

Volume 26, Issue 27

July 12, 2021

HoUsed Campaign

- House Proposes Significant Funding Increases for Housing Programs in FY22 Spending Bill
- Take Action: Urge Your Members of Congress to Join Dear Colleague Letter in Support of HoUsed Campaign's Infrastructure Priorities!
- Join July 15 National Call-In Day to Tell Congress that Housing is Infrastructure!
- Join Chairwoman Maxine Waters on Today's National HoUsed Campaign Call for Universal, Stable, and Affordable Housing, 2:30 pm ET
- Recording Available of July 6 National Call on "HoUsed: Universal, Stable and Affordable Housing"

Out of Reach

- NLIHC to Release 'Out of Reach: The High Cost of Housing 2021' on July 14

Emergency Rental Assistance

- Treasury Data Show Emergency Rental Assistance Spending is Slow but Accelerating

Eviction Moratorium

- *Tenant Talk Live!* Webinar Today for Renters and Resident Leaders: Prepping for Post-Moratorium
- HUD PIH Updates CDC Eviction Moratorium FAQs for Public Housing and Vouchers

More on Coronavirus, Disasters, Housing, and Homelessness

- Framework for an Equitable COVID-19 Homelessness Response Launches Webinar Series Starting on July 15
- Leaders of Framework for an Equitable COVID-19 Homelessness Response Send Letter to Communities on Emergency Housing Voucher Implementation
- Additional Coronavirus Updates – July 12, 2021
- Disaster Housing Recovery Updates – July 12, 2021

HUD

- HUD CPD Issues Sixth Set of CoC and HOPWA Waivers

Opportunity Starts at Home

- New Study Finds that Providing People Experiencing Homelessness with Housing has Positive Impacts on Health, Crime, and Employment

Research

- New Research: States Impacted by Hurricanes Made Few Changes to Qualified Allocation Plans
- New Report Shows How People with Disabilities Would Benefit from Housing Voucher Expansion

Fact of the Week

- More than Half of Renters Behind on Rent to Small-Scale Landlords are Unaware of Emergency Rental Assistance Programs

From the Field

- Oregon Legislature Passes Bills to Expand Renter Protections and Increase Affordable Housing Supply

Events

- NHLP Webinar to Address the Fight to Save Section 515 Rural Housing
- HAC Webinar to Discuss Energy Efficient Affordable Housing
- Enterprise Community Partners Webinar to Discuss Eviction Prevention as a Preservation Strategy

NLIHC News

- NLIHC Seeks ERASE Project Coordinator

NLIHC in the News

- NLIHC in the News for the Week of July 4

HoUSed Campaign

House Proposes Significant Funding Increases for Housing Programs in FY22 Spending Bill

The House Appropriations Committee released on July 11 its fiscal year (FY) 2022 [draft spending bill](#), which would provide a \$6.8 billion increase to HUD's budget from FY21. If enacted, the [House proposal](#) would provide substantial federal investments in affordable homes and increase the availability of housing assistance to families with the greatest needs. Overall, the House spending bill would fund HUD at \$56.5 billion, an increase of \$6.8 billion above FY21 and \$314 million below the president's 2022 budget request. For details, see NLIHC's [updated budget chart](#).

If enacted, the bill would provide significant increases to nearly all HUD programs compared to FY21. The House bill calls for expanding rental assistance through the Tenant Based Rental Assistance program to 125,000 additional households and proposes to increase funding for Homeless Assistance Grants by more than \$400 million to \$3.4 billion, to expand tribal housing resources from \$747 million to \$950 million, to expand the HOME Investment Partnerships program by \$500 million to \$1.85 billion, to support 4,000 new homes for seniors and people with disabilities, to increase fair housing activities by \$12 million to \$85 million, and to provide \$3.7 billion for public housing capital repairs and climate-resilient upgrades to the public housing stock. The proposal would also increase Community Development Block Grants by \$1.2 billion to \$4.69 billion.

The FY22 spending legislation is the first annual spending bill in a decade that is not limited by the low spending caps required by the Budget Control Act that have prevented Congress from investing in affordable housing at the scale necessary.

The Subcommittee on Transportation, Housing and Urban Development will vote on the draft spending bill on Monday, July 12, followed by a vote in the full Appropriations Committee next week. The Senate is not expected to begin drafting its spending bills until later this year.

The FY22 spending bill is one of several proposals to invest in the nation's affordable housing infrastructure. The president's "American Jobs Plan" calls for a \$318 billion investment in affordable housing, including \$45 billion for the national Housing Trust Fund (HTF) and robust funding for public housing. House Financial Services Committee Chairwoman Maxine Waters (D-CA) is expected to formally introduce her "Housing is Infrastructure Act," which would also provide \$45 billion for the national HTF and the full \$70 billion needed to preserve public housing. She is also expected to introduce the "Ending Homelessness Act" to create a universal rental assistance program for all eligible households.

Advocates should continue to contact their senators and representatives to urge them to expand investments in deeply affordable, accessible homes through both the FY22 spending bill and an infrastructure package, including the HoUSed campaign's [top priorities](#): expanding rental assistance to all eligible households, \$70 billion to preserve public housing, and at least \$45 billion for the national Housing Trust Fund.

- Sign your organization to a [letter](#) supporting increased funding in FY22 for affordable housing, homelessness, and community development resources.
- Contact your senators and representatives and urge them to support the [HoUSed campaign's top priorities](#) for any infrastructure package.
- Sign the HoUSed campaign's [national letter](#) calling on Congress to enact long-term solutions to the housing crisis.

Detailed Analysis

Tenant-Based Rental Assistance

The House proposed increasing funding for tenant-based rental assistance by \$3.4 billion above FY21 levels to a total of \$25.78 billion, which is sufficient to not only ensure all contracts are fully renewed but to extend the availability of tenant-based rental assistance to 125,000 additional households in need of voucher assistance. The amount provided in the House bill is \$1.2 billion less than the \$30.4 billion proposed by President Biden, which would have provided for an additional 200,000 vouchers.

Of the amount provided, \$1 billion will be set aside for new vouchers. HUD would be directed to create an allocating formula that may be based on several factors, such as severe housing cost-burdens, over-crowding, substandard housing, homelessness, and administrative capacity.

A total of \$150 million is provided to the mobility demonstration program, which combines rental assistance with mobility counseling to help families with young children secure housing in areas with strong schools, economic opportunities, and other resources.

Project-Based Rental Assistance

The House spending proposal would provide just over \$14 billion to renew project-based rental assistance (PBRA) contracts, an increase of \$595 million from FY21 funding levels and equal to the president's request. This amount would be sufficient to renew all existing PBRA contracts.

Homelessness Assistance

The House calls for \$3.42 billion for Homeless Assistance Grants, an increase of more than \$400 million over the 2021 enacted level and slightly less than the \$3.5 billion called for in the president's budget request. This funding will complement the \$5 billion for emergency housing vouchers enacted in the American Rescue Plan Act. Of this funding, up to \$92 million can be set-aside for additional Youth Homelessness Demonstration Programs (YHDPs).

Rehabilitation and Energy-Efficient Upgrades

The House spending bill does not include the president's request for \$800 million in new investments across HUD programs, including public housing and other HUD housing, for modernization and rehabilitation aimed at energy efficiency and resilience to climate-change impacts, such as increasingly frequent and severe floods.

Public Housing

The spending bill calls for \$3.7 billion for the public housing capital needs, a modest increase above the president's request and more than \$770 million above the FY21 enacted level. Capital support includes formula funding and \$65 million for emergency capital needs, \$65 million to address lead-based hazards, \$100 million for capital improvements that address climate resiliency, and \$50 million to address water and energy efficiency.

The request would also fully cover public housing operating costs by providing approximately \$4.92 billion, more than \$50 million over FY21 enacted levels. Operating support includes formula funding and an additional \$25 million, based on needs.

HOME Investment Partnerships

The House proposes to fund the HOME Investment Partnerships Program at \$1.85 billion, the same amount that was included in the president's budget request. This funding level is \$500 million above the FY21 enacted amount. If enacted, this would be the highest funding level for HOME since 2009. Of the amount provided, \$50

million is set aside for a new down-payment assistance program to help first-time, first-generation home buyers purchase a home.

Community Development Block Grants

The House bill provides \$4.69 billion for the Community Development Block Grant program – nearly \$1.2 billion more than the program received in FY21 and \$900 million more than the president requested in his FY22 budget request. The House proposal does not include the president’s call for some funds to be used to incentivize communities to “fund geographically targeted revitalization activities in communities that have been historically underserved by the Federal Government.”

Fair Housing

The House bill would increase funding by \$12.5 million for HUD’s Office of Fair Housing and Equal Opportunity, for a total of \$85 million – matching the amount requested by President Biden.

Housing for the Elderly (Section 202)

The House bill includes \$1.033 billion for the Section 202 Housing for the Elderly program, more than \$100 million above the level proposed by President Biden and more than \$170 above FY21 levels. This funding would renew all contracts and build approximately 2,200 new affordable housing units for low-income seniors.

Housing for People with Disabilities (Section 811)

The House spending bill would provide \$352 million to support affordable, accessible housing for people with disabilities. This amount is \$80 million above the president’s request and \$125 million above FY21 levels. This funding would renew all contracts and construct approximately 1,800 new affordable housing units for persons with disabilities.

Tribal Housing

The House bill helps address housing conditions in tribal areas by providing \$950 million – compared to \$747 million in FY21 and \$1 billion in the president’s FY22 budget request – to fund tribal housing programs. This amount includes \$722 million for formula NAHASDA programs, or \$75 million more than FY21 levels, and \$150 million for competitive NAHASDA programs, up from \$100 million in FY21. In addition to considering projects based on need and capacity, the HUD secretary would be directed to give priority within the competitive program to projects that would improve water and energy efficiency or increase resilience to natural disasters.

Healthy Housing

The House bill calls for \$460 million to reduce lead-based paint and other health hazards. This amount is \$100 million above FY21 levels and \$60 million above the president’s budget request. Funding includes \$60 million to conduct lead inspections in Section 8 voucher units to improve the health of residents.

Other HUD Programs

The budget proposes \$100 million for housing counseling, or \$14 million above the president’s request and more than \$20 million above the FY21 enacted levels.

The House bill includes the president’s proposal for a \$20 million set-aside for an eviction prevention legal services program. This funding is housed within the Office of Policy Development and Research.

The Housing bill would provide \$400 million for the Choice Neighborhoods grant program, twice the amount the program was provided in FY21. The bill doubles the number of distressed neighborhoods that could be revitalized through the Choice Neighborhoods Initiative program.

The Self-Help Homeownership Opportunity Program would also receive \$15 million, up from \$10 million in FY21.

The House also proposes increased funding for the Family Self-Sufficiency (FSS) program to \$150 million (\$30 million above the president's request). The Jobs-Plus program would receive level funding at \$15 million.

Funding for the Housing Opportunities for People with AIDS (HOPWA) program would increase to \$600 million, up from \$450 million in the president's budget request and \$430 million in FY21.

Other Programs

The bill provides \$185 million for NeighborWorks America.

To strengthen the federal coordination of assistance to people experiencing or at risk of homelessness, the bill includes \$4 million for the U.S. Interagency Council on Homelessness.

Take Action

Take action today to support robust increases to affordable housing funding!

- Sign your organization to a [letter](#) supporting increased funding in FY22 for affordable housing, homelessness, and community development resources.
- Contact your senators and representatives and urge them to support the [HoUSed campaign's top priorities](#) for any infrastructure package.
- Sign the HoUSed campaign's [national letter](#) calling on Congress to enact long-term solutions to the housing crisis.

Take Action: Urge Your Members of Congress to Join “Dear Colleague” Letter Supporting HoUSed Campaign’s Infrastructure Priorities!

Senator Jeff Merkley (D-OR) and Representative Ritchie Torres (D-NY) are circulating a [“Dear Colleague” letter](#) urging congressional leaders to include the [HoUSed campaign's top priorities](#) in any infrastructure package. [Take action](#) by urging your members of Congress to sign on by July 13!

The letter calls for:

- A major expansion of Housing Choice Vouchers to pave the way toward universal rental assistance for all eligible households
- \$70 billion to repair and preserve public housing for current and future generations
- \$45 billion for the national Housing Trust Fund to build and preserve homes affordable to America's lowest-income and most marginalized households

Your advocacy is needed!

Your members of Congress need to hear from you! Please email or call your senators and representative today and ask them to sign onto the Dear Colleague letter to show their support for including the HoUSed campaign's top priorities.

- To email your members of Congress, click [here](#).
- To call your members of Congress, you can find a call script [here](#) and the phone number to your members of Congress [here](#).

Thank you for your advocacy in support of the #HoUSed Campaign!

Join July 15 National Call-In Day to Tell Congress that Housing is Infrastructure!

NLIHC and other national leaders of the Campaign for Housing and Community Development Funding (CHCDF) are hosting a national call-in day on July 15 to tell Congress that housing is vital infrastructure and to urge them to include robust housing investments in any infrastructure or recovery package. It is crucial that advocates contact their representatives and senators and urge them to support vital resources, including at least \$40 billion for the national Housing Trust Fund to build and preserve deeply affordable housing, \$70 billion to fully address the public housing capital repair backlog, and an expansion of rental assistance to every eligible household. See the HoUSed campaign's policy priorities for the infrastructure and recovery package [here](#).

Background

As congressional leaders move forward on both a bipartisan infrastructure package and a broader reconciliation package, the coming weeks are critical for advocates to work together to ensure significant affordable housing resources are included in any recovery bill. Even before the pandemic, America's lowest-income renters were struggling to pay rent each month. The HoUSed campaign is urging congress to include the robust investments necessary to address the nation's affordable housing crisis in any infrastructure or recovery package, including:

- An expansion of rental assistance to every eligible household
- \$70 billion to repair public housing for current and future generations
- At least \$40 billion for the national Housing Trust Fund to build and preserve homes affordable to the lowest-income people

Our best opportunity to advance these bold solutions is in the American Jobs Plan, President Biden's \$2.2 trillion infrastructure and recovery bill to combat the climate crisis, advance racial equity, and "build back better." To achieve these ambitious goals, Congress must address the urgent housing needs facing extremely low-income households, disproportionately Black, Indigenous and people of color (BIPOC), by including in any recovery package the HoUSed campaign's [infrastructure priorities](#).

This infrastructure and recovery legislation is a once-in-a-generation opportunity to invest in proven affordable housing solutions – including rental assistance, public housing, and the national Housing Trust Fund – at the scale necessary.

Take action on July 15 by joining our national call-in day and demand Congress include robust affordable housing investments in any infrastructure or recovery legislation!

Find out how to contact your member of Congress at: <https://tinyurl.com/yb9goyt6>

Join Chairwoman Maxine Waters on today’s National HoUSed Campaign Call for Universal, Stable, and Affordable Housing, 2:30 pm ET

Join today’s (July 12) national HoUSed campaign call from 2:30-4 pm ET. Representative Maxine Waters (D-CA) will join us to discuss her soon-to-be-introduced “Housing is Infrastructure Act” and “Ending Homelessness Act.” Emily Benfer, from Wake Forest University, will share insights on the new eviction diversion resources for states and localities. We will also get the latest from NLIHC’s ERASE project; discuss how to advance the HoUSed priorities through the infrastructure package on Capitol Hill; hear updates from the field; and more. Register for the call at: <https://bit.ly/3ub2sWM>

Recording Available of July 6 National Call on “HoUSed: Universal, Stable and Affordable Housing”

During the most recent (July 6) national call on “HoUSed: Universal, Stable, Affordable Housing,” we were joined by Jacob Leibenluft, counselor to the secretary of the Treasury, along with Treasury’s Andrea Taverna and Kitty Richards, who discussed using [American Rescue Plan State and Local Fiscal Recovery Funds](#) for affordable housing.

Shamus Roller, executive director at the National Housing Law Project, and Rachel Garland of Community Legal Services of Philadelphia shared insights on recent eviction diversion [guidance](#) from the Biden administration. Deborah Thrope from the National Housing Law Project discussed a new [resource](#) on emergency housing vouchers allocated in the American Rescue Plan Act. Whitney Reynolds from the Homeless and Housing Coalition of Kentucky, Elizabeth Benton from the Center for Community Progress, and Robert Goodspeed from the University of Michigan provided field updates.

NLIHC’s Sarah Saadian offered updates on federal actions to prevent evictions and discussed last week’s [White House summit](#) on eviction prevention (see *Memo*, [7/6](#)). NLIHC’s Sarah Gallagher provided End Rental Arrears to Stop Evictions (ERASE) project updates and announced a grant opportunity for emergency rental assistance program administrators and their partners.

NLIHC hosts national call every week. On today’s call we will be joined by House Financial Services Committee Chairwoman Maxine Waters (D-CA). Register for today’s call (Monday July 12, at 2:30 pm ET) at: <https://tinyurl.com/ru73qan>

Watch a recording of the July 6 call at: <https://tinyurl.com/bc6jwx5c>

Access presentation slides at: <https://tinyurl.com/3bej4jf9>

Out of Reach

NLIHC to Release ‘Out of Reach: The High Cost of Housing 2021’ on July 14

NLIHC will released *Out of Reach: The High Cost of Housing 2021* on July 14. The report compares rents and wages nationally and in every state, country, and metropolitan area in the United States. *Out of Reach 2021* will show the degree to which workers throughout the U.S. are struggling to afford their homes. The report will compare both average renter wages and prevailing minimum wages with the “Housing Wage” needed to afford modest rental apartments throughout the country. You will be able to access the 2021 *Out of Reach* at: <http://reports.nlihc.org/oor>

Emergency Rental Assistance

Treasury Data Show Emergency Rental Assistance Spending is Slow but Accelerating

The [Department of Treasury](#) recently released Emergency Rental Assistance (ERA) spending data, revealing that only \$1.5 billion of the \$25 billion allocated in the December 2020 Consolidated Appropriations Act (ERA1) had been paid out through May 31. The news comes as the CDC eviction moratorium is set to expire on July 31 and demonstrates the need to significantly accelerate ERA spending to reach low-income renters. Analysis of the Treasury data shows that only a small portion of applicants have been served and that states have been particularly slow to dispense funds, but that distribution may be accelerating in some places.

The Treasury data show that between January and March 2021, 627,767 applications were submitted to ERA programs, but only 14% of those households were served during the same period. States, whose allocations account for approximately \$18 billion of the \$25 billion, showed particularly slow progress, spending 4% of available funds as of May 31. Localities fared slightly better, spending 13% of their allocations by the end of May, but many localities had yet to start spending down funds. By the end of May, 22 states and 104 cities and counties had spent 1% of their funds or less.

Despite the unacceptably slow spending, some positive trends emerge from the data. During the first quarter (January-March), 71% of assistance went to the lowest-income renters with incomes at or below 30% of area median incomes. The overall rate of spending appears to be increasing. Together, the programs spent 1% of the \$25 billion between January and March, 2% of that total in April, and 3% of the total in May. While these increases are not large enough to disperse funds before the moratorium expires, the trend indicates that program spending may further increase as programs ramp up infrastructure and staffing and make modifications to increase program efficiency.

Real-time dashboards indicate that since May 31, some programs are quickly ramping up spending. Texas, for example, had distributed only 11% of its funds by the end of May, but nearly 45% as of early July according to the state's [dashboard](#). Illinois, whose program did not open until mid-May, distributed 0% of its funds by the end of May, but has now distributed approximately 21%, according to the Illinois [dashboard](#).

Within the Treasury data, several states and localities stand out as particularly high performers. Virginia had paid out 30% of its allocation by the end of May, 17 percentage points higher than the next highest state spenders. High local spenders include Louisville/Jefferson County, Milwaukee County, and Mecklenburg County, which paid out 90%, 79%, and 71%, respectively. While the highest local spenders are further ahead than the highest state spenders, states received significantly higher funding amounts than most localities. Further, local spending progress may be misleading if localities are distributing both state and direct allocations and only reporting the progress of direct allocations.

This publicly available data is essential to enhance transparency and accountability of state and local ERA1 programs. The data illustrate how critical it is that low-spending grantees adopt best practices quickly before the CDC eviction moratorium ends, as detailed in NLIHC's [research and case studies](#) and outlined by the [Department of Treasury](#).

An interim report of ERA1 program progress can be found at: <https://bit.ly/36li00n>

ERA1 data can be found at: <https://bit.ly/3jUz7yb>

Eviction Moratorium

***Tenant Talk Live* Webinar Today for Renters and Resident Leaders: Prepping for Post-Moratorium**

Join [Tenant Talk Live](#) – a webinar with and for residents and resident leaders – **today, July 12, at 6 pm ET** (5 pm CT, 4 pm MT, and 3 pm PT) to discuss organizing strategies, hear from advocates, and share resources to prepare renters for the end of the federal eviction moratorium.

Throughout the COVID-19 pandemic, NLIHC and our partners have fought for a robust eviction moratorium paired with substantial emergency rental assistance to ensure that millions of renters remain stably housed. The Biden administration extended the eviction moratorium issued by the Centers for Disease Control and Prevention (CDC) through July 31 but indicated this will be the last time the moratorium will be extended.

By extending the moratorium, the administration will keep many families safely housed, which will contain the spread of COVID-19. During the next few weeks, qualified renters facing evictions are encouraged to provide a signed declaration to their landlords. The extension also gives state and local jurisdictions more time to bolster their emergency rental assistance (ERA) programs and distribute assistance to families and individuals in need.

During today's *Tenant Talk Live* webinar, we will provide resources on rental assistance, clarify tenant rights, and discuss anti-eviction efforts. The webinar will also be an opportunity for renters to share what is happening in their communities across the country. NLIHC Housing Advocacy Organizers Olivia Arena and Sidney Betancourt will facilitate this webinar. We will also be joined by leaders working on rental assistance and tenant rights, including Chicago Anti-Eviction Campaign's J.R. Fleming, the National Housing Law Project's Bridgett Simmons and Eric Dunn, and Sarah Gallagher from NLIHC.

NLIHC is committed to connecting and engaging with resident leaders in new, robust ways. If you are a low-income resident and have a topic you would like to propose, or if you want to be a speaker on an upcoming call/webinar, please email: sbetancourt@nlihc.org

Register for today's *Tenant Talk Live* at: <https://bit.ly/361rmy2>

HUD PIH Updates CDC Eviction Moratorium FAQs for Public Housing and Vouchers

HUD's Office of Public and Indian Housing (PIH) posted updates to its "[Centers for Disease Control and Prevention \(CDC\) Eviction Moratorium FAQs for HUD's Office of Public and Indian Housing](#)." A previous update was issued on May 26 (see *Memo*, [6/1](#)). In the latest update, PIH offers minor changes to three Frequently Asked Questions (FAQs) to reflect that on June 25 the CDC extended the eviction moratorium from June 30 to July 31 (see *Memo*, [6/28](#)). For important details in the FAQs that may help residents avoid eviction, advocates are encouraged to review [Memo from June 1](#).

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 coronavirus-specific public housing policies is on [page 10-8](#) of NLIHC's *2021 Advocates' Guide*.

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

More information about coronavirus-specific voucher policies is on [page 10-24](#) of NLIHC’s *2021 Advocates’ Guide*.

More on Coronavirus, Disasters, Housing, and Homelessness

Framework for an Equitable COVID-19 Homelessness Response Launches Webinar Series Starting on July 15

The [Framework for an Equitable COVID-19 Homelessness Response](#) is launching a [webinar series](#) beginning July 15 at 3 pm ET to help communities plan how to use their coronavirus relief funds to equitably address the needs of people experiencing homelessness.

Hosted by federal housing and homelessness policy experts, this four-part series will provide advocates and program administrators with the information and tools they need to use a wide range of federal funding sources strategically to meet public health goals, increase housing stability, and prevent future increases in homelessness, all with a racial justice and equity lens. The webinars will build upon the [resources](#) developed by the Framework team to help communities maximize the use of their COVID-relief funding and ensure their efforts further racial equity.

Register for the series at: <https://tinyurl.com/3bbhpyh9>

Leaders of Framework for an Equitable COVID-19 Homelessness Response Send Letter to Communities on Emergency Housing Voucher Implementation

The organizations leading the [Framework for an Equitable COVID-19 Homelessness Response](#), including NLIHC, sent a [letter](#) to community leaders urging them to prioritize people and families experiencing chronic or unsheltered homelessness when making decisions about who will receive emergency housing vouchers (EHVs).

The American Rescue Plan Act (ARPA) provided \$5 billion for EHVs specifically targeted to people experiencing or at risk of homelessness and those escaping domestic violence, dating violence, sexual assault, stalking, or human trafficking. The letter argues that communities should set priorities that will “have the greatest impact on the number of people experiencing homelessness and reduce racial inequities,” including unsheltered individuals and families with children, people who have stayed in a shelter long-term, people with disabilities, and older adults.

Read the letter at: <https://tinyurl.com/69c9rvm3>

Additional Coronavirus Updates – July 12, 2021

National Updates

Consumer Financial Protection Bureau (CFPB)

The CFPB released a new [complaint bulletin](#) addressing areas of concern related to COVID-19 relief, including the CDC eviction moratorium. Some consumers reported facing homelessness due to the impact on their credit history of an eviction reported by debt collectors.

Reporting

NLIHC President and CEO Diane Yentel spoke to the [Washington Post](#) about the growing pressure on the White House and state and local governments to ramp up distribution of federal emergency rental assistance (ERA). NLIHC has worked closely with the Biden administration to improve the ERA process, and the White House and Treasury have adopted many of NLIHC's recommendations. "With the federal eviction moratorium set to expire in four weeks, these data are a five-alarm fire," said Diane. "Setting up rental assistance programs from scratch is a major and time-consuming undertaking, but by now, that's no excuse for the abysmally slow pace of spending in some communities."

The [Washington Post](#) discusses the White House Eviction Prevention Summit and examines the Biden administration's efforts to ensure emergency rental assistance (ERA) reaches those who need it most. At the summit, NLIHC President and CEO Diane Yentel outlined three factors that could ensure ERA reaches the lowest-income renters at greatest risk of eviction.

[Business Insider](#) reports that only \$1.5 billion of the \$46 billion in federal emergency rental assistance (ERA) has reached renters. The CDC eviction moratorium expires on July 30, and 1.2 million households may face eviction. The article highlights a [blog post](#) from the Treasury Department that emphasizes the urgent need to ramp up ERA distribution efforts.

The [Wall Street Journal](#) reports on new data from the Treasury Department showing that only a fraction of federal emergency assistance (ERA) has reached tenants and landlords. "These data are a five-alarm fire," said NLIHC's Diane Yentel. "Having millions of families lose their homes would be tragic under any circumstance—but it would be especially so when it's entirely avoidable with abundant resources yet to reach them."

The [Associated Press](#) highlights states' efforts to distribute \$46 billion in federal emergency rental assistance (ERA) before the CDC eviction moratorium ends on July 31, putting millions at risk for eviction. The article cites [NLIHC's ERA research](#).

State and Local News

California

[San Diego County's eviction ban](#) is being challenged in federal court, but the judge has not yet issued a decision. The Southern California Rental Housing Association sought a preliminary injunction to stop the county's eviction ban. The county's eviction moratorium is stricter than the state's moratorium, which was recently extended to September 30.

Connecticut

[Connecticut's statewide eviction moratorium](#) expired on June 30, and housing advocates at the Connecticut Fair Housing Center are concerned about the more than 130,000 tenants who are behind on rent. The Connecticut Department of Housing is trying to [accelerate distribution of emergency rental assistance](#) (ERA). As of June 29, the state had authorized \$21.9 million in payments to resolve 2,921 of the 19,455 applications for aid to UniteCT, a rent and utility assistance program.

Florida

The [Orlando Sentinel](#) discusses housing advocates' concerns about a tsunami of evictions in Orlando when the federal eviction moratorium expires at the end of July. The article reports that millions of dollars in federal rental assistance remain unspent.

[Spectrum News 13](#) reports on the Consumer Financial Protection Bureau's recently released [bulletin](#) warning landlords and consumer reporting agencies not to file inaccurate information about evictions. The article highlights how burdensome documentation requirements, such as proof of a current lease, can exclude tenants in need of emergency rental assistance (ERA) and slow the distribution of aid. NLIHC encourages ERA programs to allow applicants to self-attest to meeting most eligibility criteria and provides [examples of state and local self-attestation forms](#).

Hawaii

The [Honolulu Civil Beat](#) reports Hawaii counties are trying to spread the word about millions of dollars in federal rent and utility assistance. There is a gap between the estimated number of people in need and the actual number of applicants.

Kansas

Across Kansas, [landlords are refusing](#) to accept federal emergency rental assistance (ERA), putting thousands of tenants at risk for eviction. Multiple ERA programs in Kansas and Missouri require landlords to apply to the program and receive assistance on behalf of the tenant. Rent Zero Kansas has been urging programs to provide direct-to-tenant assistance

Louisiana

[More than 100,000 Louisiana families](#) may be at risk of eviction when the federal eviction moratorium ends. According to Cashauna Hill, executive director of the Louisiana Fair Housing Center, in the seven-week period between mid-June 2020 when the state eviction moratorium ended and August 2020 when the federal eviction moratorium began, Louisiana saw a sharp increase in the number of COVID cases and deaths.

Michigan

[University of Michigan](#) professor Robert Goodspeed, co-author of a study on "[Reducing Michigan Evictions: The Pandemic and Beyond](#)," says the state's COVID emergency rental assistance program and access to attorneys during eviction court cases are critical to preventing a tsunami of evictions when the federal eviction moratorium expires at the end of July.

New Jersey

Certain [New Jersey eviction filings](#) due to nonpayment of rent during the pandemic could be kept confidential under a new bill ([S3713/A4463](#)), reducing barriers to accessing new housing.

New York

With New York's eviction moratorium set to expire at the end of August, housing advocates and legal aid attorneys in the [Southern Tier](#) are preparing as many defenses as possible.

Virginia

[Richmond public housing officials](#) plan to evict families who are more than two months behind on rent starting in August. Tenants who are in the pipeline for rent relief will not be evicted. More than 800 Richmond Redevelopment and Housing Authority households established repayment plans for back rent as of mid-June.

Washington

Governor Jay Inslee released a housing stability bridge proclamation, intended to bridge the gap between the expired eviction moratorium and new protections and programs created by the state legislature. The [Washington](#)

[Low Income Housing Alliance](#) is reminding residents that this is not an extension of the eviction moratorium. See this [graphic](#) for more information.

Guidance

Department of Housing and Urban Development

- [HUD PIH Notice 2021-15: Emergency Housing Vouchers – Household Reporting Requirements](#) – June 30, 2021
 - [HUD’s Office of Community Planning and Development \(CPD\) CDBG CARES Act Quick Guides](#) – June 2021 (see NLIHC *Memo*, [7/6](#))
 - [HUD CPD Memo: Additional Availability of Additional Waivers for CPD Grant Programs to Prevent the Spread of COVID-19 and Mitigate Economic Impacts](#) – June 30, 2021
 - [Webinar Series: Coordinating HHS Housing-Related Supports and Services with HUD Housing Assistance for People Experiencing Homelessness](#)
-

Disaster Housing Recovery Updates – July 12, 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](#).

Department of Housing and Urban Development (HUD)

HUD’s Office of Community Planning and Development posted [three Frequently Asked Questions \(FAQs\)](#) explaining how the Community Development Block Grant (CDBG) program can be used to help jurisdictions respond to heat waves. Read NLIHC’s [Memo, 7/6](#) for more information.

FEMA

[Headwaters Economics](#) reports that almost all (94%) [FEMA Building Resilient Infrastructure and Communities \(BRIC\)](#) funding will likely go to East Coast states and Pacific Coast states. Mountain, Midwest, and Gulf states failed to compete successfully for FEMA’s resilience funding program. Capacity issues, including access to engineers and grant writers, continues to be a barrier for many communities. As the geographic breakdown of projects reveals, Headwaters Economics says new metrics and technical assistance are needed to help rural and lower-capacity communities access critical disaster mitigation and resilience resources.

Tropical Storm Elsa

FEMA approved an [emergency declaration for Florida](#) to supplement response efforts for areas potentially affected by Tropical Storm Elsa. Emergency protective measures, limited to direct federal assistance and reimbursement for mass care including evacuation and shelter support, will be provided at 75% federal funding.

Extreme Heat Wave in the West

[WBUR’s Here & Now](#) highlights how the extreme heat is impacting people experiencing homelessness in Salem, Oregon. Over the past year, a series of crises has plagued Marion County, particularly impacting

unhoused people in the region. The county has faced the pandemic, the Labor Day wildfires that burned 400,000 acres and devastated 700 homes, a difficult winter with an ice storm that impacted power for most of the county, and the recent record-setting heat wave.

The [Washington Post](#) reports another intense heat wave is expected to impact southwest Canada and much of the western United States. Temperatures up to 25 degrees above average could dominate most of the West this weekend and into next week, with little relief in sight. The extreme heat foreshadows a potentially devastating wildfire season.

The [19th](#) reports on the heat wave's impact on unhoused women and LGBTQ+ people. The pandemic and its effects on health, jobs, and wages have increased the likelihood that women and members of the LGBTQ+ community experience housing insecurity or homelessness, and climate change is further complicating their lives. "The heat wave is one disaster, but if you're looking at it as part of a continuum of all these other climate-related or climate exacerbated disasters, it's yet another example of how the most marginalized populations are hit over and over and over again," said Sarah Saadian, vice president of public policy at NLIHC.

The [Los Angeles Times](#) editorial board urges the U.S. to treat extreme heat as a disaster on par with hurricanes, tornadoes, and floods. Low-income communities of color are most impacted by heat waves because they tend to live in older housing without air conditioning and in neighborhoods that lack trees and parks. The editorial board highlights that [public investments](#) can help at-risk communities mitigate the effects of extreme heat.

People experiencing homelessness in the [Pacific Northwest](#) were already in a humanitarian crisis due to the pandemic and wildfires, and the recent record-breaking heat wave has exacerbated these challenges.

Flooding

The [Detroit News](#) reports that more than 20 residents at a low-income housing complex in Ypsilanti face eviction after property managers deemed their units "uninhabitable" due to flooding from torrential rains at the end of June. The Huron Heights and Huron Ridge apartment complexes participate in HUD's Rental Assistance Demonstration program. Representative Debbie Dingell (D-MI) sent a letter to HUD on July 6 seeking answers on the department's involvement and how officials will work with the Michigan State Housing Development Authority on addressing whether the property managers followed protocol in tackling the flood damage.

Hurricanes

In collaboration with the Kay Dore Counseling Clinic at McNeese State University, *Southerly* created a [mental health resource guide](#) for southwest Louisiana residents. The guide includes pieces of *Southerly's* reporting on hurricane recovery, as well as information on affordable counseling services. [Read more](#) about why and how the group created the mental health resource guide.

[The Hill](#) reports that Florida is bracing for a severe hurricane season as the state deals with the fallout from the devastating condominium collapse in Surfside. This year's hurricane season is expected to be above average. The National Oceanic and Atmospheric Administration predicts 13 to 20 named storms, with six to 10 hurricanes threatening the United States.

Wildfires

[PBS NewsHour](#) reports that amid an unprecedented heat wave and worsening drought, western states are bracing for a wildfire season that threatens to be worse than last year. *News Hour's* Stephanie Sy spoke to a family who lost their home in last year's Almeda Fire, which leveled about 2,800 structures in the towns of Phoenix and Talent. The fire left one-third of students in the Phoenix-Talent school district suddenly homeless, and officials estimate more than 400 families remain displaced.

FEMA announced on June 30 that [additional disaster assistance is available for Oregon](#). President Biden authorized an increase in the level of federal funding from 75% to 100% cost share for Public Assistance (PA) projects undertaken as result of wildfires and straight-line winds during the period of September 7 – November 3, 2020.

HUD

HUD CPD Issues Sixth Set of CoC and HOPWA Waivers

HUD’s Office of Community Planning and Development (CPD) issued a [memorandum](#) on June 30 updating waivers to the Continuum of Care (CoC) and Housing Opportunities for Persons with AIDS (HOPWA) programs. The memorandum extends certain regulation waivers that were set to expire on June 30. Some waivers have been extended until September 30 to allow entities receiving CoC or HOPWA funds (“recipients”) time to update policies and procedures and to adjust staffing levels to come back into compliance with regular regulation requirements now that social distancing measures are lifting. Other waivers have been extended to December 31, as they remain critical to helping people experiencing homelessness obtain and maintain housing in tight rental markets as a result of the coronavirus pandemic. In addition, the memorandum establishes an expiration date of September 30 for waivers previously authorized until public health officials determine no additional special measure are necessary to prevent the spread of COVID-19.

Most of the waivers refer to the fifth update issued on March 31 (see *Memo*, [4/19](#)). However, two of the CoC waivers (#11 on page 11 and #12 on page 12) refer to earlier updated memoranda, May 22, 2020 (see *Memo*, [6/1/20](#)) and September 30, 2020 (see *Memo*, [10/13/20](#)), respectively. Also, one of the HOPWA waivers (#16 on page 16) refers to the March 31, 2020 memorandum (see *Memo*, [4/6/20](#)).

The June 30 memorandum is at: <https://bit.ly/2ST5KkC>

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

More information about CoC in the context of the coronavirus is on [page 10-47](#) of NLIHC’s *2021 Advocates’ Guide*.

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

More information about HOPWA in the context of the coronavirus is on [page 10-44](#) of NLIHC’s *2021 Advocates’ Guide*.

Opportunity Starts at Home

New Study Finds that Providing People Experiencing Homelessness with Housing has Positive Impacts on Health, Crime, and Employment

A recently released [study](#) by Elicor Cohen at UCLA finds that targeted housing assistance to people experiencing homelessness reduces crime, increases employment, and improves health. The study finds that participation in housing programs not only reduces the probability of returning to the homeless support system but also (within 18 months):

Health

- Lowers the number of emergency department visits by 80 percent.

Crime

- Reduces the number of jail days by 130 percent.
- Reduces the probability of committing a crime by 80 percent.

Employment

- Increases the probability of reporting employment by 24 percentage points.

“In recent years, researchers and policy makers have questioned whether housing assistance is sufficient to treat homelessness and whether the Housing First approach is cost effective. However, despite the widespread adoption of this policy, the existing literature did not provide robust evidence regarding these questions,” writes Elinor Cohen. “My study fills this gap in the literature using administrative data and exogenous variation in housing assistance receipt to confirm that housing assistance programs for the homeless can indeed reduce future homelessness, in addition to improving other socioeconomic outcomes that contribute to improved likelihood of successful rehabilitation and reintegration to society.”

Read the study’s findings [here](#).

Research

New Research: States Impacted by Hurricanes Made Few Changes to Qualified Allocation Plans

New research published in *Housing Policy Debate* examines how states shape affordable housing policy in response to risks and damage from hurricanes through their Low-Income Housing Tax Credit (LIHTC) qualified allocation plans (QAPs). The article, “[Weather or Not: Tracking Hurricanes and Changes to Low-Income Housing Tax Credit Program Plans](#),” finds that states impacted by major hurricanes made few changes to their QAPs in response. The authors conclude that these states missed important opportunities to mitigate against threats to affordable housing and protect residents from the risks of hurricanes and climate change.

State housing finance agencies (HFAs) are required to develop LIHTC QAPs setting forth criteria for competitively awarding tax credits to developers. HFAs often choose application criteria and preferences that reflect important affordable housing policy objectives and weight them accordingly. Many state HFAs, for example, give greater weight to LIHTC applications for projects that achieve deep income targeting or seek to preserve existing affordable housing.

The authors reviewed QAPs in states impacted by 12 major hurricanes over the last 20 years. QAPs were collected from three years before and three years after a hurricane and reviewed for changes such as new preferences for project locations, construction techniques, disaster preparedness, or other hurricane or climate change related responses.

The researchers found that state HFAs rarely responded to hurricanes by making significant changes to LIHTC QAPs. When QAP revisions did occur, they were typically made in response to federal legislation or specific funding opportunities, such as the Gulf Opportunity Zone Act after Hurricane Katrina. There were, however, limited cases in which states proactively changed QAPs to incentivize rebuilding and recovery efforts in impacted communities or created incentives for energy efficiency or green building practices to address climate change. For the most part though, changes were not made to mitigate future risk of hurricanes or climate change.

The authors conclude that state HFAs missed significant opportunities to improve affordable housing development policy in response to growing risks from hurricanes and climate change. State HFAs could make many changes to LIHTC QAPs to account for these threats in the development of affordable housing, particularly when it comes to its location, design and construction, and energy use. QAPs should be used to shape development patterns in response to damage or future risks from hurricanes and climate change, incentivize building designs or construction materials that are resistant to severe weather, and incentivize energy efficient building practices.

“Weather or Not: Tracking Hurricanes and Changes to Low-Income Housing Tax Credit Program Plan” is at: <https://bit.ly/3jVemCv>

New Report Shows How People with Disabilities Would Benefit from Housing Voucher Expansion

A recent report by the Center on Budget and Policy Priorities, “[More Housing Vouchers Needed to Help People With Disabilities Afford Stable Homes in the Community](#),” identifies an unmet need for affordable housing among people with disabilities and explains why more housing vouchers can help people with disabilities afford stable homes. Analyzing *American Community Survey* data, the authors estimate that over 4 million people with disabilities live in low-income renter households spending more than half their income on rent.

To show how vouchers can help people with disabilities, the report summarizes existing research in three categories: reducing homelessness, allowing disabled people to live in the community instead of an institutional setting, and promoting choice and community inclusion. While 1.2 million people with disabilities already benefit from vouchers, expanding vouchers to all who are eligible would lift 1 million more disabled people above the poverty line, cutting poverty among people with disabilities by 25%. The report also outlines why greater access to home- and community-based services are needed in conjunction with a voucher program.

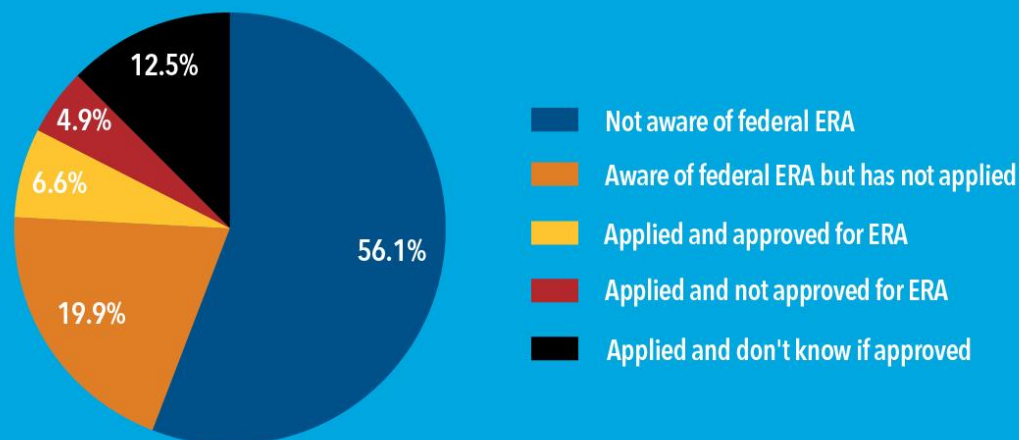
An appendix provides state-level estimates of the number of people with disabilities in severely cost-burdened, low-income renter households, broken down by age.

Read the report at: <https://bit.ly/3jVHKs5>

Fact of the Week

More than Half of Renters Behind on Rent to Small-Scale Landlords are Unaware of Emergency Rental Assistance Programs

Awareness of Federal Emergency Rental Assistance Programs Among Renters Who Have Missed a Payment Since March 2020 in Homes Owned by Small-Scale Landlords



Source: Urban Institute, "With Just a Month Left of the Eviction Moratorium, Many Mom-and-Pop Landlords and Tenants Are Still Unaware of Federal Rental Assistance," 2021. Survey conducted in May 2021.



Source: Urban Institute, "With Just a Month Left of the Eviction Moratorium, Many Mom-and-Pop Landlords and Tenants Are Still Unaware of Federal Rental Assistance," 2021. Survey conducted in May 2021.

From the Field

Oregon Legislature Passes Bills to Expand Renter Protections and Increase Affordable Housing Supply

The Oregon legislature passed several bills during the 2021 legislative session to build and maintain affordable housing, protect renters, and address homelessness. Budget bills S.B. 5505, H.B. 5006, and H.B. 5011 include more than \$550 million in general funds and general obligation bonds to build new affordable housing – rental and homeownership – maintain existing affordable housing, preserve manufactured housing, and fund supportive services and emergency shelter. An additional \$150 million was included for wildfire recovery housing. S.B. 8 removes barriers to affordable housing development, and S.B. 282 and S.B. 278 prevent statewide evictions. Throughout the legislative session, Oregon Housing Alliance and Housing Oregon (both NLIHC state partners) mobilized affordable housing advocates from across the state to share why a safe, stable, affordable, and accessible home is so critical, especially in times of emergency.

The budget bills fund an increase in supply of safe, stable, and affordable housing, as well as permanent supportive housing across Oregon. S.B. 5505 allocates \$410 million in Article XI-Q General Obligation bonds over FY22 and FY23 for the Local Innovation and Fast Track (LIFT) program and permanent supportive housing. The LIFT program creates many new affordable housing units – both rental and homeownership – to serve low-income Oregonians and historically underserved communities. H.B. 5006 and H.B. 5011 commit more than \$13 million for rental assistance and services for supportive housing projects. Legislators also invested more than \$50 million in American Rescue Plan Act dollars in affordable housing projects around Oregon.

The budget provides funding to preserve and maintain all regulated, multifamily affordable housing, as well as public housing and manufactured homes. The legislature committed \$100 million in general funds through H.B. 5006 to maintain existing affordable housing across the state. The budget also provides funding to prevent and end homelessness. H.B. 5011 commits \$40 million to the Emergency Housing Account (EHA) and the State Homelessness Assistance Program (SHAP) for the biennium, and \$27 million in onetime funds for emergency shelter.

S.B. 8 expands options for the development of affordable housing, enabling new affordable housing funds to be spent more. The bill allows affordable housing to be built by right on land zoned for commercial use, land owned by public entities, and land owned by non-profit religious institutions. A local jurisdiction would not be allowed to conduct a rezone process for the development but could impose requirements upon design and building permits. The bill also creates a statewide density bonus for affordable housing. Prior to bill's passage, some jurisdictions could artificially limit the density of a site, limiting the affordable housing that could be built. Lastly, S.B. 8 expands protections to cover attorney fees when an affordable housing development is challenged to the Land Use Board of Appeals (LUBA) and the project prevails.

The governor signed S.B. 282 and S.B. 278, extending protections to renters given the ending of the federal eviction moratorium on July 30. S.B. 282 creates a grace period for rent missed during the COVID emergency period (April 2020 – June 2021). Back rent or current rental assistance can be paid any time before February 28, 2022. In addition, the bill provides an opportunity for tenants to expunge any evictions that happened during COVID, allows people to double up, and provides additional protections from retaliatory evictions. S.B. 278 tries to address problems in delivering rental assistance by providing anyone who has applied for assistance with an additional 60 days prior to eviction from the date they notify their landlord. The Oregon Law Center led the effort to pass these bills, and provides information to renters at: <https://oregonlawhelp.org/resource/safe-harbor-grace-period-and-other-tenant-protections-as-the-moratorium-ends>

Several bills advanced equity and racial justice, including S.B. 291, which supports people exiting the criminal justice system to access rental housing by requiring landlords to conduct individualized assessments for people with criminal histories. Tax credits for agricultural workforce housing were significantly expanded by H.B. 2433 providing \$16.75 million per biennium to build affordable housing for agricultural workers and their families.

Advocates from the Oregon Housing Alliance and Housing Oregon conducted advocacy actions throughout the legislative session to ensure affordable housing was a top priority for the state legislature. This year, Oregon Housing Alliance's virtual Housing Opportunity Week was led by Residents Organizing for Change (ROC), an advocacy network of residents of affordable housing with lived experience with housing instability. Members of ROC encouraged legislators to pass renter protections to prevent mass evictions and to fund housing for the lowest income renters.

Other advocacy actions included members of ROC writing letters to the editor encouraging legislators to allocate American Rescue Plan Act State and Local Fiscal Recovery Funds to affordable housing programs. The statewide advocacy efforts succeeded: legislators increased funding for housing and homelessness for 2021-2023.

“This past fifteen months has been incredibly difficult for Oregonians – between the impacts of COVID, last fall's devastating wildfires, and then both extreme ice storms and more recent heat. The investments made by the Legislature will help more Oregonians access the safety and stability of a home, and we are grateful for their work,” said Alison McIntosh of the Oregon Housing Alliance. “In the coming months, we'll be working diligently to get rent assistance to community members most impacted by COVID, and are looking forward to engaging with the Legislature in coming months around our next set of policy priorities.”

“This has been a historic legislative session with the State of Oregon doubling its investment in affordable housing and homeless services over the previous biennium,” said Brian Hoop, executive director of Housing

Oregon. “Legislators stepped up to the challenges we faced in 2020 by ensuring low-income and BIPOC households disproportionately affected by COVID and wildfires are assured safe and stable housing as our state faces an ongoing housing crisis.”

Events

NHLP Webinar to Address the Fight to Save Section 515 Rural Housing

The National Housing Law Project (NHLP) will hold a [webinar](#) on July 14 at 3 pm ET to inform advocates on how they can protect low-income residents of private housing that has Rural Development (RD) Section 515 assistance from the U.S. Department of Agriculture (USDA). More than 145,000 Section 515 units have been prepaid, and virtually all Section 515 units will reach mortgage maturity by 2050 – meaning properties containing these units are in danger converting to unaffordable market-rate housing. NHLP experts will offer pre-litigation and litigation opportunities for preserving Section 515 homes.

USDA’s Rural Development is not administering prepayments according to federal law and is not doing enough to protect against mortgage maturity. Consequently, low-income residents in Section 515 projects face potential rent increases and displacement. Rural communities could permanently lose a critical supply of affordable housing.

Presenters include Gideon Anders, NHLP senior attorney; Marcos Segura, NHLP staff attorney; and Kate Walz, NHLP senior attorney.

The webinar, “The Fight to Save USDA Housing: Understanding and Challenging Mortgage Prepayments and Mortgagee Maturities in the 515 Program” will be held on Wednesday, July 14 at 3 pm ET. The webinar is free and will be closed captioned and recorded.

Register for the webinar at: <https://bit.ly/3dPxLkb>

More information about RD 515 is on [page 4-77](#) of NLIHC’s *2021 Advocates’ Guide*.

HAC Webinar to Discuss Energy Efficient Affordable Housing

The Housing Assistance Council (HAC) will hold a [webinar](#) on “Strategies for Achieving Energy Efficient, Affordable Housing” on July 14 at 2 pm ET. The webinar will offer insight into energy-efficient construction practices, including how to maximize energy efficiency while keeping costs in check. Attendees will learn the role of Home Energy Raters in the design and construction process and see the specifications for homes that are achieving varying levels of energy efficiency. The webinar will cover what it takes to achieve a net-zero home—one that produces as much energy as it uses annually.

According to the Energy Information Administration, nearly one-third of households experience some type of “energy insecurity” over the course of a year. Energy insecurity describes the interplay of the physical conditions of housing, household energy expenditures, and energy-related coping strategies, and it disproportionately impacts low-income households as they pay higher proportions of their income to electric and gas bills and will often set thermostats to unsafe levels to reduce energy costs.

RESNET Program Director Roy Meres will be the presenter.

The webinar will be held on July 14 at 2 pm ET. More information is at: <https://bit.ly/3qTnh8Z>

Register at: <https://bit.ly/3wlheeo>

Enterprise Community Partners Webinar to Discuss Eviction Prevention as a Preservation Strategy

Enterprise Community Partners will hold the first [webinar](#) in a four-part series titled, “Eviction Prevention as a Preservation Strategy: How Residential Protections Can Ensure the Preservation of the Affordable Housing Stock.” The series will cover innovative responses to preventing evictions and preserving affordable housing. The first webinar will be held on Thursday, July 15 at 1 pm ET to discuss the importance of small rental properties to the affordable housing stock and how advocates can work to keep those properties viable. The webinar will address the importance of public and private partnerships to preservation, philanthropy’s vital role, and strategies to reach small building owners.

Presenters include:

- Ruby Bolaria Shifrin, director of housing affordability, Chan Zuckerberg Initiative
- Ryan Coon, co-founder and CEO, Avail
- Andrew Jakabovics, vice president for policy development, Enterprise Community Partners
- Sue Speakman-Gomez, president, HousingLink

The first webinar will be held on Thursday, July 15 at 1 pm ET.

Register at: <https://bit.ly/3xm8Mgh>

NLIHC News

NLIHC Seeks ERASE Project Coordinator

NLIHC seeks a project coordinator for its ERASE (End Rental Arrears 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. This is a one-year position with the possibility of extension, depending on funding. The position will report to the ERASE senior project director.

Project Summary

The COVID-19 pandemic has caused two unprecedented developments affecting low-income renters. The first is ominous and potentially catastrophic: it has caused many millions of people to fall behind in their rent, placing them at risk of ultimate eviction. The second is more promising: unprecedented emergency rental assistance to eliminate and avoid rental arrears.

This project, led and coordinated by NLIHC, is designed to ensure that the historic aid enacted by Congress reaches the lowest-income and most marginalized renters in need. The project – which would End Rental Arrears to Stop Evictions (ERASE) – seeks to eliminate rental indebtedness caused by the pandemic and to prevent evictions by: tracking and analyzing emergency rental assistance utilization; documenting and sharing best practices and toolkits; influencing and shaping program design at federal, state, local levels; developing key partnerships for outreach and education; and assessing the remaining needs to inform advocacy for long-

term investments to end housing instability and homelessness in the United States. A key part of ERASE will be to develop and nurture a cohort of state partners working to ensure equitable ERA programs.

Job Description:

The ERASE project coordinator, working closely with the senior project director, will:

- Work with the senior director to support the activities of a team of NLIHC staff and consultants dedicated to the ERASE project:
 - Work closely with the senior director to develop and implement all aspects of the ERASE project plan
 - Support the ERASE advisory council, made up of model program administrators, CBOs, representative tenant organizer networks and impacted people
- Work with and support the NLIHC ERASE team to build upon and advance the ERASE Research and Learning Network:
 - Translate research into action base tools to support program implementation
 - Prepare and broadly disseminate materials designed to ensure that ERA advances racial equity and reaches the lowest-income and most marginalized renters
 - Track and highlight developing trends related to landlord participation, self-attestation (of need, income, rental payments, etc.), and direct-to-tenant assistance, and ensure language translation and other accessibility features
 - Develop and disseminate tools
 - Assist with the development and dissemination of toolkits, model forms, model programs and case studies to support jurisdictions in implementing key features in their ERA programs
 - Identify, document, and share best practices, lessons learned, challenges and success related to emergency rental assistance with a specific lens towards equity
 - Support opportunities for peer-to-peer learning, through a listserv, peer calls, 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
- Ensure effective grants management and support to the ERASE grantees to achieve program goals:
 - Working closely with the senior director, administer and support grants to state partners and ensure effective partner grants management: ensure grantees are carrying out the terms of their grants and are effectively and appropriately using the grants provided to achieve intended outcomes
 - Review grantee project plans and reports to determine ongoing effectiveness and course correct as needed
 - Provide technical assistance and support to assist grantees in engaging 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 that state and local grantees have the materials, tools, best practices, and other supports needed to support the ERASE Call to Action including engaging in effective outreach and sign-up efforts of low-income households, especially for programs or assistance that did not exist before.
 - Virtually convene grantees, plan and facilitate webinars to facilitate for peer learning, problem solving, and strategy-sharing
 - Track and share the impact of ERASE through data collection, storytelling and other methods
- Coordinate with the senior director and policy team to identify areas for national advocacy and to ensure effective integration of state and local efforts into national efforts

- Support the senior director in preparing reports for NLIHC donors on activities, outputs, and outcomes of ERASE, including summaries of activities undertaken by state and local grantees, the project steering committee, and other relevant progress
- Other duties as assigned

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

- Bachelor’s degree (master’s degree preferred). Relevant life experience may be substituted for years of education
- Minimum of five years previous experience working in, coordinating, or leading efforts on one or more complex, multi-faceted projects or campaigns
- Demonstrated commitment to the alleviation of poverty (affordable housing experience is a plus)
- Experience successfully building partnerships among organizations
- Demonstrated excellence in organizational skills
- Excellent communications skills, both orally and in writing
- Experience in grant management, providing technical assistance, and in reporting to donors, a plus
- 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 which can be remote or located in Washington, DC.

Status: Full-time (exempt)

Reports To: ERASE Senior Project Director

Job Application Process: Candidates for this position should send a cover letter, resume, and two writing samples to: Sarah Gallagher, ERASE senior project director at sgallagher@nlihc.org. The cover letter should describe the candidate’s interest in, and relevant experiences for, the position, and it should include salary requirements and the names and contact information for at least three people serving as candidate references, two of which should be current or former supervisors (NLIHC will not contact references before consulting with the candidate).

NLIHC in the News

NLIHC in the News for the Week of July 4

The following are some of the news stories that NLIHC contributed to during the week of July 4:

- “Race is on to get rental assistance out to avert evictions,” *Associated Press*, July 4 at: <https://bit.ly/36nXLzj>
- “Twice as many U.S. renters fell behind on payments during the pandemic,” *Stateline*, July 7 at: <https://bit.ly/2UGcNOK>
- “Five-alarm fire: Slow trickle of rental aid heightens concern about eviction crisis,” *Washington Post*, July 7 at: <https://wapo.st/36o74PC>
- “Eviction Crisis Fears: Renter Protections Set to Expire,” *ABC Good Morning America*, July 10 at: <https://bit.ly/3k8UnjN>

NLIHC Staff

Olivia Arena, Housing Advocacy Organizer, x209
Xavier Arriaga, Policy Analyst, x231
Andrew Aurand, Vice President for Research, x245
Sidney Betancourt, Housing Advocacy Organizer, x200
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 Fairfield, Field Intern
Emma Foley, Research Analyst, x249
Dan Emmanuel, Senior Research Analyst, x316
Ed Gramlich, Senior Advisor, x314
Sarah Gallagher, Senior Project Director, ERASE, x220
Patrick Hanrahan, Graphic Design/Communications Intern
Stephanie Jean, Development Coordinator, x203
Kim Johnson, Housing Policy Analyst, x243
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
Imani Mayo, Policy 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
Brooke Schipporeit, Housing Advocacy Organizer, x233
Sophie Siebach-Glover, Research Specialist, x205
Seulgi Smith, Graphic Design/Communications Intern
Lauren Steimle, Web/Graphic Design Specialist
Dan Threet, Research Analyst, x202
Chantelle Wilkinson, Housing Campaign Manager, x230
Isabel Weir, Research Intern
Renee Willis, Vice President for Field and Communications, x247
Rebecca Yae, Senior Research Analyst–COVID-19 Response
Diane Yentel, President and CEO, x225