives Cohort (see *Memo*, [1/25](#)) and future cohorts of the MTW Demonstration expansion. PIH plans Cohort 5, which would evaluate the overall impact of MTW flexibility on PHAs with fewer than 27,000 units. The PIH email hints that it might now anticipate a substitute cohort at this late stage. [Notice PIH 2021-03 is the](#) selection notice seeking applications for the Landlord Incentives Cohort. The due date for applications to the Landlord Incentives Cohort is extended through at least September 2021.

NLIHC welcomes the withdrawal of the Work Requirements Cohort, which NLIHC has long opposed. A work requirement does not address the three MTW statutory goals of increasing housing choices for residents, providing residents self-sufficiency incentives, and reducing PHA costs or increasing PHA cost-effectiveness. Work requirements are ineffective; they do not create the jobs with decent pay and opportunities needed to lift people out of poverty. Moreover, most recipients of housing assistance who could be expected to work already do. Imposing such requirements could cut struggling families off from the very housing stability and services that make it possible for them to find and maintain work.

NLIHC sent a [memorandum](#) on February 23 urging PIH to pause implementation of the MTW Demonstration expansion and consider concerns NLIHC has with the Cohort 2 (Alternative Rent Policies), Cohort 3 (Work Requirements), as well as the [final MTW Operations Notice](#) (see *Memo*, [8/31/20](#)) that can harm residents.

However, PIH proceeded with the Alternative Rent Policies Cohort 2, announcing the ten PHAs selected to participate (see *Memo*, [5/17](#)). Five PHAs will test “tiered rents,” which use “income bands” or “tiers” to determine a household’s rent. Five PHAs will test “stepped rents,” a form of time limit with a household’s rent payment starting at 35% of adjusted income and growing each year even if their income does not increase. Households could experience rent burdens under tiered rents and stepped rents. It is not obvious that requiring residents to pay more rent or be “timed out” of assistance will increase resident self-sufficiency or housing choice, two of the three goals Congress set for the MTW Demonstration.

Although PIH has withdrawn the Work Requirement cohort, it has not eliminated the ability of PHAs not in the Alternative Rent Policies cohort from requesting approval to use alternative rent policies that cause rent burdens, work requirements, time limits, or MTW waivers that allow a PHA to siphon off vouchers to use for non-public housing or voucher activities – potentially harming residents in 90 PHAs.

Background on MTW Expansion

The Consolidated Appropriations Act of 2016 authorized HUD to expand the MTW demonstration to an additional 100 high performing PHAs over a seven-year period to end in 2022. PHAs will be added to the MTW demonstration in groups (cohorts), each of which will be overseen by a research advisory committee to ensure

the demonstrations are evaluated with rigorous research protocols, quantitative analysis, and comparisons to control groups. Each cohort of MTW sites will be directed by HUD to test one specific policy change.

The MTW statutory objectives are to reduce costs, give households incentives to achieve economic self-sufficiency, and to increase housing choice. The statute requires MTW agencies to: 1) serve the same number of low-income families as they would without MTW funding flexibility; 2) serve a mix of families by size comparable to the mix they would have served if they were not in MTW; 3) ensure that 75% of the families they assist have income at or below 50% of area median income; 4) ensure that assisted units meet housing quality standards; and 5) establish a reasonable rent policy.

The program has included five cohorts:

- Cohort 1: evaluating the overall impact of MTW flexibilities on PHAs with fewer than 1,000 units
- Cohort 2: evaluating the impact of different rent structures
- Cohort 3: evaluating the impact of work requirements
- Cohort 4: evaluating incentives to landlords to participate in the HCV program
- Cohort 5: evaluating the overall impact of MTW flexibility on PHAs with fewer than 27,000 units

PIH's Moving to Work Demonstration expansion website is at: <https://bit.ly/3fLTie4>

NLIHC's Summary of *Notice PIH 2021-02* (Cohort #3) is at: <https://bit.ly/3sM95zg>

NLIHC's Summary of Key Provisions of the Moving to Work (MTW) Demonstration Operations Notice is at: <https://bit.ly/3ocxCvk>

NLIHC's memorandum to PIH is at: <https://bit.ly/2ROdXFR>

More information about the MTW Demonstration expansion is on NLIHC's Public Housing webpage at: <https://bit.ly/3y4QvEV>

HUD Disparate Impact Proposed Rule Clears Review

HUD's [proposed rule](#) on disparate impact has cleared review by the Office of Information and Regulatory Affairs (OIRA) at the Office of Management and Budget (OMB). The proposal, which has been at OIRA since April 12, 2021 (see *Memo*, [04/19](#)), would reinstate the 2013 Disparate Impact Rule. The rule will now be sent to the House Financial Services Committee and Senate Banking, Housing, and Urban Affairs Committee for a 15-day review period. After this review, a Notice of Proposed Rule Making (NPRM) will be published to the *Federal Register*, which will include a 60-day public comment period. HUD must review all public comments submitted and respond to significant, relevant comments when the final rule is published.

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

This latest action by HUD was completed in accordance with a [memorandum](#) from President Biden to the secretary of HUD instructing the agency to redress the nation’s long history of discriminatory housing practices and reaffirming the administration’s commitment to end housing discrimination. The memo also ordered the HUD secretary to take the necessary steps to prevent practices that have a disparate impact (see *Memo*, [02/01](#)). More information about the Disparate Impact Rule is on pages [7-8](#) of NLIHC’s [2021 Advocates’ Guide](#)

Our Homes Our Votes

Bicameral Legislation Introduced to Help Federally Assisted Renters Register to Vote after Moving

Representative Nikema Williams (D-GA) and Senator Raphael Warnock (D-GA) introduced on May 25 the “Voters on the Move Registration Act,” a bill that would make it easier for low-income tenants to register to vote after changing addresses. The bill would require the Consumer Financial Protection Bureau and Election Assistance Commission to create a standardized statement included with leases and vouchers for federally assisted housing that would inform tenants about their voting rights and how they can register to vote at their new address.

In a press release for the bill, NLIHC President and CEO Diane Yentel stated, “The strength of our democracy depends, in part, on eliminating persistent voter disparities for low-income renters, who frequently face greater barriers to voting. One reason renters vote at lower rates than homeowners is because renters move more frequently, and they have to update their voter registration at each new address. This bill directly addresses this challenge, and it will make it easier for renters living in federally assisted housing to participate in elections.”

Read the press release at: <https://tinyurl.com/hrkr475d>

Opportunity Starts at Home

New Podcast Episode Explores COVID-19's Impact on Race and Housing Insecurity in Philadelphia

The [Opportunity Starts at Home](#) multisector affordable homes campaign released a new podcast episode, “COVID-19's Impact on Race and Housing Insecurity in Philadelphia.” The episode explores a [recent report](#) published by Community Legal Services of Philadelphia (CLS) featuring Rasheedah Phillips, managing attorney of housing policy at CLS. Throughout the episode, Ms. Phillips discusses the report’s key findings, equitable solutions beyond the pandemic, research methods that center people with lived experience, guidance for organizations seeking to strengthen racial justice work, and effective language to better capture racial inequities.

“When we look at the rate of evictions in Philadelphia and that those evicted most are Black people, we recognize that when speaking about housing instability and unaffordability we should frame these issues as race and gender issues,” says Ms. Phillips. “These issues connect back to redlining which still impacts Black communities today as we look at overall disinvestment and blight in these communities.”



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

Read CLS's report [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.

Research

Annual Cost of Meeting Unmet Demand for Sheltering People Experiencing Homelessness Estimated at \$4.5 Billion

Research published in *Housing Policy Debate*, "[Estimated Revenue of the Nonprofit Homeless Shelter Industry in the United States: Implications for a More Comprehensive Approach to Unmet Shelter Demand](#)," estimates that nonprofit providers of shelter and temporary housing for people experiencing homelessness received \$8.5 billion in 2015. The authors estimate that providing shelter for every person experiencing unsheltered homelessness would have cost an additional \$4.5 billion in 2015.

The authors used HUD's 2015 Housing Inventory Count to estimate that 9,354 organizations were providing emergency shelter (for less than 6 months), transitional housing (6 months to 2 years), rapid rehousing (programs that expedite return to housing through rental assistance and other supports), or permanent supportive housing (indefinite duration of financial assistance). These organizations offered 456,496 temporary beds and 266,007 permanent housing units in 2015.

Combining HUD's 2015 Housing Inventory Count data with the Internal Revenue Service's Form 990 for nonprofits, the researchers found that organizations providing only shelter received revenue of approximately \$14,064 per bed in 2015 for single adults, while those providing shelter with additional services like behavioral and mental health services, case management, or legal services, received revenue of \$25,806 per bed in 2015. The systemwide average revenue per temporary bed in emergency shelters and transitional housing is \$27,589 and \$32,511 per permanent supportive housing unit, which can sometimes house more than one single adult. The authors limited their revenue analysis to the 783 organizations that provided only a single type of program to a specific population.

The authors introduce a middle and a high estimate for these calculated averages. If using \$27,500 per year per bed, the estimated revenue is \$10.5 billion in 2015. They believe this is an upper-bound estimate, because their

estimates are extrapolated from only 18% of all service providers and may include revenue from additional services not related to providing shelter. The modal value of \$16,000 per bed, which is much closer to the \$14,064 estimate for providing shelter alone for single adults, likely yields a better estimate of the true total revenue, around \$8.5 billion in 2015.

An estimated 226,080 people experiencing homelessness were unsheltered in 2020, and more may be unseen and uncounted in estimates. People who were unsheltered represented 39% of the total homeless population and 51% of the single adult homeless population. Using an estimate of \$16,000 per bed and adjusting for an undercount of unsheltered homelessness, the authors estimate that an expansion of shelter services to accommodate all unsheltered persons would cost an additional \$4.5 billion annually.

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

Resources

PRRAC Summarizes State-Level Fair Housing Policies for Use of National Housing Trust Fund Dollars

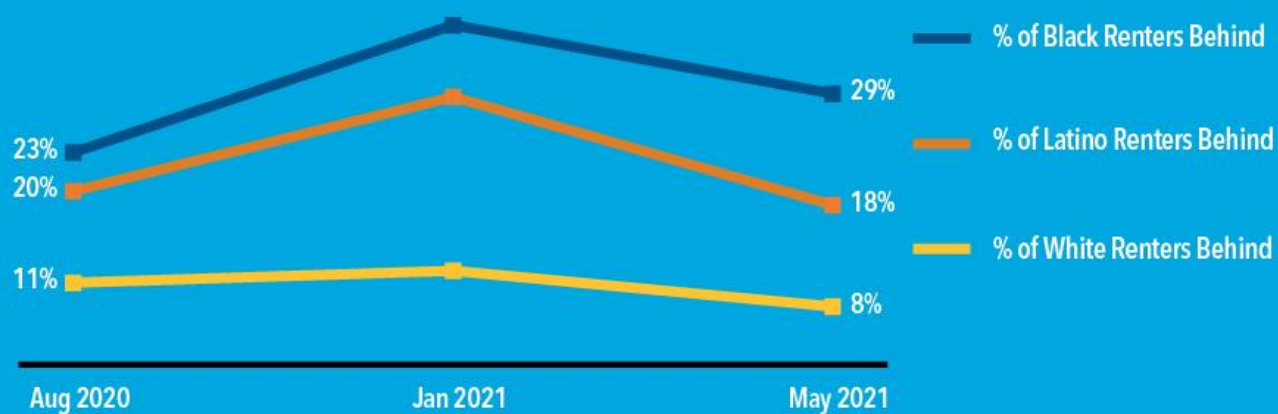
The Poverty & Race Research Action Council (PRRAC) released a [policy brief](#) outlining its recommendations for federal and state guidelines for the national Housing Trust Fund (HTF). The HTF is a block grant to states targeted to help produce, rehabilitate, preserve, and operate rental housing for extremely low-income households. PRRAC's policy brief discusses site selection rules, local approval requirements, affirmative marketing, tenant selection, and data transparency. Along with the policy brief, PRRAC created a 50-state table of HTF state policies, which describes the requirements, preferences, and strategies that each state has adopted for their use of HTF funding. Access the policy brief and 50-state table of HTF state policies at:

<https://bit.ly/34nNt1a>

Fact of the Week

Black and Latino Renters More Likely to Carry Rent Debt during Pandemic

Percentage of Renters Not Caught Up on Rent, by Race or Ethnicity, Between August 2020 and May 2021



Source: U.S. Census Bureau, Household Pulse Survey.



Source: U.S. Census Bureau, Household Pulse Survey.

From the Field

Illinois Passes COVID-19 Emergency Housing Act with Protections for Residents

Illinois Governor J.B. Pritzker on May 17 signed the state's "COVID-19 Emergency Housing Act" (HB 2877) into law, providing robust protections for Illinois renters and homeowners. The new state law establishes eviction-sealing provisions for cases filed before and during the coronavirus pandemic and prohibits tenant screening companies from reporting sealed eviction records. The protections come after months of work by advocates and legislative champions to secure this win.

In Illinois, as in states across the country, the COVID-19 pandemic has created economic instability for many renters, homeowners, and landlords of small residential rental properties, leaving many unable to keep up with rent and mortgage payments. The COVID-19 Emergency Housing Act establishes rules for federally funded emergency rental assistance to ensure people with the lowest incomes can access these funds. These rules clarify that eligible tenants do not need a written lease and prioritize funding for communities with the highest number of COVID-19 positive cases; people with a documented history of housing instability or homelessness; and people with a significant amount of back rent due. The law also provides foreclosure protections for homeowners and small landlords by halting judicial sales and orders of possession through July 31, 2021.

A key component of the legislation is a measure to prevent eviction case filings from becoming a barrier for renters in obtaining future housing. The law requires automatic sealing of eviction records between March 2020 and March 2022. Unsealing will be allowed only when a judgment is issued and a case is unrelated to nonpayment of rent.

Certain eviction records prior to March 2020 will also be sealed if the parties agree to do so, if the case is dismissed, or if the court finds that the tenant did not violate the lease or that doing so is in the interest of justice. These eviction sealing provisions sunset on July 31, 2022. Finally, the legislation prohibits tenant screening companies from sharing a sealed eviction record and creates penalties if this is violated.

State Representatives Delia Ramirez and Lindsey LaPointe and Senators Omar Aquino and Robert Peters championed the COVID-19 Emergency Housing Act over the past year. The legislators worked tirelessly in partnership with a broad coalition of advocates, including Housing Action Illinois (an NLIHC state partner), the Lawyers' Committee for Better Housing, and the Shriver Center on Poverty Law.

While legislators debated HB 2877, advocates generated calls and emails to elected officials in support of the proposal, filed witness slips, shared information on social media, and joined a sign-on letter urging the governor to sign the bill. During the signing ceremony, Representative Ramirez explained the importance of the legislation for Illinoisans as a step towards recovery from the pandemic and the affordable housing crisis. HB 2877 passed the House in March and the Senate in April and was signed into law on May 17, the same day the state launched the next round of federal emergency rental assistance funds through the Illinois Housing Development Authority. Together, these initiatives help create a brighter future for struggling renters in Illinois.

“The eviction sealing provisions now in place for renters will help ensure that renters do not face permanent housing barriers due to the economic fallout of COVID-19,” said Bob Palmer, policy director for Housing Action Illinois. “We hope this will set a precedent for sealing eviction filing records in the future, an important part of addressing the broader issue of eviction, which troubled Illinois communities even before the pandemic.”

For more information about the COVID-19 Emergency Housing Act or Housing Action Illinois, contact Bob Palmer at: bob@housingactionil.org

NLIHC is Hiring

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, two of whom are current or previous supervisors, 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 Partners*, 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 e-mail; 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, one writing sample, and three references (at least two of whom are current or former supervisors) to Renee Willis, vice president for field and communications and Bairy Diakite, operations manager at: rwillis@nlihc.org and bdiakite@nlihc.org

NLIHC News

NLIHC Welcomes New Research Intern Isabel Weir

NLIHC is pleased to welcome Isabel Weir as the coalition’s 2021 summer research intern. Isabel is a senior at the University of Pittsburgh majoring in Mathematics-Economics and minoring in German. She previously interned at Action Housing, a non-profit affordable housing developer in Pittsburgh, PA, where she researched sustainability certifications and energy rating systems in affordable housing and helped with voting outreach for tenants, among other things. Isabel is pleased to explore her passion for research and socially just housing policy over the next 12 weeks as part of NLIHC’s research team.

NLIHC in the News

NLIHC in the News for the Week of May 23

The following are some of the news stories that NLIHC contributed to during the week of May 23:

- “A flood of federal rental aid has been slow to reach those who most need it,” *Washington Post*, May 24 at: <https://wapo.st/3urEgzl>
 - “What happened to the \$45 billion in rent relief?” *Vox*, May 24 at: <https://bit.ly/3umYavb>
 - “America has a housing mess, and President Biden wants to fix it,” *Businessweek*, May 26 at: <https://bloom.bg/3oZlGO2>
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NLIHC Staff

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

Brooke Schipporeit, Housing Advocacy Organizer, x233
Kevin Tan, Graphic Design/Communications intern
Dan Threet, Research Analyst, x202
Chantelle Wilkinson, Housing Campaign Manager, x230
Renee Willis, Vice President for Field and Communications, x247
Rebecca Yae, Senior Research Analyst–COVID-19 Response
Diane Yentel, President and CEO, x225