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HoUsed Campaign

House Releases Landmark Legislation with Major Housing Investments; Committee Votes Today

The House Financial Services Committee released [on September 9](#) landmark legislation to invest \$327 billion in affordable housing as part of a \$3.5 trillion infrastructure and economic recovery package. The Committee will begin voting on the bill today. Thanks to your sustained and effective advocacy, and to the leadership and dedication of Chairwoman Maxine Waters, House Speaker Nancy Pelosi, Chairman Sherrod Brown, Majority Leader Chuck Schumer and other congressional leaders, the bill includes robust funding for the [HoUsed campaign's top priorities](#) including \$90 billion for rental assistance, \$80 billion to preserve public housing, and \$37 billion in the national Housing Trust Fund to build and preserve homes affordable to people with the lowest incomes.

This is an extraordinary milestone, but we have further to go to achieve these long overdue and much needed investments. Advocates should continue to contact their senators and representatives and urge them to move quickly to enact the infrastructure and economic recovery package and to prioritize the highest level of funding possible for rental assistance, public housing, and the Housing Trust Fund.

Background

The House Financial Services Committee [legislation](#) invests more than \$330 billion in affordable housing through a \$3.5 trillion infrastructure and economic recovery reconciliation bill, which could pass in the Senate with a simple majority rather than the 60 votes required for other legislation. The bill was drafted by the House Financial Services Committee and Senate Banking and Housing Committee.

The legislation would invest robust funding in the [HoUsed campaign's top priorities](#). The bill includes:

- \$90 billion for rental assistance, including \$75 billion for Housing Choice Vouchers and \$15 billion for Project-Based Rental Assistance
- \$80 billion to preserve public housing
- \$37 billion for the national Housing Trust Fund (as a set-aside within the HOME Investment Partnership Program)

If passed, the bill would also fund additional housing programs, including:

- \$35 billion for the HOME Investment Partnership Program
- \$9.6 billion for a new "Housing Investment Fund" through the Capital Magnet Fund
- \$10 billion to address lead hazards and ensure healthy housing
- \$10 billion for down payment assistance
- \$8.5 billion for Community Development Block Grants
- \$7.5 billion for a Community Restoration and Revitalization Fund
- \$6 billion for green preservation of HUD multifamily housing
- \$4 billion to address health and safety concerns in HUD homes
- \$5.1 billion for rural housing
- \$4.5 billion to address zoning barriers to affordable housing
- \$2.5 billion for Section 202 Housing for the Elderly
- \$1 billion for Section 811 Housing for Persons with Disabilities
- \$2 billion for tribal housing
- \$1.25 billion for fair housing activities

Read NLIHC's analysis of the legislation [here](#).

It is critical that Congress use this once-in-a-generation opportunity to prioritize investing in decent, accessible affordable housing for those with the greatest, clearest needs – people experiencing homelessness and people with the lowest incomes. If done right, such investments in this bill could effectively end homelessness in the United States.

Advocates should urge their senators and representatives to provide the highest possible funding levels for the [HoUsed campaign's top priorities](#): expanded rental assistance for those most in need; preservation of public housing; increased investments in the national Housing Trust Fund to build and operate rental homes for people with the lowest incomes.

The House Financial Services Committee is scheduled to **vote on the bill today**, before it is combined into a larger infrastructure and economic recovery package for a vote on the House floor by the end of the month. Democratic leaders are working to enact the bill by mid-October.

Take Action TODAY!

1. **Contact** your senators and representatives and urge them to include full funding for the **HoUsed campaign's priorities in the infrastructure and economic recovery package**. Educate your members of Congress on why investments in rental assistance, public housing, and the Housing Trust Fund are critical to your community.
2. **Join** more than 1,400 organizations nationwide by signing the **HoUsed campaign letter**. This letter is one of the most effective ways to show congressional leaders the broad support for the HoUsed campaign's **priorities** for the infrastructure/economic recovery bill. Sign on to the letter [here](#).

Thank you for your advocacy!

Representative Barbara Lee Introduces Renters' Bill of Rights

Representative Barbara Lee (D-CA) introduced on September 7 the "Renters' Bill of Rights" [resolution](#), legislation affirming the rights of all renters to safe, affordable, and decent homes. The resolution calls for bold action by Congress and HUD, including the [HoUsed campaign's top policy priorities](#) for any infrastructure or recovery package: \$70 billion to make desperately needed repairs to the nation's public housing stock, \$45 billion for the national Housing Trust Fund to construct deeply affordable housing, and \$180 billion to expand rental assistance to people with the lowest incomes, which would effectively end homelessness. It also supports renters' rights and affirms housing as a basic human right.

"I applaud Congresswoman Lee for her bold and sustained commitment to ensuring that the lowest-income and most marginalized people have safe, accessible and affordable homes," said NLIHC President and CEO Diane Yentel in Representative Lee's [press release](#). "Our best opportunity to realize this ambitious goal is in the upcoming infrastructure and economic recovery package. If investments are targeted well, Congress can end homelessness by investing at the scale necessary in proven solutions, including rental assistance, public housing, and the national Housing Trust Fund."

Read the resolution at: <https://bit.ly/3zV4ePj>

Join NLIHC Campaign Call on ‘HoUsed: Universal, Stable, and Affordable Housing’ Today at 2:30 pm ET

Join today’s (September 13) national HoUsed campaign call from 2:30-4 pm ET. We will share details of the historic housing investments proposed by the House Financial Services Committee in the infrastructure and economic recovery package, and discuss the steps needed to ensure the bill is enacted. We will hear from researchers and government officials about how to reduce the stigma associated with participating in emergency rental assistance (ERA) programs, get the latest updates on ERA distribution and NLIHC’s Ending Rental Arrears to Stop Evictions (ERASE) project, hear updates from the field, and more.

Register for the call at: <https://bit.ly/3ub2sWM>

Recording Available of September 7 National Call on “HoUsed: Universal, Stable, Affordable Housing”

During our most recent (September 7) national call on “HoUsed: Universal, Stable, Affordable Housing,” we welcomed Jessica Perez and Abby Boshart from the Urban Institute, who discussed [leveraging behavioral science to increase emergency rental assistance \(ERA\) distribution](#) and building equity into ERA programs through Urban Institute’s [checklist for program administrators](#).

Eviction Lab’s Jasmine Rangel and Jacob Haas presented new research on the impact of the Centers for Disease Control and Prevention (CDC) eviction moratorium on eviction rates. According to the researchers, the CDC moratorium prevented an estimated 1.55 million evictions nationwide, and states that imposed their own eviction moratoriums saw fewer eviction filings than those that did not.

Legal Aid Society Staff Attorney Ellen Davidson and Brenden Cheney of the New York Housing Conference provided field updates from New York. NLIHC’s Sarah Gallagher and Emma Foley spoke about recent Treasury Department data on the efficiency of ERA distribution, and NLIHC’s Sarah Saadian provided an update on NLIHC’s HoUsed campaign’s [policy priorities](#) in the reconciliation package.

Our next national call will be on Monday, September 13 at 2:30 pm ET. Register at: <https://tinyurl.com/ru73qan>

Watch a recording of the September 7 call at: <https://tinyurl.com/27pu3j8t>

View presentation slides at: <https://tinyurl.com/2bk8cs7s>

Emergency Rental Assistance

NLIHC Testifies before Congress on Reforms Needed to Expedite the Distribution of Emergency Rental Assistance

The House Financial Services Committee (HFSC) held a hearing on September 10, “Protecting Renters During the Pandemic: Reviewing Reforms to Expedite Emergency Rental Assistance,” to discuss reforms needed to expedite the distribution of emergency rental assistance (ERA). Witnesses included NLIHC President and CEO Diane Yentel; Kadeem Morris, supervising attorney at Community Legal Services, Inc.; Margaret Salazar,

executive director of the Oregon Department of Housing and Community Development; David Schwartz, chair of the National Multifamily Housing Council; and Gilbert Winn, CEO of Winn Companies.

During the hearing, the committee considered two pieces of legislation that propose revisions to the Department of Treasury's ERA program. Chairwoman Maxine Waters' (D-CA) "Expediting Assistance to Renters and Landlords Act" would require ERA grantees to accept self-attestation of ERA eligibility from tenants and provide safe harbor to ERA administrators utilizing self-attestation. The bill would also require direct-to-tenant assistance when a landlord refuses to participate and would allow for landlords to receive assistance without tenant involvement and, in these circumstances, provide important protections for tenants and against fraud. The bill would also provide an additional \$50 million to Treasury to conduct outreach and provide technical assistance to administrators, among other provisions. NLIHC had previously provided recommendations to Chair Waters to shape the bill and ensure strong renter protections (see *Memo*, [9/7](#)). Ranking Member Patrick McHenry's (R-NC) "Renter Protection Act," introduced in June, would combine ERA1 and ERA2 funds and prohibit the use of ERA funds on anything other than rent arrears, grinding many programs to a halt. Mr. McHenry's bill would mandate that ERA grantees expend the funds by December 31, 2021.

In her testimony, Diane emphasized the urgency of distributing ERA funds quickly and equitably, particularly after the expiration of the Centers for Disease Control and Prevention (CDC) moratorium on evictions for nonpayment of rent. She also discussed steps the Biden administration could take to protect renters from eviction, including imposing an eviction moratorium in federally assisted housing. When asked about the slow rollout of ERA funds, Diane highlighted best practices in high-performing ERA programs, and many ERA programs' failure to adopt such practices in program design and implementation, including self-attestation and direct-to-tenant assistance.

"Some (programs) were slowed down by state legislatures or city councils. A few received more ERA than needed due to Congress's faulty allocation formula. Many struggle with landlords' refusing to participate in programs," said Diane. "But the primary issue with slow ERA spending is that many programs are not following clear Treasury and White House guidance and are not adopting evidence-based best practices."

Representative Sean Casten (D-IL) asked about the impact of arrears on renters' credit scores. Diane discussed the long-term implications of rental arrears and evictions on tenants' credit scores, both of which make it more difficult for renters to find safe, stable, affordable housing in the future. Representative Ayanna Pressley (D-MA) emphasized the disproportionate impact of evictions on people of color, and particularly Black women, and Representative Brad Sherman (D-CA) discussed the impact of COVID-19 on the nation's pre-existing affordable housing crisis. Diane noted that people who are struggling to pay the rent now also struggled to pay the rent before the pandemic, and will continue to struggle into the future "unless and until Congress invests in the long-term, sustained solutions to rebuild the housing social safety net," including the [housing investments recently proposed in the reconciliation package](#).

Watch a recording of the hearing at: <https://tinyurl.com/ke3kas7k>

Read Diane's testimony at: <https://tinyurl.com/4yk3marp>

Learn more about the "Expediting Assistance to Renters and Landlords Act" and "Renter Protection Act" at: <https://tinyurl.com/vm9ed4>

Treasury Department Issues New ERA Guidance on Self-Attestation, Advance Payments, and Documentation

The U.S. Department of the Treasury on August 25 issued an updated [frequently asked questions \(FAQs\)](#) document to support state and local governments in expediting the distribution of emergency rental assistance (ERA) to households in need (see *Memo*, 8/30). The revised FAQ provides explicit permission for ERA grantees to rely on [self-attestation](#) to document each aspect of a household's eligibility for ERA, including financial hardship, the risk of homelessness or housing instability, and income.

To speed assistance, the revised guidance allows state and local grantees to provide advance payments in two instances: 1) when providing a portion of estimated bulk payments to landlords and utility providers (see FAQ #38) and 2) when partnering with nonprofit organizations to deliver advance assistance to households at risk of eviction while their applications are being processed (see FAQ #42). Under both circumstances, grantees must receive all required application and eligibility documentation within six months.

The requirement that grantees satisfy all application and documentation requirements within six months only concerns instances in which grantees provide advance bulk payments based on estimated arrears and when grantees partner with nonprofits organizations to provide advance payments. Grantees relying on self-attestation to document an applicant's eligibility in other cases are *not required* to obtain documentation within six months.

Read Treasury's revised ERA FAQ at: <https://bit.ly/3sOFu8w>

Read Treasury's press release on the new guidance at: <https://bit.ly/3jlvdOe>

Read NLIHC's fact sheet to learn more about self-attestation at: <https://bit.ly/3l39GcE>

Categorical Eligibility and Fact-Specific Proxies Decrease Documentation Burden for ERA Program Recipients

As Treasury Department Emergency Rental Assistance (ERA) programs continue to ramp up, many face application backlogs. [Guidance](#) from the department in the form of frequently asked questions (FAQ) offers several solutions to decrease documentation burden, including allowing income eligibility determination based on fact-specific proxy and categorical eligibility. The FAQ document outlines how programs are incorporating these flexibilities to decrease the documentation burden for renter households. According to NLIHC's [tracking](#), only 2% of ERA programs have implemented fact-specific proxies, and only 17% have implemented categorical eligibility. Programs should act quickly to implement these flexibilities, along with self-attestation, to move funds quickly to renters most in need.

According to federal guidance, ERA programs may rely on three approaches to determine a household's income eligibility: self-attestation alone, categorical eligibility, and fact-specific proxy. Programs should offer self-attestation alone as an option to applicants, but when programs use this method, they must reassess the household's income every three months. Implementing categorical eligibility and fact-specific proxies are two methods that limit the need for income recertification and do not require additional documentation from the applicant. Fact-specific proxy allows jurisdictions to rely on an income proxy, such as income averages within a household's neighborhood or census tract, to infer an applicant's income. Categorical eligibility allows a household to be deemed eligible if it has been verified as low-income in another local, state, or federal program, such as SNAP, TANF, WIC, Medicaid, Housing Choice Vouchers, and others.

NLIHC is [tracking](#) ERA program implementation, including how many programs offer these flexibilities. As of early September, only ten programs offered income-eligibility determination based on fact-specific proxy. This includes five state programs: Kentucky, Virginia, Connecticut, Delaware, and South Carolina. While these programs have slightly different methods for calculating fact-specific proxy thresholds, they follow similar strategies. These programs use publicly available data to infer if households in a small geographic area – such

as a ZIP code or census tract – are below 80% of the area median income for a larger geographic area – such as a county or state. Data sources include median income data from the *American Community Survey*, HUD area median income calculations, and HUD qualified census tracts. Several programs have integrated this data into their applications, so that when applicants enter their address, they are alerted to the fact that they do not need to provide additional income documentation.

NLIHC has identified 84 programs that allow income determination using data from other federal, state, or local assistance programs. In most cases, the programs require households to provide an income determination letter from another program. This may decrease barriers to providing income documentation as it allows households to provide one document rather than multiple pay stubs, invoices, and other proof of income. Some programs have eliminated the need for documentation altogether by accessing data from other assistance programs and integrating these into their application processing. Louisiana, for example, allows applicants to select an option to use data from the Louisiana Workforce Commission rather than providing income documentation. Philadelphia established a data-sharing agreement with the city’s Data Management Office and has begun using public benefits data (particularly Medicaid data) to verify income eligibility (see [Memo 9/7](#)).

To address application backlogs and decrease documentation burden, programs should implement these flexibilities to determine income eligibility. State and local programs offer examples of how this can be done, and more jurisdictions must follow suit to serve low-income renter households efficiently.

States Make Course Corrections to Improve ERA Spending and Assist Households in Need

Over the last few weeks, multiple states have made significant program changes to increase the efficiency of their programs. When programs course-correct and integrate flexibilities, they can greatly increase the funding they are able to provide to assist tenants and landlords in need. For example, two of the largest states with high numbers of low-income renters, New York and California, along with three smaller states, South Carolina, Connecticut, and Arkansas, have made significant changes to their programs, resulting in greater distribution of emergency rental assistance.

Distribution of ERA funds began slowly in New York due to challenges with the application process, but the state has since streamlined the application and is re-directing state employees to the program to increase capacity and accelerate processing. Governor Hochul also announced the state will invest an additional \$1 million in marketing and outreach efforts to raise awareness about the program. As a direct result of these changes, New York State spent nearly \$300 million in ERA in August alone, and as of last week had obligated 100% of the state’s ERA 1 allocation. However, \$924 million of these funds are yet to be disbursed as they wait for landlord participation and documentation.

In California, after a slow start, the ERA program is currently disbursing over \$100 million in assistance each month. Major changes to the program included increasing the amount of rent paid from 80% to 100% in order to make both tenants and landlords whole as well as partnering with several community-based organizations across the state to offer culturally/linguistically responsive outreach and support. These changes have allowed California to increase its spending, with 35% of the state’s ERA 1 allocation obligated or paid.

Though the state of South Carolina has only spent 7.2% of its total funds, the state recently made significant program changes that have already resulted in a quick uptick in funding distribution. In particular, SC Housing reduced paperwork requirements, expanded outreach efforts, and increased the use of self-attestation in the application process. SC Housing also opted into using a fact-specific proxy so that renters in 196 low-income ZIP codes will no longer have to provide burdensome income documentation. Lastly, the state added additional staff members to provide in-person and telephone support.

The Connecticut ERA program, UniteCT, now covers 100% of rental arrears, where it previously covered only a portion of arrears. Landlords are no longer asked to forgive any portion of the rent to participate in the program, a move likely to increase landlord participation. The state has also incorporated categorical eligibility and established fact-specific proxies where households in HUD-designated Qualified Census Tracts are automatically income eligible for ERA. Connecticut has obligated more than 48% of its ERA 1 funding.

The Arkansas Rent Relief Program, which struggled with landlord buy-in, now includes a direct-to-tenant option if landlords do not submit required information within 10 days. The program will also now prioritize applications for tenants who have received eviction notices. And the program has significantly increased staffing to speed up application processing times and added a case-management team.

NLIHC is tracking spending progress in real-time on our ERA spending tracker. For up-to-date information on ERA spending, visit: <https://nlihc.org/era-dashboard>

White House Hosts Virtual Event on State and Local Efforts to Distribute ERA and Prevent Evictions

The White House hosted a [virtual event](#) on September 8 to highlight cities, counties, and states that are leading the way on rapidly delivering emergency rental assistance (ERA) and protecting tenants. The event featured Treasury Secretary Janet Yellen and other top Biden administration officials, and it showcased best practices that governors, mayors, and county leaders are implementing to accelerate ERA distribution and protect at-risk households.

Secretary Yellen emphasized the critical connection between preventing evictions and ensuring an equitable economic recovery, and she discussed steps the Treasury Department has taken to cut red tape within the ERA program. Gene Sperling, White House American Rescue Plan coordinator, highlighted high performing ERA grantees and additional tenant protections that several states and localities have put in place. Treasury Department Chief Recovery Officer Jacob Leibenluft spotlighted [promising practices](#) communities are using to deliver aid, and Erika Poethig, special assistant to the president for housing and urban policy, outlined steps local governments can take to prevent evictions, including local eviction moratoriums.

Virginia Governor Ralph Northam, Louisville Mayor Greg Fischer, Harris County Judge Lina Hidalgo, and San Antonio Mayor Ron Nirenberg shared effective policies and practices that have allowed their governments to distribute ERA efficiently, effectively, and equitably. Each official emphasized the importance of using the flexibilities provided by the Biden administration, including self-attestation, fact-based proxies, and streamlined application processes. Other best practices included collaboration among elected officials, nonprofit organizations, and the court system; conducting robust outreach; and establishing right-to-counsel programs and other tenant protections.

Washington Governor Jay Inslee explained how his state has prioritized eviction diversion by establishing diversion programs, helping tenants and landlords access ERA, and enacting protections for tenants whose ERA applications are being processed. Boston Mayor Kim Janey discussed the city's new eviction moratorium enacted on August 31 and Boston's efforts to reach low-income tenants by establishing a program to help residents of public housing apply for and receive ERA.

Read the White House readout of the virtual event at: <https://bit.ly/3E1ZDgu>

Watch the recording of the event at: <https://bit.ly/3la0aV5>

Coronavirus, Disasters, Housing, and Homelessness

Coronavirus Updates – September 13, 2021

National Updates

Congress

House Majority Whip James Clyburn (D-SC) released on August 31 a new [episode](#) of “Clyburn Chronicles,” the congressman’s podcast, featuring NLIHC’s Diane Yentel discussing how the affordable housing crisis has been shaped by racial disparities and the COVID-19 pandemic. Listen to the episode [here](#).

Reporting

[CNN](#) reports on the slow distribution of emergency rental assistance. “The money is getting out much too slowly, and it may not reach many of these families in time,” said NLIHC President and CEO Diane Yentel.

[Politico](#) reports Texas has emerged as one of the most efficient states in distributing federal emergency rental assistance (ERA) funds. The state, cities, and counties have teamed up to disburse ERA, now totaling at least \$616 million — nearly half of Texas’ initial batch of funds. NLIHC’s Diane Yentel credits the state’s success to program administrators’ willingness to learn from their mistakes and course correct.

State and Local News

Arizona

As of September 5, more than [24,000 eviction cases](#) have been filed in Maricopa County this year, and the number is expected to rise due to the Supreme Court’s decision to invalidate the federal eviction moratorium.

Arkansas

[Representative Clyburn \(D-SC\)](#) has dubbed Arkansas one of the most sluggish states in distributing rental assistance, sending the state one of five letters given to the lowest-performing states. Of the \$173 million available, only \$7.2 million has been given to landlords and utility companies. According to [KATV](#), Arkansas has not waived the landlord participation requirement, which is a factor in the slow disbursement of funds.

California

The [Los Angeles Times](#) outlines resources for Angelenos to apply for rental relief as the California eviction moratorium expires on October 1.

Colorado

The [Denver Post](#) reports Governor Jared Polis on September 4 extended an [executive order](#) to provide Coloradoans 30 days (rather than 10 days) to pay back rent if they have a pending emergency rental assistance application. The order also returns over \$16 million from the Colorado Department of Public Health and Environment back to the Disaster Emergency Fund.

Connecticut

Governor Ned Lamont [signaled](#) on September 2 he would look to extend at least one of his emergency orders beyond its September 30 expiration date to preserve an eviction diversion policy. Governor Lamont told [News8](#)

he will ask the legislature to extend his executive order requiring landlords to offer state assistance before sending an eviction notice.

Florida

The [Sarasota Herald-Tribune](#) reports that only 19% of Sarasota County’s rental assistance funds have been distributed. Advocates say this is due to a rigorous application process that requires many types of documentation from both the tenants and landlord.

Georgia

A pastor and his wife in [Macon](#) went door-to-door on behalf of the United Way to get the word out about available resources for people facing eviction. The United Way says more than 500 evictions are filed in Macon, and local homeless shelters are full.

Hawaii

[Hawaii Public Radio](#) explains how the eviction mediation process works in Hawaii. [Act 57](#) changed the state’s eviction procedures for non-payment of rent and encourages landlords and tenants first to enter mediation before evictions proceed to the courts. Since Hawaii’s moratorium ended, the Mediation Center of the Pacific saw an [influx in mediation notices](#).

Idaho

The [Idaho Statesman](#) reports that Jesse Tree, a Boise-based nonprofit focused on homelessness prevention, reported a spike in eviction filings after the Supreme Court overturned the CDC eviction moratorium. Ada and Canyon counties had 23 eviction court hearings combined, double what the nonprofit had been seeing in the previous few weeks.

Maryland

In the wake of the Supreme Court’s decision to overturn the CDC eviction moratorium, [Maryland housing advocates and attorneys](#) are gearing up for an onslaught of evictions. Thousands of households are at risk for eviction statewide, with minority and women-led households – especially women of color – particularly at risk. About \$17 million of the \$258 million in federal ERA funds have been distributed, with \$30 million pending disbursement.

Housing advocates warn that [Black and Latino renters](#) in Maryland will face disproportionate harm as evictions resume.

Massachusetts

Acting Mayor Kim Janey and Boston health officials on August 31 announced an [eviction moratorium](#) effective immediately. The Boston Public Health Commission will keep the moratorium in place as long as necessary.

Eleven tenants interviewed for a [WBUR](#) story about evictions on Massachusetts’s south coast said their eviction cases concluded without them ever learning about the federal eviction moratorium. In a review of every eviction case filed in Fall River and New Bedford last February, [WBUR](#) found that the CDC moratorium was mentioned in just two of 82 eviction cases against unrepresented tenants, which comprised the vast majority of tenants facing eviction.

Minnesota

[MinnPost](#) reports that Minnesota state and local governments have released only 13% of the emergency rental assistance (ERA) funds they received in December. Minnesota tenants who are not eligible for ERA or do not have a pending ERA application can be evicted starting October 12.

New York

Governor Kathy Hochul on September 2 signed new legislation [extending the moratorium](#) on COVID-related evictions until January 15, 2022. The law expands the Emergency Rental Assistance Program and creates the nation's strongest eviction protections. Learn more about New York's eviction moratorium [here](#).

Oklahoma

The [Journal Record](#) reports a nonprofit organization that Oklahoma contracted to distribute the majority of the state's federal emergency rental assistance (ERA) funds has a backlog of 13,000 requests for aid, prompting the program to close applications for the next six weeks. Of the nearly \$310 million in federal ERA funds, only 17.4% have been distributed. Restore Hope Ministries, which serves a 20-county region and is partnering with the city of Tulsa and Tulsa County, says about 9,000-10,000 applications are awaiting approval.

The [Tulsa Landlord-Tenant Resource Center](#) is now offering [on-site ERA application stations](#) for landlords. At these stations, tenants can get help completing an application, upload required documents, ask questions about a pending application, and receive information about tenants rights/responsibilities.

Rhode Island

Governor Daniel McKee and the Rhode Island Housing Authority on August 31 approved a new policy to [speed the distribution](#) of emergency rental assistance (ERA). Under the new policy, RI Housing will approve applications even if they are missing nonessential information or have minor errors. The department will work to address the missing information after the application is approved. Governor McKee believes this policy change will increase accessibility to all eligible renters. Learn more at: [RentReliefRI](#)

Texas

Texas Housers released its [second report](#) on Texas ERA programs, evaluating how funds have been disbursed through July 2021.

Washington

The [Seattle Times](#) reports advocates for tenants and landlords sent a [joint letter](#) to King County Executive Dow Constantine on September 2 urging him to make immediate changes to the county's emergency rental assistance (ERA) program. The letter urges the county to "immediately remove barriers and artificial delays to the program" by complying with Treasury's revised guidance.

Washington State's COVID-19 [utility moratorium](#) ends on September 30. State leaders are [urging customers](#) who are behind on energy and water bills to contact their utilities as soon as possible and make a plan to keep their services on. State officials and utility operators estimate more than 500,000 Washingtonians have overdue bills that could result in utility shut-off. Learn about available [utility assistance](#).

Guidance

Department of Housing and Urban Development

- [COVID-19 Homeless System Response: ESG-CV Reporting Guidance](#) – September 2021

Disaster Housing Recovery Updates – September 13, 2021

NLIHC Updates

Take Action! [Sign your organization](#) on to a letter supporting the bipartisan “[Reforming Disaster Recovery Act](#)” to ensure every disaster survivor receives the assistance they need to recover fully. If enacted, the legislation would permanently authorize the Community Development Block Grant-Disaster Recovery (CDBG-DR) program, which provides states, tribes, and communities with flexible, long-term recovery resources needed to rebuild affordable housing and infrastructure after a disaster. The bill would also provide important tools and safeguards to ensure that federal disaster recovery efforts reach all impacted households, including the lowest-income and most marginalized survivors who are often hardest hit by disasters and have the fewest resources to recover. Read NLIHC’s [fact sheet](#) on the Reforming Disaster Recovery Act. [Add your organization](#) to a growing list of groups supporting this important bill!

Learn more about NLIHC’s Disaster Housing Recovery Coalition (DHRC) policy recommendations [here](#).

National Updates

Biden Administration

The White House Office of Management and Budget (OMB) on September 7 sent Congress an urgent [spending request](#) asking for [\\$14 billion in aid](#) to respond to recent and ongoing natural disasters, including the wildfires in the West and multiple hurricanes, including Ida, Laura, and Delta. As part of the request, OMB Director Shalanda Young called for Congress to appropriate funding as part of a short-term continuing resolution to address the disasters that occurred before Hurricane Ida. The White House expects that Hurricane Ida will significantly increase the need for further disaster response funding by at least \$10 billion. Senate Majority Leader Chuck Schumer (D-NY) in a [statement](#) referred to the administration’s request as “just what is needed to help hard hit communities all across the country” and pledged to work with Republicans to enact this emergency relief by the end of September.

Congress

[Roll Call](#) reports that the Louisiana congressional delegation [sent a letter](#) to President Joe Biden on September 2 in advance of his trip to their state to survey the damage from Hurricane Ida on Friday. “Without substantial and robust emergency appropriations from Congress to critical unmet needs accounts like the CDBG-DR program, Louisiana families will continue to languish as a result of these devastating storms,” wrote the delegation.

FEMA

FEMA [announced](#) major [policy reforms](#) to address long-standing [title documentation barriers](#) that prevented the lowest-income and most marginalized disaster survivors from receiving the assistance needed to recover. Read [NLIHC’s Memo](#) and [FEMA’s fact sheet](#) to learn more. These reforms – developed and advanced by the DHRC and its partners in impacted communities and championed by Senator Elizabeth Warren (D-MA) and Representative Adriano Espaillat (D-NY) – are a major victory for disaster survivors, advocates, and the DHRC.

The [Washington Post](#) reports on the changes to FEMA’s policy, emphasizing that the policy FEMA is ending had prevented many Black families in the rural South from accessing aid after natural disasters.

Hurricane Ida

Federal News

President Biden approved major disaster declarations for [New Jersey](#) and [New York](#), making federal aid available for people in six New Jersey counties and five New York counties.

HUD [announced](#) on September 8 that disaster assistance is available for New Jersey and New York disaster survivors in the counties included in President Biden's major disaster declaration.

[New Orleans Public Radio](#) reports that as of September 4, FEMA had given out over \$93 million to more than 93,000 people in Louisiana in the form of both \$500 payments and temporary housing rental assistance. FEMA has also started a transitional housing fund with nearby hotels. Louisiana residents affected by Ida can complete an application at: disasterassistance.gov

State and Local News

In the wake of Hurricane Ida, Louisiana Governor John Bel Edwards signed an [emergency order](#) freezing eviction proceedings statewide until September 24. [Under Governor Edwards' order](#), landlords must provide tenants five days' notice before filing eviction paperwork, and then there are further wait times before a landlord can remove the tenant. None of these actions can proceed until September 27. Evictions in New Orleans and many storm-affected areas [had already been paused](#) with local courts shut down after Hurricane Ida.

Louisiana Fair Housing Action Center Director Cashauna Hill and Loyola Law Professor David Finger sent Governor Edwards a [letter](#) on August 31 calling for a pause on evictions, either across Louisiana or in storm-affected regions.

In Houma and Thibodaux, tenants of several local apartment complexes are being [evicted](#) and given two weeks to move all of their belongings. Most tenants have learned about this through word of mouth and social media. Even tenants in lightly damaged complexes are being evicted. This is an [illegal practice](#).

Elders from the hard-hit United Houma Nation are [struggling](#) through the disaster recovery process after Hurricane Ida.

Residents of [Terrebonne's bayou communities](#) report that disaster aid is slow to arrive and communication about assistance is spotty or nonexistent. Lower Pointe-aux-Chenes, where many members of the Pointe-au-Chien Tribe live, is still not reachable by vehicle. Hurricane Ida destroyed or heavily damaged many members' homes.

[Lafourche Parish](#) President Archie Chaisson said 25% of the homes in his parish of 100,000 people were destroyed or had catastrophic damage and that an additional 40% had severe damage. Emergency officials warned evacuees considering returning to Terrebonne Parish that there were "no shelters, no electricity, very limited resources for food, gasoline and supplies, and absolutely no medical services."

In the wake of Hurricane Ida, many people still [need a place to stay](#). "I know a lot of my family members are sleeping in their cars," said one survivor of Hurricane Ida.

The [Associated Press](#) reports senior living apartments in New Orleans are getting more in-depth inspections after it became clear after Hurricane Ida that many lacked working generators, which left residents trapped in wheelchairs on dark, sweltering upper floors.

[Bloomberg](#) reports that widespread power failures due to Hurricane Ida caused chemicals and sewage to spill into floodwaters, complicating recovery and raising concerns about toxic discharges.

An op-ed in [Houma Today](#) asks politicians, media outlets, and multi-million dollars companies whether they will continue to treat South Louisiana communities as expendable. The author, Kezia Setyawan, asks the following questions: "Once the lights come on in New Orleans, will you forget our towns down the bayou? Will

you continue to forget southwest Louisiana after Hurricane Laura last year? When will you let Black and Indigenous communities lead that center deep sustainable care for the place we call home? Will people be given the funds and resources they need to be able to come home?”

New York Governor Hochul estimated that her state sustained at least [\\$50 million](#) in damages from Hurricane Ida. The state launched a [website](#) to help New Yorkers find assistance. Governor Hochul also directed \$378 million in previously awarded hazard mitigation funds provided by FEMA to bolster the state’s infrastructure against the hazards of “extreme weather.”

Congress

House Ways and Means Committee Proposes Robust Housing Tax Investments for Reconciliation Package

The House Ways and Means Committee released on September 10 [draft legislation](#) providing robust affordable housing investments as part of a comprehensive budget reconciliation package. The committee is slated to vote on the tax bill on September 14 before the bill is combined with legislation from other committees – including a proposal to invest \$327 billion in affordable housing from the [House Financial Services Committee](#) – for a vote on the House floor by the end of the month.

Low-Income Housing Tax Credit

The bill includes a number of provisions to help ensure that Low-Income Housing Tax Credit can better serve extremely low-income households. The bill requires states to set-aside 10% of their annual 9% tax credit allocation for developments in which at least 20% of units are for extremely low-income households.

The bill also allows states to provide an expanded basis boost – from 130% under current law to 150% under the new proposal – for some ELI developments. The expanded ELI basis boost is available for the 9% and 4% tax credits, and it can be used for up to 15% of a state’s annual LIHTC allocation and 10% of a state’s annual Private Activity Bond volume cap.

To help offset the costs to develop ELI apartments and expand resources to finance affordable housing, the bill provides a 60% increase in the 9% tax credit allocation – 10% higher than proposed under the “Affordable Housing Credit Improvement Act” from Senators Maria Cantwell (D-WA) and Todd Young (R-IN) and Representatives Suzan DelBene (D-WA) and Jackie Walorski (R-IN). The expansion of the 9% tax credit would be phased in over four years, after which the program would receive an adjustment for inflation for three additional years.

The tax bill includes several other important changes to the LIHTC program. The bill reduces the bond-financing threshold from 50% to 25% for seven years to help finance thousands of additional affordable homes.

The bill permanently expands the 30% Difficult Development Areas (DDA) basis boost to include developments in rural and tribal areas, as defined by the U.S. Department of Agriculture (USDA) housing programs and the Native American Housing Assistance and Self Determination Act (NAHASDA), respectively. The bill also identifies developments using the 4% credit as a DDA, allowing these properties to receive a basis boost, for seven years.

The bill takes steps to close the “Qualified Contract” loophole some developers have used in recent years to exit the tax credit program early and to increase rents. The bill repeals the Qualified Contract option for developments receiving tax credit allocations after January 1, 2022. For existing properties, the bill corrects the

statutory price for the purchase of a development so that it is based on fair market value of the property. Together, these two measures will help stop this abusive practice.

The bill makes several changes to the “Right of First Refusal” under the tax credit program to help prevent third-party investors from preventing mission-driven nonprofits from taking full ownership of LIHTC properties starting after Year 15. The bill converts the right to purchase into a purchase option, expands the definition of “property” to include the partnership assets, allows the option holder to exercise the right of first refusal without requiring the approval of an investor or requiring a bona fide third-party offer, and limits the purchase price to only debt, excluding exit taxes.

Neighborhood Homes Investment

The bill also includes a new Neighborhood Homes Investment tax credit, as proposed by President Biden in his American Jobs Plan.

Read the draft legislation at: <https://tinyurl.com/4s78r5t4>

NLIHC Urges Senator Wyden and Representative Neal to Invest in Housing for the Lowest-Income Renters

NLIHC sent a [letter](#) on September 8 to Senate Finance Committee Chair Ron Wyden (D-OR) and House Ways and Means Committee Chair Richard Neal (D-MA) urging the congressional leaders to ensure the budget reconciliation package includes major investments in affordable housing targeted to the lowest-income households.

The letter calls on the chairmen to expand the basis boost for Low-Income Housing Tax Credit (LIHTC) developments in which at least 20% of units built or preserved are affordable to households with the lowest incomes. While LIHTC is an important source of affordable housing financing, the program rarely serves households with the lowest incomes who most acutely experience the national shortage of affordable housing. No state or congressional district in the country has enough deeply affordable homes to meet demand, and most of the shortage of affordable housing is concentrated among households with extremely low incomes. These households are disproportionately Black, Indigenous and people of color (BIPOC), and people with disabilities. Expanding the LIHTC basis boost for properties serving extremely low-income households will spur additional development of deeply affordable housing.

Read the letter at: <https://tinyurl.com/y84fur64>

Representatives Jayapal and Cardenas Introduce Bill to Expand Health Care, Nutrition Assistance, Housing, and Other Supports for Immigrants

Representatives Pramila Jayapal (D-WA) and Tony Cárdenas (D-CA) introduced on September 10 the “Lifting Immigrant Families Through Benefits Access Restoration Act of 2021,” or the “[LIFT the BAR Act](#).” The legislation would restore access to public programs for lawfully present immigrants by removing five-year waiting period and other restrictions to accessing federal public benefits. Affected programs would include Medicaid, CHIP, SNAP, TANF, SSI, certain housing assistance, and other important services. NLIHC supports this legislation.

The LIFT the BAR Act would restore access to these programs for lawfully present immigrants by:

- Repealing key provisions of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (PRWORA) that 1) restrict lawfully present immigrants’ eligibility for federal assistance programs; 2) allow states to adopt more punitive restrictions; 3) erect barriers for states or localities that wish to use their funds to establish more inclusive programs; and 4) restrict or deter access to critical services for immigrants with sponsors
- Removing the five-year waiting period in Medicaid, CHIP, SNAP, TANF, and SSI
- Redefining “qualified noncitizens,” a term used to define eligibility for many federal programs, to include any individuals who are lawfully present in the U.S.
- Providing that individuals who have access to Affordable Care Act health insurance under current rules will not lose access to affordable coverage if they remain ineligible for Medicaid

The bill would align Section 214 of the Housing and Community Development Act of 1980 with the changes made in PRWORA would expand and make consistent eligibility requirements for recipients of Deferred Action for Childhood Arrivals (DACA), immigrants who are granted Special Immigrant Status (SIJS), and any other non-citizens federally authorized to be present in the United States. Such a change would allow access to federal housing programs such as public housing, Housing Choice Vouchers, Section 8 project-based rental assistance, and some rural housing programs.

“As an immigrant who came to this country alone at the age of 16, I am proud to introduce legislation that finally eliminates senseless, harmful, and xenophobic barriers to health care, nutrition assistance, and other life-changing public benefits for immigrant families,” said Congresswoman Jayapal. “As COVID-19 disproportionately impacts immigrants who are heroically serving on the frontlines of this crisis, the LIFT the BAR Act is an urgent, necessary, and just step towards ensuring they have access to the care, relief, and support they need and deserve—during a pandemic and beyond.”

Read a press release about the LIFT the BAR Act at: <https://bit.ly/3txQxn9>

Read the bill at: <https://bit.ly/2YMTcOn>

HUD

HUD Posts RAD Complaint Process for Residents

HUD’s Office of Recapitalization (Recap) posted a one-page [RAD Complaint Process](#) for residents of public housing properties undergoing conversion or that have converted under the Rental Assistance Demonstration (RAD) program to either the Section 8 Project-Based Voucher (PBV) or Project-Based Rental Assistance (PBRA) programs. The RAD Complain Process document lists suggested contents of a complaint, such as a description of the resident’s issues and their desired remedy.

The document also lists steps that Recap staff will take when they receive a complaint, including:

- Communicating with residents to obtain additional information
- Gathering information from the PHA, property manager, and RAD Transition Manager (the process does not explicitly include talking with legal services or other resident-oriented third parties)
- Determining whether Recap or another HUD office could facilitate communication between residents and the other party
- Providing residents a written response that includes actions taken and recommended next steps

The document states that residents should direct follow up questions to the Recap office. The complaint process does not include an appeal process if residents are unhappy with Recap’s written response, nor does it indicate that Recap will undertake ongoing monitoring to ensure that suggested actions are carried out.

The RAD complaint process is at: <https://bit.ly/3jWowm2>

More information about RAD is on [page 4-40](#) of NLIHC’s *2021 Advocates’ Guide*, and on NLIHC’s public housing webpage: <https://bit.ly/3trRop2>

HUD Designates Difficult Development Areas and Qualified Census Tracts for 2022

HUD [published](#) in the *Federal Register* on September 9 its [list](#) of the 2022 Difficult Development Areas (DDAs) and Qualified Census Tracts (QCTs) used in the Low-Income Housing Tax Credit (LIHTC) program. LIHTC properties in DDAs or QCTs can receive a 30% basis boost in qualified costs, increasing tax credits and resulting in greater investment equity in a project. HUD designates DDAs and QCTs each year. DDAs are areas with high development costs relative to incomes. QCTs are census tracts with a poverty rate of at least 25% or in which 50% of the households have incomes below 60% of AMI. The new DDAs and QCTs take effect on January 1, 2022.

For LIHTC applications submitted in 2021 for projects located in DDAs or QCTs that subsequently lose their DDA or QCT designations, the designations for the project remain in effect if the tax credits are allocated within 730 days from the date a complete application is filed.

The September 9 *Federal Register* notice is available at: <https://bit.ly/3kYBmPG>

The 2022 list of DDAs and QCTs is available at: <https://bit.ly/3ttv927>

More information about the Low-Income Housing Tax Credit program is available in NLIHC’S *2021 Advocates’ Guide* at: <https://bit.ly/318jT7w>

HUD Recap Establishes Process for Replacing RAD PBV Contract if Units Cannot be Occupied Due to Natural Disaster

HUD’s Office of Recapitalization (Recap) issued a notice in the *Federal Register* on September 10 establishing the process to replace former public housing units that have been converted to Section 8 Project-Based Vouchers (PBVs) under the Rental Assistance Demonstration (RAD) program when those units cannot be occupied due to a natural disaster or when demolition and reconstruction of the units necessitates a temporary transfer of a PBV Housing Assistance Payment (HAP) contract.

The notice provides a mechanism for public housing agencies (PHAs) to enter into a RAD Interim Agreement and a subsequent new RAD PBV HAP contract when a direct transfer of a HAP contract to new units is not possible and there would be a temporary period when a HAP contract is not in effect. Such circumstances may occur, for example, when a natural disaster renders units uninhabitable or when an owner requires units to be unavailable while a PHA is replacing units onsite.

The *Federal Register* notice is at: <https://bit.ly/3nk5asZ>

More information about RAD is on [page 4-40](#) of NLIHC's *2021 Advocates' Guide*, and on NLIHC's public housing webpage, <https://bit.ly/3trRop2>

Opportunity Starts at Home

Education Advocates are Housing Advocates: New Issue Brief, Survey, and Podcast

The [Opportunity Starts at Home](#) multi-sector affordable homes campaign recently released a new issue brief, survey, and podcast on the connection between educational outcomes and housing. These new resources are now available on the campaign's [website](#) and are aimed at deepening the understanding of advocates and policymakers about the connection between student achievement and housing stability.

The [issue brief](#) explores three channels in which housing influences educational attainment: 1) housing security and educational achievement; 2) housing mobility, school access, and integration; and 3) housing security and postsecondary access and success. Each section of the issue brief provides in-depth analysis of racial inequities present in each channel. The brief also contains an explanation of federal policies that would address these channels and explores successful state and local programs. The brief was developed in consultation with the campaign's Racial Equity Working Group.

The campaign recently distributed a [survey](#) to 19 major school districts and charter school management organizations to learn how they perceive the connection between housing affordability and educational outcomes. Among the survey's findings, all respondents said that having stable, affordable housing was very important or extremely important when it comes to their students' ability to succeed in school.

The campaign's 31st [podcast episode](#) features guests who explore the deep connections between the housing and education sectors. Dr. Stefan Lallinger, fellow at the Century Foundation and director of the Bridges Collaborative, and Sam Adams, education programs manager at the Come to Believe Foundation and an ongoing contributor to the *Opportunity Starts at Home* campaign, discuss issues of racial and socioeconomic integration, equity, school governance, and district-charter relationships.

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

<https://nlihc.org/resource/join-tenant-talk-live-september-13-avenues-homeownership-low-income-renters>The webinar will discuss current challenges in the current housing market, practical options for tenants to become homeowners, and resources to help them do so. *Tenant Talk Live* is also an opportunity for renters to share their experiences and identify opportunities to make change in their communities. NLIHC Housing Advocacy Organizer Sidney Betancourt will be joined by Patricia Fron, co-executive director of Chicago Area Fair Housing Alliance (CAFHA) and Jerry Johnson, who is a member of CAFHA's Housing Choice Voucher Leader Board. NLIHC staff members will provide policy and emergency rental assistance updates.

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 webinar, email: sbetancourt@nlihc.org

To stay up to date with *Tenant Talk Live* events, join our [Facebook group](#).

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

NLIHC/PAHRC Webinar Focuses on Federally Assisted Housing and Natural Hazards

NLIHC and the Public and Affordable Housing Research Corporation (PAHRC) will host the second installment of a webinar series on natural hazards and the federally assisted housing stock. The second webinar, “[Disaster Planning and Mitigation for Affordable Housing Organizations](#),” will be on September 22 from 1-2:30 pm ET. The webinar will discuss how affordable housing organizations can develop a disaster preparedness plan and share examples of mitigations that can be adopted by housing providers to reduce vulnerability to extreme weather, adapt to climate change, and prepare for potential power outages. Register for the webinar [here](#).

Confirmed speakers include:

- Keely Stater, director of research and industry intelligence, PAHRC, co-author of the report
- JB Smith, senior risk control consultant, HAI Group
- Veronica Beaty, senior research program manager, California Coalition for Rural Housing
- Laurie Schoeman, senior program director, national initiatives, resilience, Enterprise Community Partners

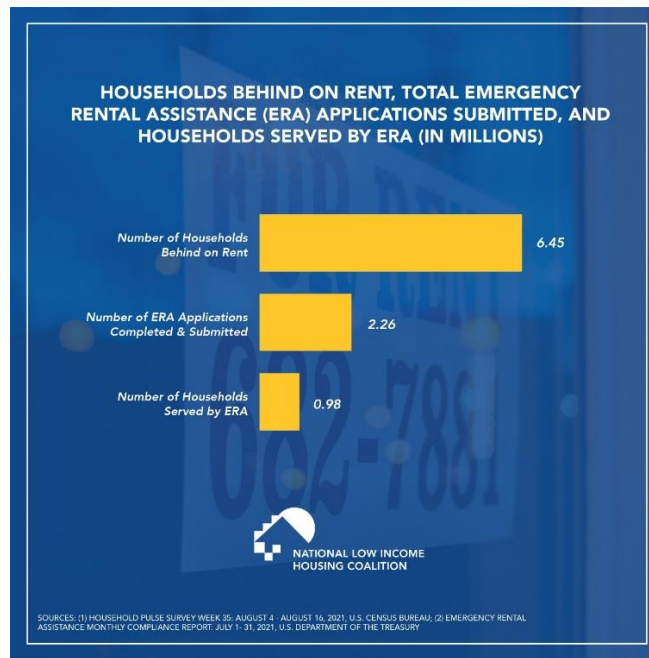
Register for the webinar at: <https://bit.ly/3fUHBTe>

Watch a recording of the first webinar, “Assessing Vulnerability to Disaster in the Federally Assisted Housing Stock,” at: <https://bit.ly/3jysa55>

Access slides from the first webinar at: <https://bit.ly/2WBCbFL>

Fact of the Week

Fewer than Half of Emergency Rental Assistance Applicants Have Received Assistance, Many More Behind on Rent



Sources: (1) Household Pulse Survey Week 35: August 4 - August 16, 2021, U.S. Census Bureau; (2) Emergency Rental Assistance Monthly Compliance Report: July 1- 31, 2021, U.S. Department of the Treasury

From the Field

California Legislature Passes Bills to Limit Exclusionary Zoning and Increase Density

The California Assembly passed a pair of bills in August that would reduce exclusionary zoning, increase residential density, and mitigate the affordable housing shortage. [Senate Bill 9 \(SB9\)](#) makes it legal for property owners to subdivide lots into two parcels and turn single-family homes into duplexes. If signed into law, SB 9 would effectively legalize fourplexes on land previously reserved for single-family homes. Senate Bill 10 (SB10) authorizes local governments to rezone for up to ten homes per parcel in transit-accessible and job-rich neighborhoods without undergoing a lengthy review process under the California Environmental Quality Act. The California Senate approved SB 9 and SB 10 on August 30. Both bills await the signature of Governor Gavin Newsom (D), who has until [October 10](#) to sign or veto the legislation.

[More than two-thirds](#) of residential land in California is zoned for single-family homes, which limits the state’s overall supply of housing and contributes to the state’s extreme affordable housing shortage. Many advocates view SB 9 and SB 10 as modest but meaningful steps to increase density, boost the state’s housing stock, and meet the needs of low- and middle-income residents. As highlighted in NLIHC’s 2021 edition of [The Gap](#), California faces a shortage of 962,667 rental homes affordable and available for extremely low-income (ELI) renters. Only 24 rental homes are affordable and available for every 100 ELI households—the second-largest disparity of any state, following Nevada.

Proponents of SB 10 emphasize the bill’s impact on racial equity. [According to California YIMBY](#), more than 55 percent of Black and Hispanic children in California live in low-opportunity neighborhoods, while more than 63 percent of white children live in high-opportunity neighborhoods. By increasing density in job-rich, transit-accessible neighborhoods, SB 10 would enable more families of color to access educational and economic opportunities.

To respond to opponents' concerns about real estate speculation, Senator Atkins amended SB 9 to include an owner-occupancy requirement, which mandates that homeowners live in one of their units for at least three years after receiving approval for a lot split. SB 9 also includes safeguards against tenant displacement, and it does not apply to environmentally sensitive areas or historic districts.

The passage of SB 9 and SB 10 follows a series of state and local victories for inclusionary zoning in recent years. Oregon all but outlawed single-family zoning in 2019 (see [Memo, 8/12/19](#)), and municipalities including Minneapolis, Grand Rapids, Sacramento, Cambridge, and Berkeley have done the same (see [Memo, 4/12](#)). Building further momentum for inclusionary zoning, the Biden Administration recently [announced](#) that the Federal Housing Finance Agency will conduct a study on the degree to which the mortgage activity of the Government Sponsored Enterprises (GSEs) is concentrated in jurisdictions with exclusionary zoning policies, and will hold listening sessions for stakeholders to exchange best practices on local zoning reform (see [Memo, 9/7](#)). The House Financial Services Committee's portion of the \$3.5 trillion infrastructure and economic recovery package also [proposes](#) \$4.5 billion for an Unlocking Possibilities Zoning Program, which would include grants to help communities pursue zoning reforms and streamline local regulations.

California YIMBY sponsored SB 10 and was the statewide advocacy organization leading advocacy efforts to support SB 9. In response to the passage of this legislation, Brian Hanlon, president and CEO of California YIMBY, stated, "California's middle-class workers and families have long been invisible in the debate about our housing shortage and affordability crisis, but no longer. Senate Bill 10 gives cities a tool to prioritize exactly the kinds of homes that our workers and families need—apartments in modest-sized buildings that can fit seamlessly into our existing neighborhoods. By legalizing duplexes and fourplexes, SB 9 will enable many more middle-class Californians to achieve the dream of affordable home ownership. With these two vital housing bills, the California legislature has told middle-class families: Help is on the way."

Senate President pro Tempore Toni Atkins (D-San Diego) is lead author of SB 9, and Senator Scott Weiner (D-San Francisco) is lead author of SB 10.

NLIHC in the News

NLIHC in the News for the Week of September 5

The following are some of the news stories that NLIHC contributed to during the week of September 5:

- "Biden resets after Delta frustrates his hope to declare Covid independence," *NBC News*, September 9 at: <https://tinyurl.com/4a3fytzd>
- "To avoid housing eviction crisis, states must distribute federal rental assistance faster," *USA Today*, September 9 at: <https://tinyurl.com/hdwrkvck>
- "The CDC's eviction moratorium leaves legacy of economic hardship," *Washington Examiner*, September 5 at: <https://tinyurl.com/9ehptmpp>

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