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## HoUSed Campaign

### Take Action: House Budget Committee Advances “Build Back Better Act,” with Full House Vote as Soon as This Week!

The House Budget Committee voted on Saturday, September 25 along party lines to advance the “Build Back Better Act,” a \$3.5 trillion comprehensive infrastructure and economic recovery package, to the House Rules Committee in preparation for a full vote on the House floor. The full vote in the House could take place as soon as this week.

While Saturday’s vote was procedural and did not allow members to make any substantive changes to the bill text, the Rules Committee may make sweeping changes to the bill, including major cuts in funding. Any reduction to the “Build Back Better Act” could result in harmful cuts to the [\\$327 billion proposed for affordable housing](#) currently in the bill and put at risk the [HoUSed campaign’s top priorities](#): \$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.

[Contact your senators and representatives](#) and urge them to ensure that any reduction to the “Build Back Better Act” does not come at the expense of proven housing solutions for those with the greatest needs 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 voted on September 14 to approve legislation to invest \$327 billion in affordable housing through a \$3.5 trillion “Build Back Better” 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, Housing, and Urban Affairs Committee.

Before the bill is brought up for a vote on the House floor – potentially as soon as the coming week – congressional leaders must make changes to garner enough support among House and Senate moderates, who threaten to vote against the bill unless the overall size of the package is reduced. To enact the bill, Speaker Nancy Pelosi can afford to lose only three votes from House Democrats, and every Senate Democrat must vote for the legislation.

The bill currently includes \$327 billion in affordable housing investments, including robust funding for the [HoUSed campaign’s top priorities](#):

- \$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; and
- \$37 billion for the national Housing Trust Fund (as a set-aside within the HOME Investment Partnership Program). See NLIHC’s [state-by-state estimate](#) of this investment.

Read NLIHC’s full 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, investments in this bill could effectively end homelessness in the U.S.

Contact your senators and representatives and urge them to ensure that any cuts to the Build Back Better Act do not come at the expense of proven housing solutions for those with the greatest needs and to provide the highest possible funding levels for the [HoUsed campaign's top priorities](#).

### Take Action

1. [Contact](#) your senators and representatives and urge them to provide the highest funding possible for the [HoUsed campaign's priorities in Build Back Better Act](#). 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](#) nearly 1,600 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!**

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### Join NLIHC's Campaign Call on "HoUsed: Universal, Stable, and Affordable Housing" Tomorrow at 2:30 pm ET

This week's [national HoUsed campaign call](#) will be moved to tomorrow (Tuesday, September 28) at 2:30-4:00 pm ET, when we will be joined by Senate Majority Leader Chuck Schumer (D-NY) and Senate Banking, Housing, and Urban Affairs Committee Chairman Sherrod Brown (D-OH) to discuss the historic opportunity to include major affordable housing investments in the reconciliation package. Senior Advisor to the President Gene Sperling will also join to discuss the latest on emergency rental assistance (ERA) spending and the Treasury Department's announcement about ERA reallocations. We will also get the latest news from Capitol Hill; hear more about NLIHC's ERASE Project; and receive updates the field.

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

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### Recording Available of September 20 National Call on "HoUsed: Universal, Stable, Affordable Housing"

Our most recent (September 20) call on "HoUsed: Universal, Stable, Affordable Housing" addressed the \$327 billion in housing investments included in the budget reconciliation package, shared how the HoUsed campaign's policy priorities can impact renters, and provided updates from the field.

NLIHC's Sarah Saadian provided updates from Capitol Hill, including where Congress stands on enacting the \$3.5 trillion reconciliation package, which contains \$327 billion in investments for affordable housing and community development. The package also contains funding for NLIHC's [HoUsed campaign's top policy priorities](#): \$90 billion to expand housing vouchers, \$80 billion for public housing, and \$37 billion for the national Housing Trust Fund. Advocates should continue to [call their members of Congress](#) and urge them to include these vital resources in any reconciliation package.

Ann Olivia, vice president of housing policy at the Center on Budget and Policy Priorities (CBPP), shared [CBPP's analysis](#) of how many renters would be helped in each state if the \$90 billion proposed for housing vouchers in the reconciliation package is enacted into law. CBPP estimates the funding would extend rental assistance to an estimated 750,000 of the lowest-income households. Sarah Saadian also shared NLIHC's

[estimate of how much funding for the national Housing Trust Fund](#) each state will receive if the reconciliation package is enacted.

Cathy Garcia, a community organizer from Chainbreaker Collective in New Mexico, shared field updates on eviction prevention and the state’s eviction moratorium. Brian Hanlon, chief executive officer of California YIMBY discussed [SB-09](#) and [SB-10](#), California state legislation that changes zoning codes to allow for construction of more affordable multifamily housing in previously inaccessible areas. Christine Hess, executive director of the Nevada Housing Coalition, gave updates on recent affordable housing round table discussions with other housing organizations in Nevada.

NLIHC’s Sarah Gallagher and Emma Foley presented updates on Emergency Rental Assistance (ERA) implementation that can be found on NLIHC’s [treasury ERA dashboard](#). Erin Kemple from the Connecticut Fair Housing Center, an ERASE Project grantee, provided updates on how the center is using its grant funding to expand access to ERA across the state.

Our next national call will be on Tuesday, September 28 at 2:30 pm ET. We will be joined by Senate Majority Leader Chuck Schumer (D-NY) and Senate Banking Committee Chair Sherrod Brown (D-OH), and we will provide updates from Capitol Hill, hear the latest from the field, and more. Register for the upcoming call at: [tinyurl.com/ru73qan](https://tinyurl.com/ru73qan)

View presentation slides at: [tinyurl.com/23k753r2](https://tinyurl.com/23k753r2)

Watch recording at: [tinyurl.com/4e43s9d4](https://tinyurl.com/4e43s9d4)

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## HUD

### HUD Launches National “House America” Initiative to Address Homelessness

HUD launched on September 20 “[House America](#),” a national initiative to address the nation’s homelessness crisis. The initiative encourages state, local, and tribal leaders to pledge to reduce homelessness in exchange for federal resources and support to increase the supply of deeply affordable housing and to permanently house people experiencing homelessness.

HUD Secretary Marcia Fudge, along with Veterans Affairs Secretary Denis McDonough and Special Advisor to the President Gene Sperling, provided opening remarks at a launch event. “[House America] is an all-hands-on-deck effort to address our nation’s homelessness crisis,” said Secretary Fudge. “House America brings together leaders from across the federal government, and from communities in every corner of our country, to forge a historic new partnership.”

The initiative encourages state, local, and tribal governments to use the significant resources provided in the American Rescue Plan Act – including 70,000 housing vouchers, \$5 billion for the construction of affordable housing, and \$350 billion in state and local relief funds – to transition at least 100,000 people experiencing homelessness into permanent housing and to construct at least 20,000 deeply affordable housing units.

So far 25 state, local, and tribal leaders have joined “House America,” including Governor Gavin Newsom of California, Governor Janet Mills of Maine, Mayor Libby Schaff of Oakland, CA, and Mayor John Giles of Mesa, AZ.

Learn more about the initiative at: [hud.gov/house\\_america](https://hud.gov/house_america)

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## HUD Notice Provides Section 3 Guidance for HOME and HTF Programs

HUD's Office of Community Planning and Development (CPD) issued [Notice CPD-21-07](#) providing guidance for HOME Investment Partners Program participating jurisdictions (PJs) and national Housing Trust Fund (HTF) grantees regarding the new Section 3 regulations (see *Memo*, [10/5/20](#)). In the context of HOME and HTF, Section 3 requirements apply to housing rehabilitation and housing construction; they do not apply to direct homebuyer assistance or tenant-based rental assistance (TBRA). For other HUD programs, in addition to new construction and rehabilitation, Section 3 applies to other public construction projects (e.g., public improvements and public facilities) assisted by the Community Development Block Grant (CDBG) program and several others. CPD issued [Notice CPD-21-09](#) providing guidance pertaining to CDBG and a number of other programs (see *Memo*, [9/7](#)).

The purpose of Section 3 of the Housing and Urban Development Act of 1968 is to ensure that when HUD funds are used to assist housing and community development projects “to the greatest extent feasible,” preference for some of the jobs and other economic opportunities go to low-income people, “particularly those who are recipients of government assistance for housing.” Another Section 3 obligation is to support businesses owned or controlled by low-income people or businesses that hire them. Public housing agencies (PHAs) and jurisdictions using Community Development Block Grant (CDBG), HOME Investment Partnerships program, and other HUD funds must comply with Section 3 and ensure that contractors and subcontractors comply.

Notice CPD-21-07 is a useful summary of the new Section 3 rule published in the *Federal Register* on September 29, 2020. The new rule replaced the interim Section 3 rule that had been in place since 1994. The new rule made three positive changes but includes four harmful provisions (see *Memo*, [10/5/20](#)).

One harmful new provision establishes a threshold of \$200,000 of HUD assistance per project before Section 3 applies to housing rehabilitation, housing construction, and other public construction. The rule defines a “project” as the site or sites together with any building(s) and improvements located on the site(s) that are under common ownership, management, and financing. NLIHC's comment letter in response to the proposed Section 3 rule opposed this high threshold.

The problem can apply to HOME-assisted single-family housing rehabilitation properties, which are not likely to ever reach the \$200,000 per home threshold and comprise most HOME-assisted rehabilitation. For instance, contractors awarded significant amounts of Section 3 covered funds in a single year to spend, all together, on several small, discreet activities (such as homeowner housing rehabilitation) would not have to hire Section 3 Workers or subcontract with Section 3 businesses because each component activity costs less than \$200,000. For example, if a contractor receives a commitment of \$1 million in HOME funds to rehabilitate seven single-family homes and the contractor spends \$130,000 per home, that contractor would not have to comply with Section 3 because each home is considered a single “project;” not one of the seven rehabs had a contract for more than \$200,000.

Notice CPD-21-07 is at: <https://bit.ly/2XEK8KG>

HUD has two Section 3 web pages: a useful overview is on the HUD Exchange at: <https://bit.ly/3Bt0RiX>, while brief summary is on the main HUD website at: <https://www.hud.gov/section3>

NLIHC has produced two summaries of the new Section 3 rule, a “[Detailed Summary and Analysis of the Final Section 3 Regulations](#)” and a “[Brief Summary and Analysis of the Final Section 3 Regulations](#).” Both resources are on NLIHC's Public Housing webpage at: <https://bit.ly/2WQtcB5>

More information about the new Section 3 regulations is on [page 7-45](#) of NLIHC's *2021 Advocates' Guide*.

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## HUD to Host Webinar Series on HOME-American Rescue Plan Program Notice

HUD's Office of Affordable Housing Programs (OAHP) will host a webinar series on the HOME-American Rescue Plan Program (HOME-ARP). The American Rescue Plan (ARP) provides \$5 billion through the HOME-ARP program to HOME Participating Jurisdictions (PJs) (see *Memo*, [4/12](#)). In collaboration with other community stakeholders such as CoCs, HOME PJs can use the funding for targeted investments in housing and other assistance for people experiencing or at imminent risk of homelessness, as well as for other vulnerable populations. The webinars will review [Notice CPD-21-10](#) (see *Memo*, [08/21](#)), and participants will learn about the requirements established in the notice.

The 4-part webinar series is designed for HOME participating jurisdictions (PJs) preparing to administer HOME-ARP, as well as CoC partners, homeless service providers, local housing providers, and public housing agencies. Topics include:

1. Overview of Notice CPD-21-10, Qualifying Populations, and Allocation Plan Requirements—[Sept. 27, 2021, 2 - 3:30 PM ET](#)
2. Preferences, Referral Methods, and Rental Housing Requirement—[Sept. 29, 2021 2 - 3:30 PM ET](#)
3. Tenant-Based Rental Assistance, Supportive Services, and Non-Congregate Shelter—[Oct. 4, 2021, 2 - 3:30 PM ET](#)
4. Program Administration and Nonprofit Operating Expenses—[Oct. 6, 2021, 2 - 3:30 PM ET](#)

Register for each webinar individually by clicking on the links above. You must have a HUD Exchange account to register. Follow these [instructions to create an account](#).

Visit OAHP's HOME-ARP website at: <https://bit.ly/3zTUtkT>

To receive HOME-ARP updates, subscribe to the [HOME-ARP mailing list](#).

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## Emergency Rental Assistance

### August Treasury Data on ERA1 and ERA2 Show Spending Uptick, Some Programs Lagging

The U.S. Department of the Treasury released updated [Emergency Rental Assistance](#) (ERA) [spending data through August 31](#), revealing that an additional \$2.28 billion in ERA1 and \$207 million in ERA2 funding was spent in August, bringing the total ERA spent through August to \$7.72 billion. After only a slight increase in spending between June and July, August saw a substantial increase in the rate of spending. Grantees spent \$550 million more in August than in July. By comparison, programs spent \$196 million more in July than they did in June. The updated data reflect significant progress in ERA spending for programs, though many programs have yet to incorporate essential flexibilities to accelerate funding.

State allocations account for approximately \$18 billion of the \$25 billion in ERA1 funding. By August 31, states had spent 26% of their funding, varying widely in their success distributing funds. New Jersey, the District of Columbia, Virginia, and Texas are leading fund distribution, having spent 78%, 70%, 63%, and 56% of their allocations, respectively. Other states, including South Carolina, New York, and Florida, saw significant increases in their fund distribution from July to August. Many states continue to fall behind, however, with 18 states having spent less than 10% of their allocations by the end of August.

Per-household spending varies widely across states, but states average approximately \$5,000 per household. Initial numbers from New York show that it has the highest average spending per household at \$12,974, followed by New Jersey (\$9,096) and California (\$8,288). Arizona has the lowest spending, averaging \$738 per household, followed by North Dakota (\$1,525) and Vermont (\$1,710). States with low household payouts and low spending rates should consider applying the allowable three months of future rent payments to all eligible households to ensure housing stability and increase fund distribution.

Localities continue to spend ERA1 funding more quickly than states, with local spending increasing from 31% to 42% of the total ERA1 allocation between July and August. Over 100 localities have spent more than 50% of their funding and approximately 25 have spent 90% or more. Twenty-six localities have not begun distributing ERA1 funds. Territories are still struggling to expend their ERA1 allocation; only 1% has been spent, and Puerto Rico with the largest allocation among territories had not distributed any funds.

By the end of August, \$207 million in ERA2 funding (approximately 1% of the ERA2 allocation) had been paid to households. Of 400 grantees, 65, including six states, have started spending their ERA2 funding. However, not all these grantees have spent down their entire ERA1 funding, indicating that some programs may be switching to ERA2 because of the additional flexibilities allowed.

NLIHC tracks ERA spending in real time on our [ERA Dashboard](#) and [Spending Tracker](#). This tracking also includes real-time data from program dashboards and program administrators to provide a closer estimate of how much ERA funding has been obligated to date.

Access August data at: <https://bit.ly/2XUI9na>

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## Survey Examines Lack of Landlord and Tenant Participation in ERA Programs

[Research from NLIHC, the Housing Initiative at Penn, and NYU Furman Center](#) indicates that a lack of landlord and tenant participation is a challenge to state and local administrators of Emergency Rental Assistance (ERA) programs. To understand the extent of non-responsiveness and refusal to participate in ERA programs, NLIHC asked 247 program administrators to complete a short survey between September 9 and September 15. ERA programs indicated they experience greater refusal and unresponsiveness from landlords than from tenants.

The survey asked about the frequency with which landlords or tenants are non-responsive or refuse to participate in ERA programs and provided open-ended questions aimed at understanding the primary reasons landlords and tenants do not participate in ERA programs. NLIHC received 93 responses, a response rate of 38%. Of respondents, 12% of program administrators represented state jurisdictions, 68% represented local jurisdictions, and 20% represented tribal jurisdictions. NLIHC is currently tracking 495 ERA programs, of which 10% are state programs, 59% are local programs, 1% are territory programs, and 30% are tribal government programs.

Findings from the survey include:

- ERA program administrators rarely experience tenants refusing to participate in ERA programs. Most (49%) ERA programs have never experienced tenants refusing to participate in ERA programs and 90% of programs never, very rarely, or rarely experience tenants refusing to participate
- While non-responsiveness is more common than outright refusal for both landlords and tenants, program administrators indicated they experience greater refusal and unresponsiveness from landlords than from tenants



- Reasons program administrators give for tenants not participating include challenges with tenant engagement and the application process
- Reasons program administrators give for landlords refusing or not responding include landlords not wanting to share their W-9s and wanting to retain the ability to evict tenants for other reasons

Access the brief at: <https://bit.ly/39Btizo>

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## Coronavirus, Disasters, Housing, and Homelessness

### Representative Cori Bush and Senators Warren, Markey, and Padilla Introduce “Keeping Renters Safe Act of 2021”

Senators Elizabeth Warren (D-MA), Ed Markey (D-MA) and Alex Padilla (D-CA), along with Representative Cori Bush (D-MO) and three dozen of her Democratic colleagues in the House, introduced on September 21 the “Keeping Renters Safe Act of 2021” to reinstate the federal eviction moratorium implemented by the Centers for Disease Control and Prevention (CDC). The U.S. Supreme Court ended the moratorium in August. The bill would reinstate the previously invalidated moratorium and clarify the CDC’s legal authority to enact a federal moratorium on evictions for nonpayment of rent when it is necessary to protect public health.

“Congress should enact this broad eviction moratorium to keep millions of families safely and stably housed during the pandemic,” said Diane Yentel, president and CEO of NLIHC, in the bill’s [press release](#). “The moratorium was a lifeline for millions of renters, and the last federal protection keeping many of them stably housed as they wait for emergency rental assistance to reach them.”

Read the bill at: <https://tinyurl.com/s4v4am8e>

Read the press release for the bill at: <https://bit.ly/3lONraL>

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### HUD Announces Continued CARES Act Supplemental Operating Funds for Section 8, Section 202, and Section 811 Assisted Housing

HUD’s Office of Multifamily Housing Programs (Multifamily) posted [Notice H 2021-05](#) on September 16 announcing the continued availability of “COVID-19 Supplemental Payments” (CSP) for Section 8, Section 202, and Section 811 properties to prevent, prepare for, and respond to the coronavirus. The purpose of CSP is to help owners incurring additional operational costs during the pandemic maintain their properties in decent, safe, and sanitary conditions. The notice establishes a fourth and likely final request window, adds eligible expenditures, updates priority eligibility, and revises the process for property owners to apply for CSP funds to cover expensed incurred through October 31, 2021. Property owners have until November 19 to request funds.

Congress appropriated supplemental funds for Multifamily programs through the CARES Act: \$1 billion for the Project-Based Rental Assistance program (PBRA), \$50 million for Section 202 Supportive Housing for the Elderly, and \$15 million for Section 811 Supportive Housing for Persons with Disabilities (see *Memo*, [3/30/20](#)). Multifamily had initially issued [Notice 2020-08](#) on July 23, 2020, making up to \$190 million available for Section 8 properties, \$25 million for Section 202 properties, and \$9 million for Section 811 properties (see *Memo*, [8/3/20](#)). Multifamily subsequently posted [Notice H 2020-11](#) on November 24, 2020 announcing a second request period (see *Memo*, [12/7/20](#)). A third round was announced in [Notice H 2021-01](#) on April 13, 2021 (see *Memo*, [4/19](#)).

Most of the CARES Act funding for Section 8 PBRA (see *Memo*, [6/8/20](#)), along with smaller portions of Section 202 and Section 811 CARES Act funding, was used to offset decreased tenant rent payments as tenants experienced reduced or lost income due to the coronavirus pandemic. As a tenant's income decreases, the tenant may request an interim income recertification which lowers their rent obligation.

New eligible expenditures under Notice H 2021-05 include:

- Incremental costs for HVAC system ventilation and filtration upgrades
- Emergency generators to protect vulnerable elderly residents from exposure risk associated with evacuations or displacement
- Broadband Wi-Fi infrastructure
- Incremental costs of upgrading disposable HVAC air filters to include those with higher Minimum Efficiency Reporting Value (MERV) ratings

[Notice H 2021-05](#) changes the formula for CSP funding caps. Previous notices used the term “Tier I” for most requests; the new notice changes the term to “Standard CSP.” The base amount per property is increased to \$2,500 (from \$2,000) and the amount per assisted unit is increased to \$75 (from \$60). For properties with an ongoing service coordinator program funded from operating income, the allowance is reduced to \$1,250 (from \$3,000). The maximum amount for a Standard CSP request is \$25,000, regardless of property size or characteristics.

Some smaller requests covering multiple operating periods may be combined on a single Combined Request. An owner may choose to combine all expenses if: 1) the owner has not previously received CSP for expenses incurred in a particular prior period; 2) the owner is now seeking reimbursement for multiple operating periods; and 3) the total expenses are less than the single period Standard CSP cap.

In prior CSP rounds, Multifamily would not provide CSP for expenses incurred in an operating period for which CSP was previously approved. For Round IV, Multifamily will permit owners to amend approved prior round CSP requests to include additional expenses that they may have inadvertently omitted or that are now eligible by the Round IV notice.

For Round IV, Multifamily has developed a new funding prioritization plan that will be applied if CARES Act appropriations are insufficient to fund all eligible CSP requests. HUD will fund all eligible requests through a process indicated in a table in the notice until all CARES Act funds are exhausted. If any funding allocation in one of the priority steps in the table cannot be funded in full, Multifamily will prorate remaining funds within that step.

The notice retains financial need requirements consistent with prior rounds but waives certain criteria for Standard CSP requests made for expenses incurred only in Operating Period 4 (April 1 - October 31, 2021) to encourage beneficial expenditures by owners. CSPs will be approved only for critical funding needs that cannot be addressed with other project funds or external resources. For expenses incurred only during Operating Period 4, Multifamily will approve Standard CSP requests without regard to a property's projected surplus cash or residual receipt account balances.

Read Notice H 2021-05 at: <https://bit.ly/3AxRBtS>

Access a Multifamily fact sheet about Round IV at: <https://bit.ly/2XOmVX3>

More information about CPS is on [page 10-1](#) of NLIHC's *2021 Advocates' Guide*.

More information about Project-Based Section 8 is on [page 4-64](#) of NLIHC's *2021 Advocates' Guide*.

More information about Section 202 Housing for the Elderly is on [page 4-70](#) of NLIHC's *2021 Advocates' Guide*.

More information about Section 811 Housing for Persons with Disabilities is on [page 4-71](#) of NLIHC's *2021 Advocates' Guide*.

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## **Additional Coronavirus Updates – September 27, 2021**

### **National Updates**

#### *Consumer Financial Protection Bureau (CFPB)*

The Consumer Financial Protection Bureau (CFPB) released a [report](#) on September 17 warning that millions of renters and their families may suffer previously avoided economic harms of the COVID-19 pandemic as federal and state relief programs end. The report confirms that, compared to homeowners, renters are more likely to be Black or Latino, and women, and to have lower incomes. Read the CFPB [press release](#) and [report](#).

#### *Department of Housing and Urban Development (HUD)*

HUD's Office of Multifamily Programs [announced](#) on September 16 that it is opening a [new application period](#) for owners of multifamily properties receiving project-based rental assistance under the Section 8, Section 202, or Section 811 programs to apply for more than \$180 million in supplemental operating funds to support expenses for protecting residents and staff from COVID-19.

#### *Department of Treasury*

The U.S. Department of the Treasury on September 16 released a [report](#) on the first six months of the department's implementation of the American Rescue Plan. Since the law was enacted, Treasury has disbursed approximately \$700 billion of the \$1 trillion in programs administered by Treasury, including over 1 million Emergency Rental Assistance (ERA) payments totaling more than \$5 billion. Read the [press release](#) and [report](#).

Treasury Deputy Secretary Wally Adeyemo published a [blog post](#) on September 17 outlining the department's work to center racial equity in its first six months of implementing the American Rescue Plan.

#### *Reporting*

The [Associated Press](#) reports Representative Cori Bush (D-MO) and Senator Elizabeth Warren (D-MA) introduced the "[Keeping Renters Safe Act of 2021](#)" on September 21, legislation that would reimpose a national eviction moratorium amid the ongoing COVID-19 pandemic. While the bill's prospects are unclear, housing advocates – including NLIHC President and CEO Diane Yentel – say the moratorium was critical to keeping renters stably housed as they await emergency rental assistance.

[USA Today](#) and [Forbes](#) also report on the "Keeping Renters Safe Act of 2021," legislation to amend section 361 of the Public Health Service Act to grant the Department of Health and Human Services (HHS) and Centers for Disease Control and Prevention (CDC) permanent authority to enact federal eviction moratoriums to address public health crises.

[Route-Fifty](#) reports the Treasury Department will make the remaining \$13 billion in emergency rental assistance (ERA) funds available to high-performing state and local grantees. At least 50 state and local government grantees have met the funding distribution benchmarks that make them eligible for the additional funds. The article highlights that NLIHC's Diane Yentel [testified before Congress](#) on September 10 on reforms needed to expedite ERA distribution (see *Memo*, [9/13](#)).

[HuffPost](#) reports some landlords would rather evict tenants than accept emergency rental assistance (ERA). The article links to a [Twitter thread](#) from NLIHC President and CEO Diane Yentel about landlords' refusal to participate in the ERA program.

[Aljazeera](#) reports Goldman Sachs estimates that roughly 750,000 households could be evicted across the United States before the end of the year. Among many severe consequences, mass evictions could exacerbate the existing affordable housing crisis. The article cites findings from [NLIHC's The Gap report](#).

## **State and Local News**

### *Arizona*

Maricopa County is launching a [\\$2.6 million program](#) to provide free legal aid to renters facing eviction during the pandemic. The program will be funded through the county's American Rescue Plan Act Fiscal Recovery Fund allocation.

### *Arkansas*

Many families in the [Marshallese community](#) in northwest Arkansas are behind on rent and facing eviction. The Marshallese Education Initiative is overwhelmed with rental assistance applications, noting that many people need help filling out the applications due to technological barriers.

### *California*

The [LA Times](#) reports a state auditor warned Governor Gavin Newsom on September 16 that delays in California's rent relief program raise concerns about the state's ability to distribute the first \$1.8 billion in federal funds by the September 30 deadline. The auditor's warning aligns with housing advocates' concerns about California's slow rate of rent relief dispersal.

### *Illinois*

The Illinois Supreme Court on September 21 extended its [order](#) preventing certain judgments in covered eviction cases to October 3, aligning with Governor JB Pritzker's latest [executive order extending](#) Illinois' eviction moratorium.

### *Missouri*

After [80 tenants](#) at Pleasant Valley Apartments in Ferguson received notices of eviction, Mayor Ella Jones pledged to connect them to emergency rental assistance (ERA) programs. According to local officials, some residents who received eviction notices may have already been approved for ERA from St. Louis County, but the payments have not been sent to the apartment complex because employees failed to submit the required tax documents.

### *Nevada*

An estimated 46,000 households are behind on rent across Nevada. The [Nevada Independent](#) reports that amid a shifting set of eviction guidelines, the fate of these households is being decided in virtual and in-person courtrooms. The state enacted legislation ([AB486](#)) to ensure households are not evicted while awaiting rental assistance, but given Nevada's [uniquely rapid and murky eviction process](#), the new law has created uncertainty for everyone involved in the process.

### *North Carolina*

Due to a large backlog of rental assistance applications, [Durham County](#) will pause accepting applications on October 4. County officials say the pause is temporary and will last until the county can determine if there are enough funds to process existing applications.

### *Ohio*

NBC4's consumer advocate series "Better Call 4" is partnering with Franklin County officials for a [special event on September 28](#) to answer questions about rental assistance and evictions.

### *Oregon*

The Community Alliance of Tenants, a [leading Oregon tenant group](#), is warning that the end of statewide eviction protections could lead to an eviction crisis if elected officials do not extend protections. Approximately 80% of the 35,000 households statewide that have completed applications for rental assistance have not yet been approved. A household's protection from evictions, however, ends 60 to 90 days after they submit documentation of an application. For many households, the deadline will be this month.

### *South Carolina*

The [Charleston City Paper](#) reports housing organizations and advocacy groups throughout South Carolina are seeing staggering numbers of renters at risk of eviction after the end of the federal eviction moratorium. Nearly 740,000 households in the state are behind on rent or report low confidence in their ability to pay rent.

### *Washington*

The [Seattle Times](#) reports 60,000 Seattle-area renters are behind on rent, with most of those renters behind on multiple months' worth of payments. Washington state's eviction moratorium bridge is set to expire at the end of September. Housing groups are calling on Governor Jay Inslee to extend the moratorium bridge.

Seattle Mayor Jenny Durkan on September 21 [extended the city's eviction moratorium](#) through January 15, 2022. When Seattle's eviction moratorium expires in January 2022, a new [ordinance](#) enacted in May 2020 will take effect, providing renters a six-month period in which they can be protected from eviction if they can demonstrate financial hardship due to the pandemic.

## **Guidance**

### *Department of Housing and Urban Development (HUD)*

- [Notice H 2021-05: Continued Availability of Funds for COVID-19 Supplemental Payments for Properties Receiving Project-Based Rental Assistance under the Section 8, Section 202, or Section 811 Programs](#) – September 16, 2021

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## **Disaster Housing Recovery Updates – September 27, 2021**

NLIHC and the Public and Affordable Housing Research Corporation (PAHRC) held a two-part [webinar series](#) on [natural hazards and the federally assisted housing stock](#). The second webinar, "Disaster Planning and Mitigation for Affordable Housing Organizations," was held on September 22. Watch the [recording](#) of the first webinar, "Assessing Vulnerability to Disaster in the Federally Assisted Housing Stock," and access the [presentation slides](#). A recording of the second webinar will be available soon.

*Take Action!* [Sign your organization](#) on to a letter supporting the bipartisan "[Reforming Disaster Recovery Act](#)" and help ensure every disaster survivor receives the assistance they need to fully 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!

## National Updates

### *Biden Administration*

President Biden [announced](#) on September 20 new efforts the administration will take to address extreme heat, which disproportionately impacts disadvantaged communities and is now the leading weather-related killer in America. The administration is mobilizing an [all-of-government effort](#) to protect workers, children, seniors, and at-risk communities from extreme heat. The White House fact sheet does not specifically mention people experiencing homelessness, who are at high risk for extreme heat exposure and its dangerous health effects.

As part of the new effort, the administration will direct [LIHEAP resources](#) to address extreme heat, and the EPA will leverage American Rescue Plan funding to provide technical assistance for developing neighborhood cooling centers within existing public school facilities. Additionally, the administration says it is working to understand disproportionate heat impacts and develop targeted solutions for disadvantaged communities, including through two new resources: 1) an EPA report on “[Climate Change and Social Vulnerability in the United States](#),” and 2) the USDA Forest Service’s report on “[Climate Adaptation Actions for Urban Forests and Human Health](#).” Some communities are disproportionately impacted by extreme heat due to longstanding economic and racial injustices and ongoing inequities. Black, Indigenous, and other people of color, as well as people with low incomes, are more likely to live in areas with growing heat impacts and have less access to air conditioning and other critical resources. Learn more about the “[heat island effect](#).” The [Washington Post](#) discusses the EPA report, which details how racial minorities in the U.S. will be disproportionately harmed by climate change.

The [Associated Press](#) and [Washington Post](#) report on the Biden administration’s plan to address extreme heat.

### *Department of Housing and Urban Development (HUD)*

HUD [launched](#) a new [Disaster Recovery Tools and Templates Library](#) specifically designed for Community Development Block Grant Disaster Recovery (CDBG-DR) and CDBG Mitigation (CDBG-MIT) grantees. The library is a comprehensive, centralized site where grantees and the public can access tools, templates, and training materials.

### *Department of Health and Human Services (HHS)*

HHS issued [guidance](#) in July 2021 for the Low-Income Home Emergency Assistance Program (LIHEAP), providing flexible options for states, territories, and tribes to adjust LIHEAP programs to address extreme heat. HHS highlights that [extreme weather disproportionately impacts](#) communities of color, low-income households, and other at-risk populations, including aging adults that are more likely to live in “urban heat islands” and are often unable to afford adequate air conditioning.

### *National Oceanic and Atmospheric Administration (NOAA)*

NOAA [announced](#) that the U.S. experienced a dangerously hot summer this year, breaking records set during the Dust Bowl in the 1930s. NOAA’s National Centers for Environmental Information’s [monthly report](#) states that August was the deadliest month for flooding across the country since Hurricane Harvey in 2017.

### *Reporting*

Across the country, governors of both parties are urging Congress to [ensure disaster resilience measures](#) are included in the bipartisan infrastructure bill. Pointing to damage from Hurricane Ida, officials highlight the need for flood mitigation, enhanced building construction, fire prevention and water conservation, bolstering the electrical grid, and other resilience measures.

## Hurricanes

Roughly [13,000 homes](#) in Louisiana's Terrebonne and Lafourche parishes were destroyed by Hurricane Ida. With no other options for shelter, many displaced residents have been sleeping in tents. Ida has [exacerbated](#) the existing affordable housing crisis for tens of thousands of families in southeast Louisiana.

[The Advocate](#) reports that one year after Hurricane Laura, blue tarps still cover many roofs in Lake Charles, and public housing and apartment complexes remain vacant after residents were evicted for repairs. According to the Lake Charles Housing Authority, the city's public housing stock and Section 8 units decreased by 40% due to storm damage, impacting nearly 1,000 homes. State and local officials hope they will finally be able to address some of the region's long-term recovery needs if Congress approves federal disaster aid in the coming weeks. Officials must now develop plans for how to spend the funds effectively, particularly how to address the affordable housing crisis that has been exacerbated by the multiple disasters.

[The World](#) reports that in the wake of Hurricane Ida, communities in the Louisiana region known as "[Cancer Alley](#)" have been facing demolished homes, lack of electricity, and air and water that are even more polluted than usual. Black residents in these Louisiana communities have been fighting for environmental justice for years, and Hurricane Ida has made their work more difficult. "The chemical plants are really having a ball with this hurricane...they think no one is watching them right now, so they're polluting us even more on top of the hurricane," said Sharon Lavigne, founder of [Rise St. James](#), an organization that advocates for racial and environmental justice in St. James, Louisiana.

[WWL-TV](#) says HUD Secretary Marcia Fudge pledged to address racial inequities in federal disaster recovery programs on September 17 when she toured federally assisted senior housing facilities impacted by Hurricane Ida. Highlighting inequities that emerged after Hurricane Katrina through the inherently discriminatory Louisiana Road Home Program, civil rights organizations are urging state and local officials to develop equitable recovery plans.

*NLIHC's [Disaster Housing Recovery Coalition](#) (DHRC) is a group of over 850 local, state, and national organizations working to secure disaster recovery funding and key reforms to ensure every survivor, including those with the lowest incomes and those most marginalized, receives the assistance they need to fully recover and ensure that their communities can withstand future disasters. Read the DHRC's full list of priorities [here](#).*

*To find out more and get involved with the effort to approve disaster recovery funding and pass DHRC-supported reforms, [join](#) our Disaster Recovery Working Group that meets weekly on Tuesdays at 3 pm ET. If you haven't joined already, [become a member](#) of the DHRC!*

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## Federal Budget and Appropriations

### House Passes Continuing Resolution to Fund Government through December 3

The House of Representatives on September 21 passed a continuing resolution (CR) to extend current levels of funding for federal agencies and programs through December 3, while raising the debt limit through December 2022. The stop-gap funding bill ([H.R. 5305](#)), which passed out of the House on a party-line vote of 220-211,

will also provide \$35 billion in disaster relief and aid to refugees from Afghanistan. The bill is likely to face difficulty passing the Senate due to partisan disagreements on raising the national debt limit.

Sixty votes are required to pass the CR in the Senate and avoid a government shutdown. A provision in the bill to raise the debt limit lacks bipartisan support. Treasury Secretary Janet Yellen sent a [letter](#) to congressional leadership, stating that without a debt-limit increase, cash and extraordinary measures will be exhausted by October, and the U.S. government will default for the first time in U.S. history, potentially triggering a financial crisis.

If the bill passes the Senate and is signed by the president, Congress will have until December 3 to authorize appropriations bills for fiscal year 2021, pass another CR, or face a government shutdown.

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

Read a summary of the bill at: <https://bit.ly/2XKFdbP>

Read a statement from House Appropriations Chair Rosa DeLauro (D-CT) at: <https://bit.ly/3zy9R4R>

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## Opportunity Starts at Home

### Children’s HealthWatch Releases Policy Briefs on Eviction and Unstable Housing

[Children’s HealthWatch](#), in partnership with the Opportunity Starts at Home campaign, recently released two new policy briefs that highlight research on the health, educational, and financial consequences of eviction and unstable housing among families with children. The briefs call on Congress to pass evidence-based policies that promote access to stable, affordable homes. Authored by pediatricians and child health researchers, the briefs present evidence supporting the critical role of stable housing during early childhood and point to deep systemic inequities that have placed families of color at disproportionate risk for eviction and homelessness.

“As a pediatrician, one of the best things I can do for my patients is to help them prevent eviction and access stable, affordable housing,” said Dr. Megan Sandel, co-principal investigator for Children’s HealthWatch. “These are evidence-informed policies that make that reality for millions of American children and their families.”

Rooted in robust research on the topic, the Opportunity Starts at Home campaign and Children’s HealthWatch support solutions that would reduce housing instability and homelessness. Specifically, the bipartisan “Eviction Crisis Act” builds on evidence-based eviction prevention strategies to provide robust rental relief, legal assistance, and housing stability-related resources for families with the lowest incomes who face eviction. The “Ending Homelessness Act” and bipartisan “Family Stability and Opportunity Act” would invest in vouchers – notably those that enable families to move to high opportunity neighborhoods of their choosing – for millions of eligible renters currently unserved by federal housing programs. Furthermore, these bills reduce racial/ethnic health inequities by advancing policies that undo the harmful impact of residential housing segregation and discrimination.

“These policy briefs spearheaded by Children’s HealthWatch demonstrate the crucial importance of stable and affordable housing during the earliest years of life,” said Diane Yentel, NLIHC president and CEO. “As these briefs lay out, we know which solutions are needed to tackle the problem. These solutions are deeply rooted in research and are well within our nation’s reach to implement at scale.”



The briefs provide evidence supporting actionable opportunities to prevent eviction and close the housing opportunity gap. Paired with deep investments in affordable and fair housing infrastructure, legislation is urgently needed to respond to longstanding racial inequities and advance an equitable recovery in light of the economic fallout of the COVID-19 pandemic.

“A quality affordable home located in a strong neighborhood is clearly linked to prevention of long-term health problems and promotes healthy, productive lives,” said Mike Koprowski, national director of the Opportunity Starts at Home campaign. “These excellent briefs show exactly why healthcare advocates must weigh in on matters of housing policy. After all, good housing is good health.”

Access the policy briefs [here](#).

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

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## Research

### **Children in Households with Moving to Opportunity Vouchers Had Lower Risks of Hospitalization for Housing-Sensitive Conditions**

A paper published in *Housing Policy Debate*, “[Using the Moving to Opportunity Experiment to Investigate the Long-Term Impact of Neighborhoods on Healthcare Use by Specific Clinical Conditions and Type of Service](#),” offers further evidence for the health benefits to children of living in lower-poverty neighborhoods. Children in households that received a voucher during the Moving to Opportunity (MTO) demonstration had subsequent hospital admission rates that were 36% lower for asthma and 30% lower for mental health disorders compared to those whose households did not have an MTO voucher.

HUD’s MTO demonstration, conducted in the 1990s, tested the effect of giving residents of distressed public housing the opportunity to move to low-poverty neighborhoods using vouchers. Families with children were randomly assigned to one of three study conditions: 1) receiving a voucher that could only be used in a low-poverty neighborhood; 2) receiving a traditional voucher; or 3) remaining in public housing (see [Memo, 1/19/2016](#) for more research on MTO).

This paper examines long-term differences in hospitalizations and emergency department (ED) visits for specific clinical conditions, and whether such housing assistance impacted broad categories of healthcare utilization, including psychiatric services, dental services, and transportation services. The authors matched 15,892 MTO participants (4,602 adults and 11,290 children) with hospital and emergency department (ED) administrative data through 2015, as well as Medicaid data for inpatient, ED, and outpatient service utilization. They examined the effect of being assigned to receive a voucher on the number of hospitalizations and ED visits for seven clinical conditions: asthma, acute respiratory infections, mental health, diabetes, obesity, and hypertension. These “housing-sensitive” clinical conditions were selected because they have been identified in previous research as affected by the physical conditions in home environments. The authors combined all voucher recipients (those with traditional vouchers and low-poverty neighborhood vouchers) and treated those selected to remain in public housing as a control group.

Voucher households experienced greater long-term health benefits for children than adults. For those who were adults when entering MTO, rates of hospitalization or ED visits for housing-sensitive conditions were not significantly lower for voucher holders. For children in households with vouchers, however, rates of hospital admissions for asthma were 36% lower than for the control group, and admission for mental health disorders

was 30% lower. The lower rate of asthma admissions compared with the control group was concentrated among children younger than age 13 at time of entry into MTO. The authors observe that regular maintenance, such as pest control, can reduce allergen exposures and may decrease asthma symptoms. They point to other research on the connections between home and neighborhood environment, stress, and mental well-being.

There were no differences in hospital admissions for the other selected housing-sensitive conditions or in ED visits for any conditions. Children in voucher households did have lower service utilization rates for a variety of types of healthcare services: 18% lower for psychiatric services, 11% lower for outpatient hospital services, and 20% lower for clinic services.

The authors also examined whether changes in neighborhood poverty were associated with changes in healthcare use. For children, a 10 percentage-point reduction in neighborhood poverty was associated with 25% lower rates of mental health hospitalizations and a decline in clinic services. While the authors call for more work to explore the mechanisms that affect this healthcare use, they infer from this research that expanded mobility assistance would produce modest decreases in healthcare use for these housing-sensitive clinical conditions and services.

The paper is available at: <https://bit.ly/3u283Qn>

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## **Study Examines Variations in Prices and Information across Online Rental Listing Platforms**

An article in *Cityscape*, “[Toward a Cross-Platform Framework: Assessing the Comprehensiveness of Online Rental Listings](#),” found considerable variations in the types of rental units advertised and the information available in prominent rental listing platforms, despite corporate consolidation of online platforms in the last decade. The findings indicate that housing market research relying on online platforms needs to account for this online segmentation by synthesizing data from multiple platforms.

Online rental platforms emerged in the early 1990s as rental advertisements transitioned from newspapers to digital sites like Apartments.com, Craigslist, Homefinder, Homes.com, Forrent.com, Realtor.com, and Rent.com. In the 2000s, online listing platforms like GoSection8, Hotpads, Padmapper, Trulia, and Zillow introduced greater differentiation in target audiences and features. During the 2010s, mergers and acquisitions reduced the number of corporations that own and operate these websites.

The authors examined user interfaces of 17 rental listing platforms, documenting who can post to the platform, what listing features are prioritized, and how search results are displayed. Most websites had relatively low barriers to entry for who could post a rental listing, which is particularly important as most landlords and prospective tenants do not work with professional real estate brokers. The authors found that sites varied in what they provided on the initial search results page. Price, number of bedrooms, and location were universally provided, but some sites provided more details on building information, amenities, or pet policies. Most websites also employ a proprietary algorithm for displaying search listings by default which speaks to added variability in what prospective renters are shown above and beyond the listings available on the platform themselves.

[Other research](#) has indicated that in some metro areas, HUD’s Fair Market Rents (FMRs), used as a payment standard in the Housing Choice Voucher program, can be lower than the prices of listings found online. This suggests that the lowest-price units may not be marketed online or that FMRs underestimate how expensive housing is in some markets. To measure the relationship between listings on particular platforms and FMRs, the authors used web scraping scripts to collect listings from six platforms (Craigslist, Forrent.com, GoSection8,

Padmapper, Trulia, and Zillow) in five metropolitan areas – Cincinnati, Philadelphia, Phoenix, San Antonio, and Seattle.

In Cincinnati, Philadelphia, and Phoenix, the 40th percentile asking rent among listings in most platforms was at least 20% higher than the corresponding metropolitan FMR. By contrast, in both San Antonio and Seattle, there was a much closer alignment between the 40th percentile asking rent online and the FMR. Seattle's FMR is based on independent surveys rather than the *American Community Survey*, which may partly explain its closer alignment with online listings. Further research is needed to understand why some metropolitan areas have online listings that are better aligned with FMRs.

For an explanation of Fair Market Rents (FMRs), see [Memo, 8/9](#) or NLIHC's [Advocates' Guide, 2-31](#).

Read the article at: <https://bit.ly/3z3b83G>

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## **Our Homes, Our Votes**

### **Advocates Send Letter Requesting to Meet with Secretary Fudge on Voter Registration Executive Order**

NLIHC, the National Housing Law Project (NHLP), the American Civil Liberties Union (ACLU), and Demos sent a [letter](#) to HUD Secretary Marcia Fudge on September 21 requesting a meeting to provide recommendations for the department's forthcoming plan to increase access to voting. President Biden issued on March 7 an [Executive Order on Promoting Access to Voting](#) directing all agencies to submit by September 23 plans for how they will promote voter registration and engagement.

The letter asks HUD to incorporate voter registration into competitive funding programs, and to encourage state and local governments, as well as third party organizations administering competitive funding programs, to increase voter registration outreach to residents. The letter also urges the agency to ask Congress to enact federal legislation to close the voter registration gap impacting renters with low incomes.

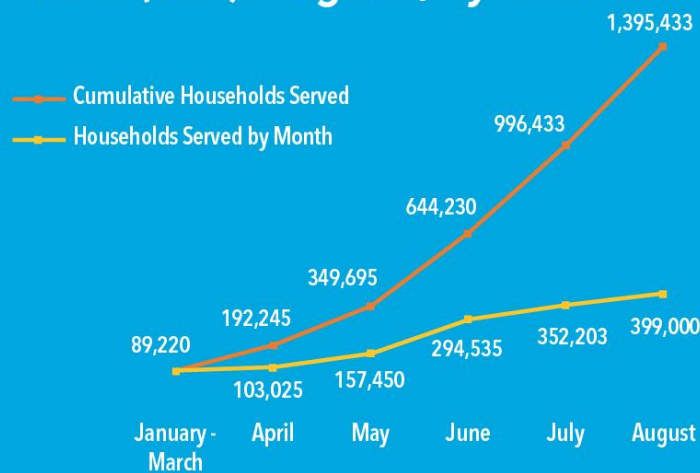
Read the letter at: <https://tinyurl.com/3b7dapxs>

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## **Fact of the Week**

### **Emergency Rental Assistance Program Reaches Nearly 1.4 Million Renters**

## Number of Households Served by the Treasury Emergency Rental Assistance (ERA) Program, by Month



Source: U.S. Department of Treasury, Emergency Rental Assistance Program (ERA1) Interim Report, January 1 - August 31, 2021



Source: U.S. Department of Treasury, Emergency Rental Assistance Program (ERA1) Interim Report, January 1 – August 31, 2021

### Events

#### Join *Tenant Talk Live* on October 4 Webinar for Renters and Resident Leaders: The Intersection of Housing and Disability Rights

Join NLIHC's *Tenant Talk Live* – a webinar with and for residents and resident leaders – on **Tuesday, October 4 at 6 pm ET** (5 pm CT, 4 pm MT, and 3 pm PT) to learn about disability justice and how it ties directly to housing advocacy. NLIHC Housing Advocacy Organizer Sidney Betancourt will be joined by disability rights advocates and leaders. NLIHC staff members will also give policy and emergency rental assistance (ERA) updates during the webinar.

NLIHC will soon release a *Tenant Talk: The Intersection of Housing and Disability Rights* publication. This issue will discuss how resident organizations can advocate for accessible housing. *Tenant Talk* will spotlight Maryland's state legislature passing "right to counsel" and important advocacy efforts by National ADAPT. To coincide with the release of this issue, the October 4 *Tenant Talk Live* webinar will explore how advocating for disability rights and affordable housing are connected and why we cannot do one without the other.

*Tenant Talk Live* is an opportunity for renters to share their experiences and identify opportunities to make a change in their communities.

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

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

Register for the October 4 *Tenant Talk Live* webinar at: <https://bit.ly/361rmy2>

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## NFHA Virtual Event to Address Fair Housing Implications of Zoning and Land Use Reform

The National Fair Housing Alliance (NFHA) will hold a virtual event, “Meeting the Moment: Reversing Legacies of Exclusion and Disinvestment,” on Thursday, September 30 from 1:00 to 5:30 pm ET. Dr. Darrick Hamilton, Henry Cohen professor of economics and urban policy at The New School, will be the keynote speaker. Two panel discussions will follow Dr. Hamilton’s presentation.

The first panel is “Fair Housing Implications of Zoning and Land Use Reform” from 1:40 - 3:10 pm. Panelists include:

- Fionnuala Darby-Hudgens, director of operations, Connecticut Fair Housing Center
- Lydia Edwards, city councilor, Boston, Massachusetts
- Allan Lazo, executive director, Fair Housing Council of Oregon
- Moderator: Thomas Silverstein, associate director, Fair Housing & Community Development Project, Lawyers’ Committee for Civil Rights Under Law

The second panel, from 3:40 - 5:25 pm, will discuss “New Approaches to Closing the Racial Homeownership Gap.” The panelists will be:

- Nikitra Bailey, senior vice president of public policy, National Fair Housing Alliance
- Symone Crawford, director of STASH and homeownership operations, Massachusetts Affordable Housing Alliance
- Glenn Schlactus, partner, Relman Colfax PLLC
- Moderator: Lisa Rice, president and CEO, National Fair Housing Alliance

Access the agenda [here](#).

Cost for the event is \$100. Register [here](#).

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## NLIHC in the News

### NLIHC in the News for the Week of September 19

The following are some of the news stories that NLIHC contributed to during the week of September 19:

- “Lawmakers attempt to revive nationwide eviction moratorium,” *U.S. News and World Report*, September 21 at: <https://bit.ly/3ubznMj>
  - “Why renters are struggling so much now,” *CNBC*, September 22 at: <https://cnb.cx/3IU4sjL>
  - “More rental aid is reaching tenants to stave off eviction,” *Associated Press*, September 24 at: <https://bit.ly/39CUNbQ>
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