

Volume 27, Issue 35
September 6, 2022

Budget and Appropriations

- Senate Returns from August Recess Today with FY2023 Appropriations Deadline Looming – Take Action!

HUD

- HUD Publishes FY2023 Fair Market Rents (FMRs)

HoUSed Campaign for Universal, Stable, Affordable Housing

- Join Upcoming NLIHC, NAEH, and CBPP Webinar on Homelessness and Housing First!

Disaster Housing Recovery Updates

- Texas GLO Ignores HUD Deadline to Negotiate about Civil Rights Violations Resulting from Mitigation Plan
- Coronavirus Updates – September 6, 2022
- Disaster Housing Recovery Updates – September 6, 2022

Housing Leadership Awards

- Submit Nominations for 2023 Housing Leadership Awards by September 9!

Opportunity Starts at Home

- OSAH State Grantees in Action: Spotlight on Colorado and Idaho

Our Homes, Our Votes

- Join Today's (September 6) *Our Homes, Our Votes* Webinar on Ballot Measures and Housing

Events

- Join September's "Tenant Talk Live" Webinar for Renters and Resident Leaders on the Community Land Trust Model
- New Webinar Will Help Advocates Use Census Data to Track Poverty, Income, and Health

Research

- Ongoing Homelessness and Late-Life Homelessness Associated with Increased Risk of Death among Older Adults

- Evictions Cause Increases in Residential Mobility, Homelessness, and Hospital Use and Decreases in Financial Health

Fact of the Week

- Six in 10 Individuals Worry They Won't Be Able to Pay for Housing during Next Year

From the Field

- California Passes Bill to Streamline Affordable Housing Production in Commercial Zones

NLIHC Farewells

- Paul Kealey Retires after Eight Years as Chief Operating Officer
- Josephine Clark Retires after Seven Years as Senior Executive Assistant

NLIHC Careers

- NLIHC Seeks Executive Assistant

NLIHC in the News

- NLIHC in the News for the Week of August 28

NLIHC News

- Where to Find Us – September 6

Budget and Appropriations

Senate Returns from August Recess Today with FY2023 Appropriations Deadline Looming – Take Action!

The U.S. Senate returns from August recess today. However, with the U.S. House of Representatives remaining in recess until September 13 and a long way to go before reaching a bipartisan, bicameral agreement on a fiscal year (FY) 2023 budget, Congress will need to move quickly to enact a continuing resolution (CR) to keep the government funded before the new fiscal year begins on October 1.

A CR will extend current levels of government funding for a specified period of time, buying appropriators more time to reach an agreement on FY2023 funding levels. Failure to either enact a new budget or pass a CR by October 1 would lead to a government shutdown, which can have [disastrous consequences](#) for HUD's affordable housing and homelessness programs. However, a government shutdown is unlikely.

Both the House and Senate have released draft spending bills written with little or no Republican input, raising concerns that a final spending package will offer significantly less funding than either the House or Senate drafts. The House bill for Transportation, Housing, and Urban Development (THUD) would provide roughly \$3 billion more for HUD's vital affordable housing, homelessness, and community development programs than the Senate's proposal. See NLIHC's analysis of the [House](#) draft, [Senate](#) draft, and our [updated budget chart](#) for more information.

The FY23 spending bill likely represents the last opportunity this year for Congress to make robust investments in affordable housing and homelessness programs. Congress cannot pass up the chance to provide the significant funding needed to ensure the nation is moving towards safe, affordable, accessible housing for all.

NLIHC and our partners in the Campaign for Housing and Community Development Funding ([CHCDF](#)) are leading our [annual 302\(b\) letter](#) to demand that Congress provide the highest possible level of funding for affordable housing, homelessness, and community development resources in FY2023. Advocates should contact their members of Congress and urge them to support significant funding for NLIHC's top priorities:

- \$32.13 billion for the Tenant-Based Rental Assistance (TBRA) program to renew all existing contracts and expand housing vouchers to an additional 200,000 households.
- \$5.125 billion for the Public Housing Capital Fund to preserve public housing, and \$5.06 billion for the Public Housing Operating Fund.
- \$3.6 billion for HUD's Homeless Assistance Grants program to address the needs of people experiencing homelessness.
- \$100 million for legal assistance to prevent evictions.
- \$300 million for the competitive tribal housing program, targeted to tribes with the greatest needs.

Additionally, Congress is expected to enact a tax extenders package before the end of the year. Many tax provisions are only authorized for a set number of years, forcing Congress to periodically reevaluate and decide whether to extend expiring tax provisions. With a number of tax provisions up for extension at the end of the year, the tax extenders package represents an opportunity to make needed legislative changes to the Low-Income Housing Tax Credit (LIHTC) program so that it better serves households with the lowest incomes.

Senators Maria Cantwell (D-WA), Todd Young (R-IN), Ron Wyden (D-OR), and former Senator John Isakson (R-GA), along with Representatives Susan DelBene (D-WA), Don Beyer (D-VA), and former Representatives Jackie Walorski (R-IN) and Kenny Marchant (R-TX), sponsored in 2019 the "Affordable Housing Credit Improvement Act" ([S.1703/H.R.3077](#)). The bill proposes several key reforms to the LIHTC program that would

more deeply target resources to serve households with the lowest incomes, including several of NLIHC's priority reforms:

- Expanding the LIHTC “basis boost” to 50% to incentivize the development of units affordable to households with the lowest incomes.
- Establishing a 10% set-aside for the development of housing for extremely low-income households.
- Expanding the “basis boost” for rural and tribal areas.
- Strengthening the Right of First Refusal for non-profits to purchase affordable properties.

In addition to pushing Congress for robust funding for affordable housing and homelessness programs in FY23, advocates should continue contacting their members of Congress to urge them to include these provisions in any tax extender package moving forward. Use NLIHC's [August recess advocacy toolkit](#) to help create your message to Congress!

HUD

HUD Publishes FY2023 Fair Market Rents (FMRs)

HUD announced in the *Federal Register* on September 1 the publication of the fiscal year (FY) [2023 Fair Market Rents \(FMRs\)](#). In an accompanying press release, HUD stated that FMRs will increase by an average of 10% from FY2022, with significantly greater increases in metropolitan areas with even faster rent growth.

FMRs for a given area generally represent the gross rent (rent plus utilities) that a renter seeking housing today would need to pay for privately owned, decent, and modest (non-luxury) housing. They are used in the determination of payment standards for the Housing Choice Voucher (HCV) program; initial renewal rents for some expiring project-based Section 8 contracts; initial rents in the Moderate Rehabilitation Single Room Occupancy program; and rent ceilings for the HOME Investment Partnerships program and the Emergency Solutions Grants program. They are also used to calculate flat rents in public housing.

FY2023 FMRs are based on 5-year American Community Survey (ACS) data from 2016 to 2020. HUD then adjusted those data for inflation to 2023. HUD previously used only the Consumer Price Index (CPI) to adjust ACS data. For FY2023, however, HUD changed its inflation-adjustment methodology to incorporate rental data from private companies to better capture local rent inflation. The private data sources are RealPage (formerly Axiometrics) average effective rent per unit, Moody's Analytics REIS average market rent, CoStar Group average effective rent, CoreLogic's single-family combined 3-bedroom median rent, ApartmentList Rent Estimates, and the Zillow Observed Rent Index. These private sources provide localized data for more metropolitan regions than does the CPI.

NLIHC [recently responded](#) to HUD's request for comment about these changes. NLIHC supports HUD's efforts to improve its FMR methodology and the department's decision to use private data for FY2023. However, NLIHC also stated that private data sources used by HUD in future FMR determinations should be more accessible to the public and provide a sufficiently transparent methodology.

Public housing agencies (PHAs) and other interested parties may comment on the FMRs and request a reevaluation by October 3. In multijurisdictional FMR areas, PHAs representing at least half of the voucher tenants must agree that the reevaluation is necessary. After October 3, HUD will post a list of areas requesting reevaluations, keeping FY2022 FMRs in effect in those areas. No later than January 6, 2023, requestors for reevaluations must supply HUD with recently collected data about gross rents of standard quality rental units. Questions about how to conduct rent surveys (data collection) can be addressed to the Program Parameters and

Research Division at pprd@hud.gov. HUD will use the data provided to them to reevaluate FMRs. HUD will post a list of areas failing to deliver data on January 9, 2023, making the FY2023 FMRs effective in these areas.

Comments and requests for reevaluations must be submitted through <http://www.regulations.gov/> or by mail to: HUD Regulations Division, Office of General Counsel, U.S. Department of Housing and Urban Development, 451 7th Street, SW, Room 10276, Washington, DC 20410-0500. HUD encourages electronic submissions.

FY2023 FMRs are available at: <https://www.huduser.gov/portal/datasets/fmr.html>

HoUsed Campaign for Universal, Stable, Affordable Housing

Join Upcoming NLIHC, NAEH, and CBPP Webinar on Homelessness and Housing First!

NLIHC, the National Alliance to End Homelessness (NAEH), and the Center on Budget and Policy Priorities (CBPP) invite advocates nationwide to register for “Long-Term Solutions and Successful Strategies,” the third webinar in our four-part webinar series on homelessness and Housing First. Decades of learning, experience, and research have proven that [Housing First](#) is the most effective approach for ending homelessness. Housing First recognizes that affordable and accessible homes are the foundation on which people thrive, and by combining housing with access to supportive services, Housing First can help people exit homelessness and live stably in their communities. The webinar will be held on Monday, September 12, at 2:30 pm ET. Register at: <https://bit.ly/3vIbn5o>

Urgent action is needed at all levels of government to end America’s housing and homelessness crisis. In communities across the nation, however, some misguided policymakers are responding to this crisis by advancing dangerous rhetoric and harmful, dehumanizing measures that will make it even harder for people to exit homelessness. It is critical that advocates nationwide are unified in pushing back against stigmatizing and counterproductive efforts that seek to criminalize homelessness, impose punitive requirements, and even prevent the development of affordable housing.

The upcoming webinar will feature Peggy Bailey, vice president for housing policy at CBPP; NLIHC President and CEO Diane Yentel; Lisa Glow, CEO of Central Arizona Shelter Services; Mindy Woods, a resident of Seattle, Washington; Kathryn Monet, CEO of the National Coalition for Homeless Veterans; and John Meier, support services for veteran families program manager at the West Central Texas Council of Governments.

One additional webinar will be held following the August 29 webinar. The final webinar, “How to Address Unsheltered Homelessness,” will be held on Wednesday, September 28, at 2:30 pm ET.

Register for the webinars in the series at: <https://bit.ly/3vIbn5o>

Read a summary of the August 15 webinar at: <https://bit.ly/3Ky8F8T>

Read a summary of the August 29 webinar at: <https://bit.ly/3Ky8xpV>

Read more about Housing First at: <https://bit.ly/3vHf8YR>

Take action during the August congressional recess using this toolkit: <https://bit.ly/3d8XNSd>

Disaster Housing Recovery Updates

Texas GLO Ignores HUD Deadline to Negotiate about Civil Rights Violations Resulting from Mitigation Plan

Nearly five years to the day after Hurricane Harvey made landfall on the Southeastern Texas coast, the Texas General Land Office (GLO) failed to meet a deadline on August 27 to respond to a request by HUD to enter into an agreement to fix aspects of the state's plan to distribute HUD disaster mitigation funds to county governments. Previously, HUD had found that plan to be in violation of federal civil rights law. That finding, precipitated by a legal filing from NLIHC partners Texas Housers and the Northeast Action Collective, determined that the GLO's plan for distributing disaster mitigation funds to areas impacted by Hurricane Harvey funneled funds to inland, majority white counties in violation of civil rights law. A clear indication of the discriminatory nature of the plan was that areas hit hard by Harvey like Houston, Beaumont, Port Arthur, and Corpus Cristi – all of them areas with large Black and Latino communities – received no funds during the initial award competition.

In response to the GLO's decision to ignore the August 27 deadline to negotiate a settlement, advocates are now [calling](#) for HUD to withhold mitigation funds while the program remains non-compliant with federal civil rights law and refer the matter to the U.S. Department of Justice for enforcement of Title VI and the "Fair Housing Act."

Meanwhile, many still await housing repairs or replacement homes. While groups of community-based [recovery](#) and [advocacy organizations](#) are still hard at work pushing for recovery resources and actively assisting neighborhoods in recovering, HUD funds for long-term recovery have been slow to disperse, in part because the program responsible for those funds is [not permanently authorized](#) at the federal level. Additional updates can be found below.

The Disaster Housing Recovery Coalition (DHRC) will continue to support the work being undertaken by disaster survivors and their advocates in Southeast Texas and will continue to work to support the equitable distribution of crucial disaster assistance and mitigation funding.

Read a press release issued by Texas Housers here: <https://bit.ly/3AIo0ip>

Coronavirus Updates – September 6, 2022

ERASE Updates

NLIHC's End Rental Arrears to Stop Evictions (ERASE) team has been tracking state and local tenant protections that were enacted beginning in January 2021. We have identified over 150 new protections and created the [Tenant Protections Resource Page](#), which includes an interactive database, a state and local map that illustrates where the protections were enacted, and two publications ([Tenant Protections and Emergency Rental Assistance During and Beyond the COVID-19 Pandemic](#) and [Promoting Housing Stability through Just Cause Eviction Legislation](#)).

The ERASE team recently developed a [Tenant Protections Submission Form](#) and would appreciate your collaboration! Did your locality or state pass any new protections this year? The policies and legislation can include short-term ERA-related protections and long-term protections that help prevent evictions and promote housing stability, such as source-of-income discrimination laws, right-to-counsel legislation, sealed or expunged eviction records legislation, just cause laws, and any anti-price gouging/rent stabilization laws. Please reach out to Jade Vasquez (jvasquez@nlihc.org) if you have any questions or comments.

National Updates

Department of Housing and Urban Development (HUD)

HUD [announced](#) on August 23 estimated reallocation amounts for 62 Emergency Solutions Grants Program CARES Act (ESG-CV) recipients totaling \$52 million. View all estimated ESG-CV reallocation amounts [here](#).

Advocacy & Research

The [National Women's Law Center released its analysis](#) of Week 47 (June 29 to July 11, 2022) of the U.S. Census Household Pulse Survey. Amid rising household costs, Black women and Latinas continue to face the economic fallout from the pandemic. More than 4.8 million women (16.8% of women who rent) reported being behind on rent in the first half of July. Among renters, nearly three in 10 Black, non-Hispanic women and over one in five Latinas were behind on their payments, and over half of women experienced rent increases. More than 2.3 million women – 48.7% of women who were behind on rent – reported being very or somewhat likely to be evicted in the next two months, including nearly 1.8 million women of color.

The Housing Crisis Research Collaborative released a [report](#) examining how jurisdictions across the country used flexible COVID-19 relief funds to assist people experiencing or at imminent risk of homelessness. Jurisdictions generally used COVID-19 relief resources during the first year of the pandemic to deconcentrate shelters and create non-congregate shelter opportunities, increase outreach and provide hygiene materials to people in unsheltered locations, exit people to permanent housing, and prevent people from entering homelessness through homelessness diversion and emergency rental assistance. The authors spoke to policymakers in eight communities across the country to learn about the successes and challenges they faced in layering these different resources to address homelessness.

An [Economic Commentary](#) from the Federal Reserve Bank of Cleveland explores trends in eviction filings during the pandemic and pandemic-era policies designed to mitigate housing instability. The author finds that restrictions on evictions are effective at reducing eviction filings and that emergency rental assistance tied to short-term eviction protections is potentially effective at reducing eviction in the short term but not necessarily in the long term. Finally, the author found that the tightening rental market increases the likelihood that landlords pursue evictions.

Reporting

Soaring inflation, the end of COVID-19-era eviction protections and emergency rental assistance, and the severe shortage of affordable housing are leading to increased rents and pushing many renters out of their homes. According to recent U.S. Census Bureau data, [8.5 million people](#) were behind on their rent at the end of August, with 3.8 million of those renters saying they are somewhat or very likely to be evicted in the next two months.

According to a [report released by Quote Wizard](#), 15% of people nationwide are behind on their rent, and 21% percent of people feel they will be evicted in the next two months. The analysis identified 16 states where more than 25% of people say they cannot currently pay rent or are worried they will not be able to do so in the next two months. Georgia, Louisiana, and Vermont have the highest numbers of people facing eviction. The analysis found that Black and Latino households are significantly more likely to be facing eviction compared to white households.

[The Hill](#) highlights [Quote Wizard's new report](#), which found that nearly one-fifth of Americans worry they will face eviction in the next two months amid soaring rents and inflation. The threat is greatest in Georgia, where 65% of renters fear eviction. After Georgia, the threat of eviction is highest in Louisiana, Vermont, Delaware, and Florida. A [survey by Freddie Mac](#) found that [most American renters](#) experienced rent increases over the

past year while less than 40% saw their wages increase. Nearly one in five renters whose rental costs rose in the past year said they are now extremely likely to miss a payment.

[Bloomberg CityLab](#) reports that with rents at record highs and few pandemic protections in place, U.S. officials are looking to judges to slow the rise in evictions. At a [White House Summit](#) held on August 2, the Biden administration highlighted New Mexico's efforts to prevent evictions at the court level. According to the White House, 180 jurisdictions across 36 states have adopted some form of eviction diversion since President Biden took office.

The [Prism](#) examines how cities have used the past two years to experiment with eviction prevention strategies. According to [NLIHC](#), 29 states, the District of Columbia, and Puerto Rico have passed new tenant protections since January 2021. Some jurisdictions have managed to make their emergency rental assistance programs permanent through local taxes, and others have adopted "just cause" eviction protections and right-to-counsel laws.

The [New York Times](#) highlights the impact of waning federal pandemic aid on households. Federal COVID-19 relief – such as rental assistance, stimulus checks, and expanded food assistance – has run out at the same time as costs for housing, food, and gas have skyrocketed. The "Inflation Reduction Act" signed into law on August 16 excludes many of the investments in President Biden's Build Back Better framework and the House-passed bill, including a \$150 billion investment in affordable housing.

[Bloomberg](#) and [Marketplace](#) report that an estimated 20 million households in the U.S. are struggling to pay their utility bills. According to the National Energy Assistance Directors Association, the total amount of utility arrears was \$16 billion in June, just under the highest number of arrears this year – \$16.5 billion in March. Pre-pandemic, the total amount of utility arrears was about \$8 billion. Jean Su, a senior attorney at the Center for Biological Diversity, which tracks utility shutoffs across the U.S., said she expects a "tsunami of shutoffs."

An [MSNBC op-ed](#) highlights how Republican governors in Mississippi, Nebraska, and Arkansas refused federal emergency rental assistance (ERA) meant to help their residents remain housed. Without ERA, low-income households in these states are struggling to remain housed. In Mississippi, [155 evictions](#) are filed each day – a filing rate of 14.7%, more than double the national rate. The [eviction rate in Arkansas](#) is higher than it has been in five years.

State and Local News

Arizona

[Evictions in Maricopa County](#) are on track to far surpass 2021 levels. So far this year, 35,000 evictions have been filed with courts, compared to 42,000 evictions for the entire year in 2021.

California

The [Los Angeles Times](#) reports that the City of Los Angeles may terminate many of its COVID-19 protections against evictions and rent increases by January 2022, ending what have been some of the country's strongest and longest-lasting tenant protections during the pandemic. Read the [proposal](#) released by the city's housing department to learn more.

The City of Long Beach was awarded a [\\$13.1 million](#) forgivable state loan to provide additional funding for the Long Beach Emergency Rental Assistance Program. The additional funds will enable the city to provide assistance to approximately 1,300 additional applicants who applied to the program before March 31 and have been approved.

During the pandemic, San Francisco saw a drop in evictions due to pandemic-related emergency rental assistance (ERA) and eviction protections. But with ERA funds dwindling and eviction moratoriums ending, eviction rates are rising again. The [San Francisco Standard](#) compiled data visualizations that track eviction data by neighborhood and show how eviction rates have changed. The neighborhoods of Tenderloin, the Mission, and SoMa consistently had the largest shares of eviction notices before and after the pandemic. The “types” of eviction have also changed over time, with certain types of eviction notices increasing more than others. Eviction notices filed as “nuisances” rose by 25% between 2021 and 2022, which [concerns housing advocates](#) who warn of the effects of “[low-fault evictions](#).”

Connecticut

Of the \$1.5 billion in Coronavirus State and Local Fiscal Recovery Funds that Connecticut received, the [CT Mirror reports](#) that only 1% has gone towards housing-related projects. NLIHC found that Connecticut currently lacks an estimated 85,400 homes that are available and affordable to renters with extremely low incomes. Advocates view the lack of spending on local housing initiatives as a “significant misstep.”

Delaware

As of August 23, the Delaware Emergency Housing Assistance Program (DEHAP) has dispersed [over \\$100 million](#) in emergency rental and utility assistance, serving about 15,000 families. Earlier this month, Delaware was recognized at the [White House Eviction Prevention Summit](#) for using its rental assistance program to keep eviction rates low during the pandemic and after federal and state eviction protections had expired.

Florida

According to the [Orlando Business Journal](#), eviction filings in Orlando have surpassed pre-pandemic levels, outpacing the past four years. Over 1,330 evictions were filed in July, up 107% from last July. In the first seven months of 2022, more than 8,300 evictions were filed in Orange County – more than were recorded in the first seven months of 2019 (6,094) or 2018 (5,885). According to the U.S. Census Bureau Household Pulse Survey, [40.3% of Floridians](#) in the week of July 27 to August 8 were behind on rent or mortgage payments and faced the possibility of eviction or foreclosure within two months – higher than the U.S. average of 36.7%.

Georgia

According to a [Quote Wizard report](#), Georgia has the highest number of renters facing eviction. Seventeen percent of Georgians are behind on rent, and 65% of Georgians say they cannot currently pay rent or are worried they will not be able to do so in the next two months.

A congressional report found that corporate landlords were responsible for a staggering proportion of [evictions that occurred in metro Atlanta](#) while the federal eviction moratorium was in effect. The [report](#), released by the U.S. House Select Subcommittee on the Coronavirus Crisis, calls attention to the “machine-like eviction filing system” that Ventron – a corporate landlord operating predominantly around Atlanta – employed during the pandemic.

Indiana

Prosperity Indiana – an NLIHC state partner – released a [Court Watcher’s Toolkit](#) that allows advocates to take action during the eviction process in court and create a recording of the proceedings. “Bearing witness to the eviction crisis in Indiana and sharing that story helps us as advocates to take those stories to Indiana legislatures and say this is a top priority,” [said Andrew Bradley, policy director at Prosperity Indiana](#). The organization estimates that more than 110,000 Hoosier households are behind on rent and in danger of losing their homes.

Iowa

The [Des Moines Register](#) reports that Iowa renters have several more weeks or months to apply for emergency rental assistance (ERA), depending on where they live. Residents who live outside of Polk County have until August 30 to apply for ERA administered by the Iowa Finance Authority, which has allocated nearly \$130 million of the \$192 million in federal ERA1 funds. The statewide program has helped more than 15,500 renter households. Polk County will be accepting applications through October and possibly into November. To date, Polk County has assisted more than 10,280 households with ERA1 funds.

Louisiana

[Quote Wizard by Lending Tree](#) released a study based on U.S. Census Bureau data that found that 30% of people are behind on their rent in Louisiana. Sixty-one percent of Louisiana renters say they cannot currently pay rent or are worried they will not be able to do so in the next two months.

Maryland

Nearly 2,000 families in Prince George County are [still waiting for rental assistance](#), including some who claim they applied over a year ago and are now facing eviction. The Prince George County Emergency Rental Assistance Program has distributed nearly \$84 million in ERA to over 8,800 applicants. While the program stopped taking applications in December, a backlog of nearly 2,000 applications remains.

Nevada

The [Nevada Independent](#) reports that state lawmakers on August 17 allocated \$25 million in State and Local Fiscal Recovery Funds (SLFRF) to sustain Clark County's emergency rental assistance (ERA) program and support the county's new eviction diversion program. Of those funds, \$15 million will supplement funding for the CARES Housing Assistance Program, which will help an estimated 2,000 households with their rental and utility costs. The remaining \$10 million is allocated to the Nevada Housing Division to fund the county's eviction diversion program. In April, Nevada lawmakers approved [\\$250 million](#) in SLFRF for affordable housing, and the governor's office plans to request an additional \$250 million in SLFRF for the affordable housing program later this year.

Nevada lawmakers allocated more American Rescue Plan funds for emergency rental assistance and eviction prevention, according to the [Nevada Current](#). Clark County Deputy County Manager Kevin Schiller warned legislators that a "human services pandemic has not peaked." He explained that more funding is needed to keep people in their homes, divert tenants from the court system, and prevent overloading the social safety net.

New Jersey

The eviction protections signed into law by Governor Phil Murphy last year have resulted in the dismissal of more than 10,000 cases in landlord-tenant court, state officials report. However, housing advocates argue that the law was not uniformly implemented across every county, leaving some more vulnerable to losing their homes. As emergency rental assistance funds dwindle, [eviction filings in New Jersey](#) have reached the highest levels since the pandemic began. Courts are struggling to handle a backlog of over 31,000 eviction cases, with Essex County accounting for half the number of backlogged cases. Moreover, fewer than 2% of tenants have representation in court compared to about 85% of landlords. Advocates are fighting to ensure that the anti-eviction protections passed a year ago are fully enforced.

Legal advocates at Rutgers Law School Camden are [offering free legal assistance](#) to help tenants apply for financial assistance and, if needed, represent tenants at eviction hearings.

[Hundreds of tenants](#) who were approved for New Jersey’s emergency rental assistance (ERA) programs have not receive the payments, and in dozens of cases, the missing ERA payments have led to eviction proceedings. Many tenants were told their cases were being investigated, but they were not given a timeline for resolution, and some have been waiting for more than a year without answers.

New Mexico

According to [SourceNM](#), state lawmakers plan to introduce legislation in 2023 that would make the COVID-19 emergency rental assistance program permanent and make it harder for landlords to evict tenants. Representatives Andrea Romero (D-Santa Fe) and Angelica Rubio (D-Las Cruces) introduced in 2021 and 2022 [legislation](#) designed to balance the rights of tenants and landlords by amending the state’s “Uniform Owner-Resident Relations Act.” Representatives Rubio and Romero will introduce in 2023 the third iteration of housing reforms that would codify into state law the emergency rental assistance program.

New York

The [Times Union](#) reports that Albany is on track to see nearly 3,000 eviction filings in 2022, with some cases stretching on for months. The courts are clogged with eviction cases, and the state is struggling to keep up. The number of eviction filings is disproportionately concentrated in several neighborhoods, including Arbor Hill and the South End. Non-payment eviction cases made up 83% of all filings in July. Advocates say most housing authority cases are resolved by putting tenants on payments plans, typically around \$75 a month, to make up their back rent.

Oregon

As federal rental assistance funding comes to an end and the costs for rent, food, and gas continue to rise, [Oregon residents are struggling to make ends meet](#). The Biden administration says the \$350 billion given by Congress to state, local and tribal governments should help fuel some assistance programs even after federal aid runs out. With inflation soaring, Portland food banks are seeing an increase in demand, and researchers believe that food insecurity may continue to worsen.

Pennsylvania

[Lehigh Valley Live](#) reports that the closure of the Emergency Rental Assistance Program is expected to cause a rise in evictions. As of June 2022, 3,204 evictions had been filed in Lehigh County in 2022 alone – more than two-thirds of the total number of evictions filed in 2021.

Eviction filings across Allegheny County [exceeded 1,000](#) in July for the second straight month, reaching pre-pandemic levels. The McKeesport Housing Authority was the largest single eviction filer in July, filing 78 new eviction cases.

Rhode Island

Providence Mayor Jorge Elorza joined city officials and housing advocates on August 24 to announce the [Providence Eviction Defense Program](#), funded with a portion of the city’s “American Rescue Plan Act” (ARPA) funds and managed by Rhode Island Legal Services. The one-year program, funded by [\\$600,000 of the city’s ARPA Fiscal Recovery Funds](#), will provide legal aid to Providence residents who earn 65% or less of the area median income or who live in a qualified census tract.

Vermont

According to a [report released by Quote Wizard](#), 44% of Vermont renters say they cannot currently pay rent or are worried they will not be able to do so in the next two months. Further, more than 90% of people behind on their mortgage payments in Vermont fear they will soon lose their homes.

Virginia

[Axios](#) reports that Virginia is experiencing a surge in evictions that housing advocates have been warning about since the pandemic began. After the last state-level eviction protections expired in July, eviction filings surpassed pre-pandemic levels and are rising fast. With more than 16,000 eviction hearings scheduled this month, thousands of Virginians are likely to lose their homes. Governor Glenn Youngkin recently [vetoed a bill](#) that would provide tenants a meaningful opportunity to appeal an eviction and announced he would not support additional housing subsidies.

The Charlottesville Legal Aid Justice Center has seen a significant increase in eviction lawsuit filings, with [nearly 200 evictions filed](#) in Charlottesville and Albemarle County just last month. The end of emergency rental assistance and eviction protections has left tenants seeking other options to remain housed.

Eviction filings are soaring in Albemarle County as the emergency rental assistance program winds down, reports [Charlottesville Tomorrow](#). The majority of eviction cases filed recently are from larger apartment complexes in Albemarle County. The rise in evictions is attributed to expired pandemic-related tenant protections and the end of the Virginia Federal Rent Relief Program, which stopped accepting applications in May. Some tenants and landlords who applied and qualified for the program – including many who appeared in Albemarle General District Court last week – are still waiting for the rental assistance payments to come through.

Some residents of the Stone Ridge apartments in [Portsmouth are facing eviction](#) despite having proof that rent relief checks are coming. The Virginia Rent Relief Program requires participation from both the landlord and the tenant. Tenants at the Pointe at River City apartments say they are [being evicted despite being approved for rent relief](#) because the property management company did not receive the money. Landlord turnover has caused issues when new landlords fail to fill out their application, leaving applications in limbo.

Washington, DC

An eviction prevention hotline for Washington, DC, residents has [prevented 70% of evictions](#) sought by landlords from September 2021 to March 2022. Six legal aid organizations created the Landlord-Tenant Legal Assistance Network (LTLAN) in June 2020 to provide free representation to low-income residents. Two years after launching, network attorneys have fielded over 3,000 calls from residents and helped nearly all of them. The demand for legal aid is steadily increasing as more evictions are filed each month in the District. LTLAN is receiving nearly twice as many calls as it did last year, and in late July, DC surpassed 300 weekly eviction filings for the first time since 2020.

Wisconsin

Eviction filings are rising again in Milwaukee County after tapering off for several months, reports the [Wisconsin Examiner](#). During the first week of August, 327 evictions were filed – about 72% above average. The Milwaukee Autonomous Tenants Union (MATU) warns that dwindling emergency rental assistance (ERA) funds will lead to more evictions. MATU highlighted that forcing tenants to rely on their landlords and employers to receive ERA is a significant barrier within the program and puts tenants at the mercy of those who hold more social and economic power.

Guidance

- [Community Capacity Building](#) – August 2022
 - [Vaccine Ambassador Training Companion Workbook](#) – August 2022
 - [Addressing Your Concerns About the Vaccine](#) – Updated August 2022
 - [COVID-19 Vaccination Conversation Tips for Homeless Service Providers](#) – Updated August 2022
 - [Transit Considerations: Transporting Participants to a COVID-19 Vaccination Event](#) – Updated August 2022
 - [Vaccination for Children and Adolescents: Considerations](#) – Updated August 2022
 - [Vaccination for Children and Adolescents: Considerations for Family Shelters and Housing Programs](#) – Updated August 2022
 - [Vaccination in Unsheltered Settings: Event Types and Considerations](#) – Updated August 2022
 - [Vaccination in Congregate Settings: Event Types and Considerations](#) – Updated August 2022
 - [Vaccination Events in a Congregate Setting: A Checklist](#) – Updated August 2022
-

Disaster Housing Recovery Updates – September 6, 2022

Congressional and Executive Action

Representative Al Green (D-TX) [spoke](#) to *ABC13* in Houston regarding the “Reforming Disaster Recovery Act,” which would permanently authorize HUD’s long-term disaster recovery programs and lead to quicker distribution of recovery funds following disasters.

President Biden announced [appointments](#) to the President’s National Infrastructure Advisory Council (NIAC) on August 31. NIAC advises the White House on ways to improve the resilience of the country’s critical infrastructure. Appointments include Madhu Beriwal of Florida – a disaster recovery consultant – and L. Vance Taylor, Chief of the Office of Access and Functional Needs at the California Governor’s Office of Emergency Services (Cal OES).

Several Louisiana Members of Congress [attended](#) “LegisGator,” a business community event showcasing Southwest Louisiana to state and federal officials. Senators Bill Cassidy (R-LA) and John Kennedy (R-LA) both vowed to continue pushing for a greater amount of funds for recovery from Hurricane Laura.

Senator Mark Warner (D-VA) [visited](#) Buchanan County, VA, on August 22. The county experienced devastating floods in July that led to the destruction of nearly 100 homes. Local officials continue to await a damage assessment by FEMA, which is needed for the eventual approval of a disaster declaration.

FEMA

September is [National Preparedness Month](#)!

The [public comment period](#) for FEMA’s new Hazard Mitigation Assistance Program and Policy Guide update will run through September 23. FEMA’s Hazard Mitigation Assistance Program provides funding for eligible mitigation activities that reduce disaster losses and protect life and property from future disaster damage. Revisions aim to create a document that is easier to navigate and use. Those interested are invited to participate in the update by submitting public comments and related materials.

State and Local Updates

California

The destruction of Paradise, CA, by the Camp Fire in 2017 [highlighted](#) the threats disasters pose to older adults living in areas of higher risk.

Kentucky

Disaster food benefits available via the U.S. Department of Agriculture's Disaster SNAP program are now [available](#) to those living or working in areas of eastern Kentucky damaged by catastrophic floods.

Louisiana

Seventeen years after Hurricane Katrina, environmental justice [remains](#) a matter of life and death for Black communities.

After the White House released a tweet commemorating Hurricane Katrina and linking it with climate change, Louisiana Republicans were [none-to-pleased](#).

The Center for Public Integrity [outlines](#) the contentious process for helping the state-recognized Jean Charles Choctaw Nation respond to threats posed by climate change.

Mississippi

President Biden [approved](#) Mississippi Governor Tate Reeves's request for a federal emergency declaration for the State of Mississippi as Jackson, its largest city, remains without water after being under a "boil water" advisory for a month following the failure of the city's main water treatment plant. In a statement, the NAACP had publicly called on Governor Reeves to ask the President for aid.

New Mexico

Firefighters in New Mexico have finally [contained](#) the Calf Canyon/Hermits Peak Fire after four months and 530 square miles burned. More than 1,200 applications for individual assistance have been evaluated by FEMA in connection to the fire so far, but the agency will not say how many applications it has received or denied.

New York

The State of New York [revealed](#) its plan to spend over \$41 million in HUD long-term disaster recovery funds meant to support recovery from Hurricane Ida. The plan outlines rental relocation, home repair, housing agency, and local government support programs.

New Jersey

In an [event](#) sponsored by the New Jersey Organizing Project, survivors of Hurricane Ida related their experiences while advocates called on Congress to pass the "Reforming Disaster Recovery Act," which would permanently authorize HUD long-term recover funds and allow them to reach disaster survivors more quickly.

Oklahoma

Oklahomans effected by the tornados and severe storms that ripped through portions of the state in May [now have](#) until September 28 to apply for federal assistance.

Texas

Texas Governor Greg Abbott [declared](#) the severe flooding experienced by the Dallas-Fort Worth area to be a state disaster, freeing up state resources to support recovery efforts. More than 100 homes were damaged or otherwise affected by the storm.

Resources and Research

The Food Research and Action Center published a [review](#) of lessons from past hurricanes that could be used to improve the deployment of the Disaster-SNAP program.

The CDC released a [toolkit](#) for Infants and Parents entitled “Infant and Young Child Feeding in Emergencies.” The toolkit, addressed to state and local policy makers and emergency managers, covers the needs and importance of provisioning for infant and young child feeding during disasters.

Housing Leadership Awards

Submit Nominations for 2023 Housing Leadership Awards by September 9!

NLIHC is accepting nominations for our 2023 Housing Leadership Awards recipients. Every year, NLIHC celebrates leaders in the fight for affordable housing by honoring three individuals or organizations at the Housing Leadership Awards reception. To submit a nomination, please email Benja Reilly at breilly@nlihc.org by this Friday (September 9).

The Edward W. Brooke Housing Leadership Award is named for the late Senator Brooke (R-MA), who championed low-income housing as a U.S. senator and as chair of the NLIHC board of directors after he left the Senate. The Brooke award goes to an exemplary housing leader with a record of fighting for affordable housing on the national level.

The Cushing Niles Dolbeare Lifetime Service Award is named after NLIHC’s late founder, who has been referred to as the “godmother” of the affordable housing movement. The award goes to an individual who has demonstrated an unyielding commitment to achieving safe, decent, and affordable homes for low-income people over a long period of time.

The Sheila Crowley Housing Justice Award is named for former NLIHC President and CEO Sheila Crowley, who led NLIHC for more than 17 years. The Crowley award goes to an outstanding leader who has elevated the conversation around affordable housing for the lowest-income people in America.

Learn more about NLIHC’s 2022 Leadership Awards Celebration and honorees at: <https://bit.ly/3zNtUi5>

Submit a nomination by emailing Benja Reilly at breilly@nlihc.org by Friday, September 9.

Opportunity Starts at Home

OSAH State Grantees in Action: Spotlight on Colorado and Idaho

The Opportunity Starts at Home campaign supports 21 state campaigns that build state-level multi-sector coalitions and leverage those partnerships to advance federal housing policy goals. State campaigns are instrumental to the campaign’s mission to build a movement with stakeholders from many sectors to generate widespread support for federal policies that correct long-standing racial inequities and economic injustices by

ensuring quality housing for people with low incomes. Recently, partners in Colorado and Idaho have undertaken new collaborations with their multi-sector coalitions.

The Colorado Coalition for the Homeless (CCH) and other Opportunity Starts at Home partners have released a documentary highlighting the intersectional nature of housing instability. The documentary explores the impacts of being unhoused and of the criminalization of homelessness, as well as the responsibility of policymakers to address housing instability. An article about the documentary was released by the Public News Service (PNS). Presently, the article is estimated to have reached an audience of over 1.4 million people. Watch the documentary [here](#) and read the PNS article [here](#).

The Idaho Asset Building Network hosted a Day of Action to elevate the need for robust housing investments in the final fiscal year 2023 spending package. The Day of Action took place on August 25. Partners engaged in a [press conference](#) and [social media campaign](#) and used an [email action tool](#) to contact members of Congress, while also holding meetings with Congressional staff.

Learn more about state campaigns [here](#).

Our Homes, Our Votes

Join Today's (September 6) *Our Homes, Our Votes* Webinar on Ballot Measures and Housing

The *Our Homes, Our Votes: 2022* webinar series features experts with frontline election experience to walk through every step of voter and candidate engagement activities and support housing organizations' nonpartisan election efforts. The next webinar, "Ballot Measures and Housing," will be held today (Tuesday, September 6) at 2:30 pm ET. Register for the webinar series [here](#).

Ballot measures are powerful mechanisms to secure tenant protections and significant investments in housing programs at the state and local levels. Bringing issues directly to the voters can be an expensive and complex undertaking but often produces transformative results. This session will discuss how to get housing on the ballot and carry out a successful ballot measure campaign. The panel will feature Ben Kelly, a communications consultant; Chris Bowen, public policy organizer at Southern California Association of Nonprofit Housing (SCANPH); and Courtney Cooperman, housing advocacy organizer at NLIHC.

Our Homes, Our Votes webinars will be held on a biweekly basis until the week that follows the 2022 midterm elections. View the full schedule for the webinar series [here](#).

Events

Join September's "Tenant Talk Live" Webinar for Renters and Resident Leaders on the Community Land Trust Model

NLIHC will host a session of "Tenant Talk Live" – a webinar with and for renter and resident leaders – on Monday, September 12, at 6 pm ET. During the webinar, NLIHC staff will be joined by tenants who live in Community Land Trusts (CLTs) to discuss CLTs and tenant experiences becoming homeowners. Register for next week's Tenant Talk Live webinar at: <https://bit.ly/361rmy2>

[CLTs are nonprofit organizations led by residents and public representatives](#) who work to preserve a shared equity homeownership model or affordable homeownership program in their communities. CLTs are often resale-restricted, deed-restricted, or co-op organizations. The organization [New Communities, Inc. was credited with starting the first CLT in Albany, Georgia, in 1969](#). The movement to create CLTs was led by [Black farmers in the South](#) and aimed to make housing permanently affordable for families and communities with the lowest incomes. The movement has grown throughout the United States and has led to the creation of over 225 CLTs in both rural and urban areas. CLTs have also developed over the past decade to include renters in their model. One example of the new renter-inclusion model is the [the Albany Community Land Trust \(ACLT\)](#) in Albany, New York. ACLT and approximately 22 other CLTs across the country have focused on helping renters develop their wealth in order to become homeowners.

Because forming a CLT can be an intimidating task, the upcoming webinar will include residents of CLTs who can share their experiences with Land Trusts and explain how CLTs can serve as wealth-building tools. To learn more about starting a CLT, visit the [Grounded Solutions Network's Startup Community Land Trust Hub](#).

Remember: Tenant Talk Live would not be possible without tenants like you! We strive to connect and engage with tenants and tenant leaders through our webinars. If you are a low-income tenant and have a topic you would like to propose for an upcoming Tenant Talk Live, or if you would like to participate as a speaker on an upcoming call or webinar, please email Sidney Betancourt at sbetancourt@nlihc.org

Register for next week's Tenant Talk Live webinar at: bit.ly/361rmy2

Stay up to date on Tenant Talk Live events via the [Facebook group](#)

Check out the newest issue of *Tenant Talk*: [Housing is Built with Ballots](#)

New Webinar Will Help Advocates Use Census Data to Track Poverty, Income, and Health

The Coalition on Human Needs (CHN) will host a webinar on September 8 intended to help attendees learn to use newly released census data to track poverty, income, and health. The webinar, "Pandemic and Response: Using Census and Other Data to Track Poverty, Hardship, and the Impact of Aid during a Tumultuous Time," is designed to coincide with the U.S. Census Bureau's releases of 2021 data on poverty, income, and health insurance between September 13 and 15. Among other things, the webinar will train attendees to locate these data, use the data to accurately assess poverty in their states or cities, and navigate the Census Bureau's website and tools. Learning to properly use Census data will help advocates strengthen their advocacy for the investments necessary to reduce racial disparities in vital services, including housing and healthcare. Register [here](#).

Speakers will include Shailly Barnes, policy director of the Kairos Center for Religions, Rights and Social Justice; Allison Bovell-Ammon, director of policy strategy for Children's HealthWatch; and Deborah Weinstein, executive director of the Coalition on Human Needs.

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

Research

Ongoing Homelessness and Late-Life Homelessness Associated with Increased Risk of Death among Older Adults

A new study from researchers at the University of Pennsylvania and the University of California, San Francisco, “[Factors Associated with Mortality among Homeless Older Adults in California](#),” assessed mortality outcomes for adults aged 50 and older experiencing homelessness over a period of four to eight years. The study finds that adults who experience homelessness for the first time at age 50 or older and adults who experience ongoing homelessness after age 50 are at increased risk of death. The primary causes of death included cancer, heart disease, and drug overdose. Recent increases in homelessness among older adults and the associated increased risk of mortality points to the need for policy solutions that prevent homelessness among older adults and provide permanent housing to those experiencing ongoing homelessness.

The study enrolled 450 adults aged 50 and older who were experiencing homelessness in Oakland, CA. Adults were enrolled in two periods: July 2013 through June 2014 and August 2017 through June 2018. Researchers followed up with participants every six months through December 2021, collecting data on housing status, health outcomes, substance use, and sociodemographic factors. Researchers also determined mortality among participants using data from local coroner’s offices, California state death records, social contacts, and online sources.

The research found that among the 450 adults, 117 (26%) had died by the end of 2021. The mortality rate among the sample was 3.5 times higher than the rate in the general population. The median age of death was 64.6 years. Factors associated with increased risk of mortality included experiencing homelessness for the first time at age 50 or older and experiencing ongoing homelessness during the follow-up period. Institutionalization in jail or at a skilled nursing facility at follow-up was also associated with increased risk of death, though participants may have been more likely to stay in a nursing facility due to lack of options for end-of-life care.

Seventeen participants (14.5%) died of heart disease and 17 (14.5%) died of cancer. The third most common cause of death was drug overdose (12%), followed by chronic respiratory diseases (9.4%) and chronic liver disease (6.8%). Many participants were never diagnosed with the disease that resulted in their death. Nearly 60% of participants who died of cancer did not have a prior diagnosis, and nearly 70% of participants who died of heart disease did not have a prior diagnosis. The authors suggest that the lack of diagnoses among these participants may reflect the challenges accessing healthcare faced by people experiencing homelessness.

Previous research finds that homelessness among older adults is increasing. More than 33% of single adults experiencing homelessness are age 50 and older, up from 11% in 1990. Given the increased risk of mortality associated with experiencing homelessness at this age, the authors suggest that targeted policy interventions should be developed to prevent homelessness among older adults. The authors also point to permanent supportive housing as an evidence-based solution for ending chronic homelessness.

Read the article at: <https://bit.ly/3CGNrUk>

Evictions Cause Increases in Residential Mobility, Homelessness, and Hospital Use and Decreases in Financial Health

The National Bureau of Economic Research released a new paper, “[Eviction and Poverty in American Cities](#),” evaluating the consequences of evictions for tenants in two urban areas: Cook County, IL, and New York City, NY. The report finds that prior to a tenant’s involvement in housing court, they face a decline in earnings and

employment and an increase in financial distress and hospital visits. In the two years following an eviction order, tenants face an increase in residential mobility, homelessness, and hospital use while also experiencing a decrease in earnings and employment. Evicted tenants also experience worsened financial health beyond the initial two-year period. Female and Black tenants face particularly significant negative impacts, which drive the observed effects on labor market outcomes, residential mobility, and homelessness.

Researchers constructed a new data set linking Cook County housing court records spanning 2000-2016, New York City housing court records spanning 2007-2016, and several longitudinal administrative data sets. The administrative data measure earnings and employment, residential address histories, homelessness services usage, and credit scores. The researchers were also able to link court data to hospital visit records in New York City. These linked data allow researchers to analyze a variety of outcomes several years before and after an eviction case. The researchers note that this study focuses entirely on the pre-pandemic period and encourage caution in applying these results to pandemic-era policies.

The report finds that tenants linked in the housing court data differ substantially from randomly chosen tenants within the same neighborhood. Tenants involved in housing court proceedings tend to have lower earnings, lower levels of employment, less access to credit, and more debt in collections compared to their neighbors. Tenants involved in housing court proceedings are more likely to be female and more likely to be Black. Regardless of eviction case outcomes, tenants involved in housing court proceedings experience a substantial drop in financial health (earnings, employment, and credit score) and an increase in hospital visits, unpaid bills, and payday loan inquiries in the two years before the eviction filing.

Researchers observed that in the year following an eviction filing, evicted tenants have an increased likelihood of residential mobility and a sharp increase in the likelihood of using emergency shelter. While the effects of an eviction on shelter use are concentrated within the first year, evicted tenants are more likely to use homelessness services compared to non-evicted tenants in the second year of filing. The report finds that while homelessness remains rare for tenants involved in housing court, evictions resulted in more than 3,600 adults staying in emergency shelters in the year after filing and 2,500 adults using homelessness services the following year across the two evaluated locations.

In the two years following an eviction case, evicted tenants experience a further deterioration in earnings and employment. Analysis finds that an eviction lowers earnings in both the first and second years following an eviction filing. Beyond the initial two-year period, evicted tenants experience a reduced credit score, which can lead to increased borrowing costs and difficulty securing new housing. The deterioration of financial health – particularly in terms of its impact on labor market outcomes – is especially acute among female and Black tenants.

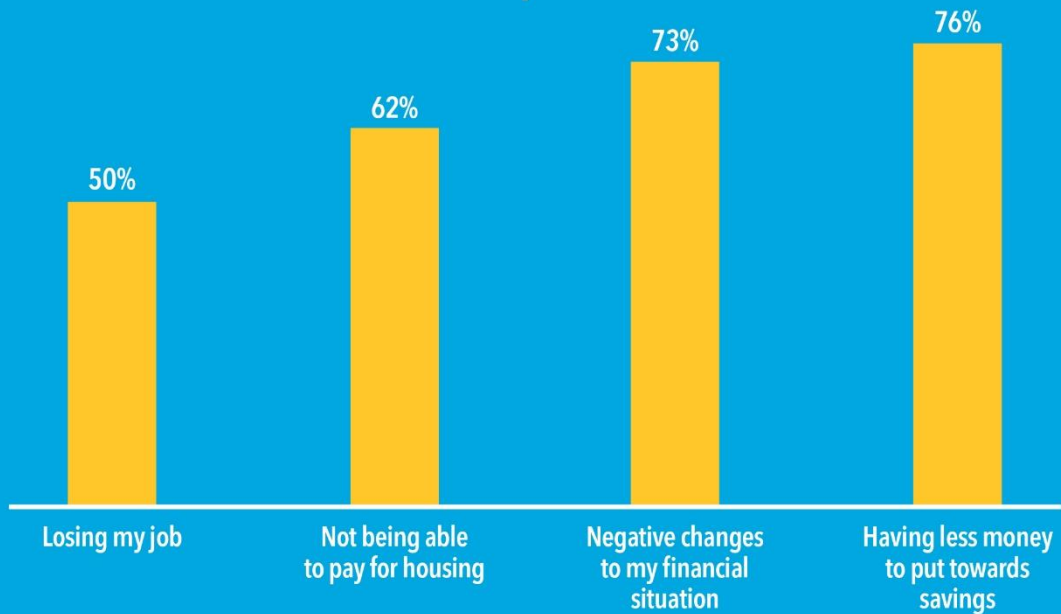
Researchers found that for tenants in New York City, an eviction also increases the number of hospital visits and mental health-related conditions in the year following a court filing. They did not evaluate the health outcomes of tenants in Cook County.

These results suggest that eviction diversion policies may yield considerable benefits for tenants, particularly for the most vulnerable groups: Black and female tenants. Additionally, policies aimed at eviction diversion may help local governments reduce the high cost of providing healthcare and homelessness services, as well as other spillover costs.

Fact of the Week

Six in 10 Individuals Worry They Won't Be Able to Pay for Housing during Next Year

Share of Individuals Concerned about Experiencing Financial Hardships in the Next Year



Source: Freddie Mac, "Effects of Rising Prices on Housing," 2022, <https://bit.ly/3Q18x2L>



Source: Freddie Mac, "Effects of Rising Prices on Housing," 2022, <https://bit.ly/3Q18x2L>

From the Field

California Passes Bill to Streamline Affordable Housing Production in Commercial Zones

The California State Senate and Assembly approved the "Affordable Housing and High Road Jobs Act" ([AB 2011](#)) on August 29. The bill, introduced by Assembly Committee on Housing and Community Development Chair Buffy Wicks, establishes by-right approval for affordable housing development on commercially zoned land. The bill passed with [overwhelming bipartisan support](#) in both houses of the legislature. Governor Gavin Newsom is expected to sign the bill before a September 30 deadline.

AB 2011 will allow housing development in areas that are currently zoned for parking, retail, or office buildings. The bill exempts housing projects in these commercial areas from local approval processes and California Environmental Quality Act (CEQA) review – which is frequently invoked to delay housing construction – provided that the project meets affordability, labor, and other standards specified in the bill. Projects that qualify for by-right approval can be 100% affordable housing or mixed-income housing. Mixed-income housing developments are limited to commercial corridors (typically the locations of strip malls and parking lots) that are wide enough to accommodate increased density and transit, while 100% affordable housing can be developed in a wider range of commercial zones. All development must occur within infill areas, which will reduce sprawl, limit greenhouse gas emissions, and ensure that residents are connected to existing transit and infrastructure.

Many housing advocates across the state, including NLIHC state partners, strongly support AB 2011 and celebrated its passage. “The potential impact that this legislation could have on revitalizing communities, curbing climate emissions, and keeping the promise of the California Dream for Californians struggling with housing insecurity cannot be overstated,” said Christopher Martin, policy director of Housing California. “When we published our multi-tiered plan to address the housing crisis, [Roadmap Home 2030](#), in concert with experts and advocates across the state, we proposed the conversion of unused commercial and retail spaces as a viable path for producing affordable housing, creating jobs with middle-class wages and workplace protections, and preserving natural habitats and green spaces. By working with leaders in the Assembly, Senate, and across the labor and affordable housing development sectors to ensure that this vision comes to fruition, we have reminded everyone here – and across the country – that innovative, creative, and forward-thinking solutions are what make California a truly Golden State.”

“AB 2011 is a breakthrough in the affordable housing landscape,” said Abram Diaz, policy director of the Non-Profit Housing Association of Northern California (NPH). “It unlocks over 100,000 acres to build homes for California’s working families and does so while advancing our ambitious climate agenda and supporting workers. With this bill, we’re turning commercial blight into communities and the housing crisis into opportunity. This is just the beginning of a strong partnership to advance housing solutions – on the ground, at the job site, in the Capitol, and beyond.”

To qualify as an affordable housing project under AB 2011, a development must make all units affordable for low-income households to rent or own. Mixed-income rental housing developments must make 8% of units affordable to very low-income households and 5% of units affordable to extremely low-income households, or 15% of units affordable to low-income households. Mixed-income owner-occupied developments must either make 30% of units affordable to moderate-income households or 15% affordable to low-income households. For both affordable and mixed-income projects, rental homes must be deed-restricted to maintain affordability for 55 years and owner-occupied homes must be deed-restricted to maintain affordability for 45 years.

Housing developments must meet or exceed geographically appropriate residential density and height standards, which vary based on location and affordability restrictions. The bill does not apply to sites that contain tribal cultural resources, are located within 500 feet of a freeway or 3,200 feet of an oil or gas refinery, or are located within state-designated high fire hazard zones. Construction under AB 2011 cannot result in demolition of existing housing or historic structures.

Researchers estimate that AB 2011 will spark much-needed growth in housing production in California. A [recent analysis](#) indicates that the mixed-income housing provisions could lead to the development of 1.6 to 2.4 million homes, including 300,000 to 400,000 income-restricted affordable homes. For every 100 low-income renter households in California, there are [only 69 affordable and available homes](#). The projected increase in housing production under AB 2011 would mark significant progress towards closing this gap. The shortage, however, is most concentrated among extremely low-income renter households, for whom there are [only 23 affordable and available homes](#) for every 100 renter households. A small portion of new housing constructed under AB 2011 will be deeply targeted to this population.

The bill’s passage followed weeks of lengthy negotiations between legislators and labor groups, which were divided in their stance on AB 2011. The state’s Conference of Carpenters was among the leading labor supporters of the bill, while the Building and Construction Trades Council (the Trades) [opposed](#) the bill. The Trades successfully lobbied to block similarly ambitious housing proposals in past legislative sessions, and supporters were concerned that the Trades’ opposition would prevent the bill from moving forward. The Trades pushed for language that would require a portion of the construction workforce to be unionized, while the Carpenters argued that not enough construction workers are unionized to meet the demand for labor that AB 2011 would create.

Although the labor groups never came to a compromise on AB 2011, the Trades [agreed](#) to stop opposing AB 2011 if another housing bill that contains skilled and trained workforce requirements – [Senate Bill 6](#) – also moved forward. The Trades’ shift from opposition to neutrality ensured that the bill would have sufficient support to pass a floor vote in both houses of the legislature. The final legislative text of AB 2011 requires all projects to pay prevailing wages, which reflect the wages set in collective bargaining agreements between unions and employers, and projects of 50 or more units must provide healthcare benefits to their workers. Contractors must participate in state-approved construction apprenticeship programs or request the dispatch of apprentices from a program, but the project can still move forward if there are no apprentice workers available. The bill contains enforcement provisions to ensure that these labor standards are met.

NLIHC Farewells

Paul Kealey Retires after Eight Years as Chief Operating Officer

Paul Kealey, who served as chief operating officer (COO) at NLIHC for eight years, concluded an exemplary career in public service when he retired from our organization this summer. Even before joining NLIHC in 2014, Paul had distinguished himself in a series of nonprofit and government leadership roles at organizations including NeighborWorks America, the Corporation for National and Community Service/AmeriCorps VISTA, the World Wildlife Fund, and Peace Corps, at which he began his career in public service as a volunteer in Guatemala. In his role as COO at NLIHC, Paul drew on his years of leadership experience to manage a wide-ranging portfolio. Not only did he oversee the Coalition’s financial and human resources management, but he helped run program planning, resource development, field outreach and organizing, and communications. Year after year, Paul made sure all field operations objectives were met, including the retention and expansion of membership and membership revenue, and he ensured that NLIHC received “clean” audits throughout his tenure as COO. In his role leading development efforts, Paul oversaw exponential growth in revenue, fundraising, and grant awards. He was also instrumental in establishing the NLIHC Housing Policy Forum as a flagship annual event in the field of housing policy and advocacy. When the COVID-19 pandemic hit, Paul managed the transition to a remote and then hybrid work model, and he played a central role in ensuring that NLIHC was able to continue advancing its organizational mission throughout the pandemic. In addition to excelling in his capacity as COO, Paul was beloved among staff and partners for his kindness, humor, and helpfulness, as well as his unyielding commitment to NLIHC’s mission. Paul will be sorely missed at NLIHC, but we wish him the best of luck as he embarks upon a much-deserved retirement.

Josephine Clarke Retires after Seven Years as Senior Executive Assistant

NLIHC bids goodbye to Josephine Clark, who retired from NLIHC on August 31 after seven years of impeccable service as executive and then senior executive assistant. Throughout her time at NLIHC, Josephine provided consistently excellent administrative and support services to NLIHC’s leadership and Board of Directors while also assisting in the effective and efficient management of the Coalition. She played a key role in managing organizational finances, including preparing funding reports, and in maintaining NLIHC’s databases, and she also coordinated and oversaw the travel of NLIHC’s president and CEO. At the same time, Josephine strengthened team cohesion and contributed to NLIHC her calm presence, grace, good humor and steadfast dedication to NLIHC’s mission. She will be sorely missed around the office, where she brightened the days of every staff member who had the good fortune to work with her. NLIHC wishes her all the best as she begins her well-deserved retirement.

NLIHC Careers

NLIHC Seeks Executive Assistant

NLIHC seeks an executive assistant who will be responsible for providing administrative and support services to the President and CEO and the Chief Operating Officer (COO) to assist in the effective and efficient management of the Coalition, with particular emphasis on assisting the Board of Directors.

Responsibilities:

Office of the President and CEO

- Provide the full range of administrative support to ensure that the Office of the President and CEO operates in an efficient manner.
- Receive and screen telephone calls to President and CEO, take messages, and make or facilitate return calls.
- Receive and schedule meetings and appointments for President and CEO, as assigned by President and CEO.
- Keep track of all speaking engagements and submit relevant documents to requesting organizations. Pay particular attention to whether requests are for virtual or in-person speaking.
- Work with Communications team to ensure all media requests are scheduled in a timely manner.
- Keep track of all activities of President and CEO and complete monthly program tracking.
- Receive and prioritize requests for President and CEO's input, feedback, or approval from other staff; ensure that all requests are dealt with in a timely manner.
- Provide President and CEO with daily itinerary listing time and place of all appointments; know President and CEO's whereabouts and provide information to staff, Board, and others.
- Prepare acknowledgement letters for all memberships and donations for President and CEO's signature within five days of receipt.
- Arrange for and set up meeting space and conference calls, as needed.
- Maintain President and CEO's and the Coalition's permanent files, including chronological files; assist with management of archives.
- Generate minutes and letters; draft documents as requested by President and CEO and perform formatting, data entry, and copying.
- Place orders for materials and other purchases for President and CEO and entire office; ensure all equipment used by President and CEO is in good working order and supplies are replenished.
- Assist in completing organizational and funding reports.
- Provide support to President and CEO's research projects.
- Provide assistance on fund development activities as needed.

Board Operations

- Serve as primary liaison with Board of Directors for logistical and informational purposes. Make facility arrangements for in-person and virtual meetings and arrange board travel and accommodations, as needed.
- Send timely notices for all scheduled meetings of the Board, Executive Committee, and Board Committees: Finance, Nominating, Investment, and others. Collect RSVPs.
- Prepare and distribute monthly Board packets and all meeting materials. Maintain annual Board book and up-to-date contact and other information on all Board members.
- Assist with staffing/assigning board committee members.
- Prepare correspondence from Board Chair and other Board members as needed.
- Take minutes of Board and Board committee meetings and draft complete minutes in a timely manner.
- Arrange for recognition of outgoing members at annual meeting.

Operations Support

- Receive, open, date, and sort all mail and incoming packages. Ensure mail is stamped and mailed every workday afternoon.
- Monitor general voicemail, fax, and info and general in-boxes; forward communications to appropriate staff.
- Copy and mail *Memo to Members and Partners* newsletter every Monday to those who receive it via U.S. Post.
- Respond to all requests and orders for NLIHC publications. Mail out requested publications in a timely manner.
- Provide administrative support to the COO on an ongoing basis related to calendar updates (NLIHC shared/COO calendar), Outlook contacts, and Intern postings.
- Receipts
 - *Income Tracking*. Prepare income tracking forms on all revenue received for coding by the Chief Operating Officer within one day of receipt. Stamp date on all checks. Make copies of all checks and accompanying documents.
 - *Deposits*. Prepare and make bank deposits on Fridays, the last day of each month, and upon receipt of large checks.
 - *Cash Log*. Maintain accurate log of revenues as they are received.
 - *Enter* all data in database within five days of receipt.
 - *Prepare* receipts for submission to Senior Director of Administration.
 - *Ensure* income tracking forms are completed.
- Assist with maintenance of CRM database (Salesforce). Assist with member prospects and other data entry.
- Maintain adequate inventory of all routine office supplies; ensure all supplies are maintained in an orderly and accessible fashion.
- Ensure that office door and elevators are secured/unsecured, as needed.
- Ensure orderliness of reception area, workroom, and copy room.
- Assist National AIDS Housing Coalition with logistical support in its use of NLIHC office space.

Organizational Support

- Provide assistance as assigned for annual Housing Policy Forum and Housing Leadership Celebration/Reception, semi-annual state coalition meetings, and other events. (Report to COO.)
- Compile and ensure updating of standard operating procedures (SOPs) for the Coalition.
- Attend all meetings of Board of Directors, state coalitions, and Board standing committees; participate in staff meetings, retreats, training, and all Coalition events. (Report to CEO and COO.)
- Other duties as assigned. (Report to CEO and COO.)

Qualifications

Applicants must possess highly developed organizational, administrative, interpersonal, oral, and written communications skills; proficiency in all Microsoft Office software applications; knowledge of and skill in operating office equipment; ability to perform several tasks simultaneously; and a commitment to social justice. A bachelor's degree is required; non-profit experience is preferred.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. This is a full-time position located in Washington, DC (with flexible telework).

Interested candidates should submit a resume, cover letter with salary requirement, two writing samples, and three references (references will not be contacted before consulting with candidate) to Bairy Diakite, director of operations, at: bdiakite@nlihc.org

NLIHC in the News

NLIHC in the News for the Week of August 28

The following are some of the news stories to which NLIHC contributed during the week of August 28:

- “Strategies for Solving Homelessness Across the US” *Route Fifty*, August 29 at: <https://bit.ly/3ehLIL7>
 - “Rent Relief: What You Should Know and Where to Go for Help” *Homelight*, August 30 at: <https://bit.ly/3CXKeQa>
 - “It’s not the 2008 foreclosure crisis, but a dark future is brewing for the housing market: Fewer new homes built and even higher prices” *Business Insider*, August 31 at: <https://bit.ly/3B5gn74>
-

NLIHC News

Where to Find Us – September 6

NLIHC staff will be speaking at the following events in the coming months:

- [Dane County Affordable Housing Action Alliance Monthly Meeting](#) – Virtual, September 6 (Courtney Cooperman)
- [HousingIowa Conference](#) – Des Moines, IA, September 7 (Sarah Saadian)
- [Housing Now! California “Our Homes, Our Votes Campaign Launch”](#) – Virtual, September 8 (Courtney Cooperman)
- Hudson County New Jersey Food and Shelter Coalition monthly meeting – Virtual, September 13 (Lindsay Duvall)
- New Mexico Mortgage Finance Agency Housing Summit, “[Federal Advocacy 101: How to Tap into Federal Resources](#)” – Albuquerque, NM, September 15 (Sidney Betancourt)
- Ayuda Legal Puerto Rico: Hurricane María 5th Anniversary Event – Virtual, September 20 (Diane Yentel)
- The Hill: A New Housing Market: Accessibility, Affordability & Equity in the Year Ahead Panel – Washington, DC, September 20 (Diane Yentel)
- [AARP](#) Housing Workshop Plenary Panel – Virtual, September 22 (Diane Yentel)
- World Economic Forum “[Attainable Housing Workshop](#)” – Virtual, September 27 (Sarah Saadian)
- Texas Homeless Network 2022 Conference on Ending Homelessness, “Advocacy 101: How to Engage Your Elected Officials on Housing Solutions” – Austin, TX, September 28 (Sidney Betancourt)
- Philadelphia Department of Behavioral Health and Intellectual disAbility Services’ Voter Registration Info Session – Virtual, September 28 (Lindsay Duvall)
- [Early Care & Learning Council’s](#) It Takes a Village: To Reduce/ Eliminate Expulsion & Suspension Summit – Latham, NY, September 29 (Lindsay Duvall)
- Neighborhood Preservation Coalition of New York State [Annual Housing Conference](#), Federal Policy Update – Saratoga Springs, NY, October 3 (Lindsay Duvall)

- [Housing Washington 2022, “Understanding LIHTC Preservation Challenges”](#) – Spokane, WA, October 3 (Dan Emmanuel)
- [Homeless Leadership Alliance of Pinellas, “Our Homes, Our Votes Training”](#) – Virtual, October 6 (Courtney Cooperman)
- [WISCAP Poverty Matters Conference](#), Housing & Homelessness Federal Policy Update – Middleton, WI, October 19 (Courtney Cooperman)
- Southern California Association of Non-Profit Housing [Annual Conference 2022](#), “Inflation, COVID and Build Back Better: Federal Housing Policy Update After the Midterm Election” Panel – Los Angeles, CA, October 28 (Sarah Saadian)
- Low-Income Housing Coalition of Alabama and Collaborative Solutions conference, *Building Home: Placing the Pieces of the Housing Puzzle*, Miramar Beach, FL – Keynote Speaker, October 29 (Diane Yentel)
- [California Rural Housing Coalition Summit](#): Reconnecting to Build Affordable Homes and Equitable Communities – Keynote Speaker, Asilomar, CA, November 3 (Diane Yentel)
- Partnership for Strong Communities [2022 Connecticut Affordable Housing Conference](#) – Keynote Speaker, Virtual, November 14 (Diane Yentel)
- Maine Affordable Housing Coalition’s Housing Policy conference – Keynote Speaker, Portland, ME, November 17 (Diane Yentel)
- [Fargo-Moorhead Coalition to End Homelessness, Annual Town Hall](#) – Virtual, November 17 (Courtney Cooperman)

NLIHC Staff

Andrew Aurand, Vice President for Research, x245
 Sidney Betancourt, Housing Advocacy Organizer, x200
 Jordan Brown, Research Intern
 Victoria Bourret, ERASE Project Coordinator x244
 Jen Butler, Senior Director, Media Relations and Communications, x239
 Alayna Calabro, Policy Analyst–COVID-19 Response, x252
 Josephine Clarke, Senior Executive Assistant, x226
 Matthew Clarke, Writer/Editor, x207
 Courtney Cooperman, Housing Advocacy Organizer, x263
 Bairy Diakite, Director of Operations, x254
 Lindsay Duvall, Senior Organizer for Housing Advocacy, x206
 Emma Foley, Research Analyst, x249
 Dan Emmanuel, Senior Research Analyst, x316
 Ed Gramlich, Senior Advisor, x314
 Sarah Gallagher, Senior Project Director, ERASE, x220
 Kendra Johnson, Chief Operating Officer, x232
 Kim Johnson, Senior Policy Analyst, x243
 Mike Koprowski, Director, Multisector Housing Campaign, x317
 Kayla Laywell, Housing Policy Analyst, x231
 Mayerline Louis-Juste, Senior Communications Specialist, x201
 Steve Moore Sanchez, Development Coordinator, x209
 Khara Norris, Senior Director of Administration, x242
 Neetu Nair, Research Analyst, x291
 Brenna Olson, Policy Intern
 Jenna Parker, Field Intern

Noah Patton, Housing Policy Analyst, x227
Ikra Rafi, Creative Services Manager, x246
Benja Reilly, Development Specialist, x234
Gabrielle Ross, Housing Advocacy Organizer, x208
Sarah Saadian, SVP for Public Policy and Field Organizing, x228
Brooke Schipporeit, Manager of Field Organizing x233
Sophie Siebach-Glover, Research Specialist, x205
Kennedy Sims, Communications and Graphic Design Intern
Lauren Steimle, Web/Graphic Design Specialist, x246
Jade Vasquez, ERASE Project Coordinator, x264
Maya Ward-Caldwell, Fund Development Intern
Chantelle Wilkinson, Housing Campaign Manager, x230
Renee Willis, SVP for Racial Equity, Diversity, and Inclusion, x247
Rebecca Yae, Senior Research Analyst–COVID-19 Response, x256
Diane Yentel, President and CEO, x225