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HoUsed Campaign

White House Releases “Build Back Better Act” Framework with Historic Investments in Affordable Housing

President Joe Biden released on October 28 a [framework](#) for the “[Build Back Better Act](#),” moving Congress one step closer to enacting the legislation. The \$1.75 trillion economic recovery package – negotiated down from \$3.5 trillion – includes \$150 billion for affordable housing. The framework includes significant investments in the HoUsed campaign’s [top priorities](#):

- \$25 billion to expand housing vouchers to hundreds of thousands of households
- \$65 billion to preserve the nation’s deteriorating public housing infrastructure
- \$15 billion for the national Housing Trust Fund (HTF) to build and preserve over 150,000 affordable, accessible homes for households with the lowest incomes

This funding would be the most substantial federal investment ever in quality, stable, affordable homes for people with the lowest incomes. The investments would provide affordable homes for hundreds of thousands of the country’s lowest-income people and preserve and improve up to one million affordable homes for public housing residents throughout the country.

The historic investments would not be in the framework without the tremendous leadership and work of House Financial Services Committee Chair Maxine Waters (D-CA), Senate Banking, Housing, and Urban Affairs Chair Sherrod Brown (D-OH), House Speaker Nancy Pelosi (D-CA), Senate Majority Leader Chuck Schumer (D-NY), Congressional Progressive Caucus Chair Pramila Jayapal (D-WA), Representative Ritchie Torres (D-NY), and the leadership and commitment of President Biden. And this result would not have been possible without the countless advocates around the country who never stopped fighting for these resources.

While we celebrate these historic proposed investments, the fight to enact them is not over! **Advocates should continue to [email and call their members of Congress](#) and urge them to vote yes on the final framework for the Build Back Better Act.**

Thank you for your advocacy!

Join NLIHC’s National Call on “HoUsed: Universal, Stable, and Affordable Housing” Today at 2:30 pm ET

[Join](#) today’s (November 1) national HoUsed campaign call from 2:30-4 pm ET. We will be joined by Senator Chris Van Hollen (D-MD), who will discuss his work to secure rental assistance in the “Build Back Better Act” and share what advocates can do to help ensure Congress enacts the vital housing resources included in the package.

NLIHC’s Diane Yentel and Sarah Saadian will provide an overview of the historic housing investments in the “Build Back Better Act,” and we will learn about how affordable housing investments strengthen the healthcare investments in the bill. We will also hear from two of NLIHC’s ERASE state partners about their efforts to track emergency rental assistance (ERA) funds and perform grassroots outreach to prevent evictions; receive an update on ERA spending; share updates from the field; and more.

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

Recording Available of October 25 National HoUsed Call

On our most recent (October 25) call on “HoUsed: Universal, Stable, and Affordable Housing,” Senator Jeff Merkley (D-OR) discussed the housing investments in the Build Back Better Act. “We’ve got a once in a generation opportunity with this bill to make investments that all of us have been fighting for, for a very long time,” said Senator Merkley. He thanked advocates for their work to secure vital, targeted affordable housing investments in the package. Senator Merkley, along with Senators Dianne Feinstein (D-CA) and Alex Padilla (D-CA), led a “Dear Colleague” letter in the Senate to show widespread support for the HoUsed campaign’s [essential investments to end homelessness](#) that was signed by 36 of other senators (see *Memo*, [10/18](#)).

NLIHC’s Sarah Saadian provided updates from Capitol Hill on the Build Back Better Act and the bipartisan infrastructure bill. Kyra Miller from the National Women’s Law Center discussed the connection between housing and access to childcare, and Khalil Shahyd from the National Resources Defense Council spoke about climate and housing equity.

NLIHC’s Dan Emmanuel presented a [new report](#) from NLIHC and the Public and Affordable Housing Research Corporation (PAHRC) on the growing preservation challenges facing the nation’s nearly five million federally assisted homes. affordable housing preservation, as it is an important part of the housing gap. NLIHC’s Emma Foley and Jade Vasquez talked about the [emergency rental assistance \(ERA\) spending tracking](#) and provided [ERASE Project](#) updates.

Natalie James from Prosperity Indiana shared Prosperity Indiana’s [reading guide](#) “Evicted in Indiana,” an accompaniment to the book *Evicted* by Matthew Desmond. Sue Watlov-Phillips, executive director of Metropolitan Interfaith Coalition for Affordable Housing and board president of the National Coalition for the Homeless, discussed the [Bring America Home Now campaign](#). Lindsay Thrall, connections program manager at Evernorth in Vermont, shared the results of an interview project featuring low-income renters that found people prioritized paying rent before any other necessities, including groceries.

Our next national call will be today, October 25 at 2:30 pm ET. We will provide the latest updates on the Build Back Better Act, learn about the intersection of housing and healthcare, hear updates from the field, and more.

Watch a recording of the call at: tinyurl.com/4nwn9c2f

View presentation slides at: tinyurl.com/nm9uat4a

Emergency Rental Assistance

September Data Show 40% of ERA1 Allocation Disbursed, Many Grantees Remain at Risk of Funding Recapture and Reallocation

The U.S. Department of the Treasury released updated [Emergency Rental Assistance](#) (ERA) program [spending data through September 30](#), revealing that an additional \$2.6 billion in ERA1 and \$354 million in ERA2 funding were spent in September, bringing total ERA spending to \$10.3 billion. After a significant increase in spending from July to August, grantees spent only slightly more in September than in August. Monthly spending over time reflects significant progress in ERA spending by grantees, though many programs have yet to incorporate flexibilities to accelerate funding distribution and are at risk of having funds recaptured and reallocated to other grantees.

State grantees, whose allocations account for \$17.7 billion of ERA1, spent 38% of their funding by September 30, though spending levels vary widely. New Jersey, the District of Columbia, New York, and Illinois have spent 90%, 89%, 83%, and 75% of their allocations, respectively. Many other states continue to fall behind, with 18 states having spent less than 15% of their allocation by the end of September.

Localities continue to spend their ERA1 funding more quickly than states. Local grantees reporting spent 60% of their total ERA1 allocations by the end of September. Approximately 79 localities have spent more than 80% of their funding, and 186 have spent more than 50%. Many large cities and counties are among those who have distributed most of their ERA1 funds. Cities and counties that have spent at least 90% of their allocation include Los Angeles, CA, Houston and Harris County, TX, Charlotte, NC, San Diego, CA, Philadelphia, PA, Honolulu, HI, Miami-Dade County, FL, and Nashville, TN. Forty-one localities have spent less than 15% of ERA1 funds.

Treasury has also begun reporting preliminary data on ERA2 spending. By the end of September, \$354 million of ERA2 funding was paid to households, approximately 2% of the ERA2 allocation. Among the 400 grantees, approximately 85 have started spending their ERA2 funding. Not all grantees, however, have spent down their entire ERA1 funding, indicating that some programs may have switched to ERA2, which allows grantees additional flexibilities.

Per [Treasury guidelines](#), grantees were expected to have expended at least 30% of their ERA1 funds for financial assistance by the end of September. Over a quarter of ERA1 grantees—including 32 state and 80 local grantees—had not yet reached the 30% expenditure ratio threshold by the end of September and are at potential risk of fund recapture if they do not adequately increase their spending. Not all these programs will have funds taken away, however, because of methods for mitigating recapture instituted by Treasury.

As of September 30, 63% of state grantees had not yet reached a 30% expenditure ratio. States with large renter populations and low distribution rates are particularly concerning. These include Arizona, Georgia, Tennessee, and Ohio, which had expenditure ratios of 5%, 9%, 10%, and 14%, respectively, by the end of September. Twenty-one percent of local grantees also remained below the 30% threshold at the end of September. Several large cities and counties have spent very little, including Portland, OR and Dallas County, TX, which had expenditure ratios of 17% and 21%, respectively.

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

Download Treasury's September ERA data at: <https://bit.ly/3GzaSP4>

Analysis Shows Financial Impact of COVID-19 on Small- and Medium-Scale Landlords

JP Morgan Chase Institute released "[How did landlords fare during COVID?](#)," which used administrative data to examine how small- and medium-scale landlords fared financially during the pandemic. While landlords lost rental revenues, particularly in early 2020, they cut expenses by more, resulting in higher cash balances. This trend varied across the nation. Landlords with properties in New York, Miami, and San Francisco saw the greatest declines in rental revenues, while landlords with properties in Phoenix, Houston, and Dallas collected the same or more in rental incomes in 2020 compared to 2019. The analysis estimates that roughly 7% of landlords missed mortgage payments. The researchers argue that [increased flexibilities in emergency rental assistance documentation](#) is critical to accelerate assistance to tenants and landlords, helping preserve the supply of affordable housing.

The analysis utilized small business, personal deposit account, and mortgage servicing data to generate two samples: 1) 17,646 landlord business owners: small business owners who utilize a business account and self-identify as landlords of residential buildings; and 2) 32,152 rental property owners who hold a Chase mortgage on a multifamily or investment property and utilize a personal account for deposits. Most of the analysis utilized data from the landlord business owners as revenues and expenses were easy to isolate in their business account. The second group was used for the analysis on missed mortgages. The median landlord in the first sample received 4 to 5 rent checks per month, with each check being approximately \$1,300. The median landlord in the second sample received 2 rent checks per month with each check being approximately \$1,200.

Based on the data from landlord business owners, landlord revenues fell by approximately 20% in April and May 2020. Landlords cut expenses, however, by about 25% resulting in higher cash balances. Both expenses and revenues recovered throughout the summer of 2020, although both remained volatile. The median landlord ended 2020 with 3.3% less in total rental revenue and 6.6% less in total expenses than in 2019. As of May 2021, revenues were down 3.6% and expenses were down 5.5%. The data did not allow the researchers to determine what type of expenses were cut. The researchers caution that while higher balances often indicate a sign of financial health, landlords likely deferred expenses like mortgage payments and maintenance that will need to be paid eventually. Researchers posit that unprecedented government support likely enabled many renters to keep making partial rent payments.

Landlords with properties in New York, Miami, and San Francisco saw higher levels of revenue decline in 2020 relative to 2019. Furthermore, landlords in the core cities saw larger rent revenue declines than those in the surrounding areas. Two possible explanations are that residents temporarily relocating from core cities like New York and San Francisco to surrounding areas or higher levels of unpaid rent (such as in Miami) may have caused rents to decline. Landlords in Phoenix, Houston, and Dallas did not see as steep of a revenue decline in early 2020 and ended the year with the same or even slightly higher levels of revenue as in 2019. The authors conjecture this could be due to less restrictive lockdown measures and less impact from a decline in tourism. Landlords across all observed cities cut their expenses.

Concurrent with the drop in rental income, some landlords entered mortgage forbearance or missed mortgage payments. Ten percent of landlords requested mortgage forbearance in June 2020 and 7% missed mortgage payments in May 2020, which is higher than pre-pandemic levels. Participation in mortgage forbearance contributed to a drop in expenses and increased cash balances.

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

Treasury Releases ERA1 Reallocation Resources

The U.S. Department of the Treasury on October 25 published a [letter](#) to Emergency Rental Assistance (ERA) program grantees highlighting additional details on the ERA1 reallocation process and three forms referenced in the [reallocation guidance](#) released on October 4 (see *Memo*, [10/12](#)).

The letter from Treasury Deputy Secretary Wally Adeyemo announces the department will begin identifying excess funds for potential reallocation in mid-November. Treasury will first prioritize requests from grantees serving jurisdictions in the same state where recaptured funds were initially allocated. Treasury will then prioritize same-state grantees that are close to expending their initial ERA1 funds and the funding authorized by the “American Rescue Plan Act” (ARPA), referred to as ERA2. Treasury will prioritize grantees based on their expenditures, not obligations. Funds not distributed based on the first two priorities will be available in a pool for reallocation nationwide. These funds will be distributed based on grantees’ relative need. The letter reminds grantees that in addition to ERA funds, [ARPA State and Local Fiscal Recovery Funds](#) can be used to help prevent evictions and provide stable housing.

Treasury posted the following forms related to the recapture and reallocation process:

- [Obligation Certification Form](#)
- [Program Improvement Plan Form](#)
- [Request for Reallocated Funds Form](#)

Access Treasury's ERA resources at: <https://bit.ly/3CooQk1>

Read Treasury's ERA1 reallocation guidance at: <https://bit.ly/2YmNa7r>

NLIHC Announces RFP for ERASE Evaluation

NLIHC released a request for proposals (RFP) for a consultant, evaluation firm and/or academic institution to conduct a multi-site evaluation that will assess the impact and effectiveness of COVID-response emergency rental assistance (ERA) programs in selected sites. Results from the study will be used to assess the impact of ERA on tenants, inform program development and on-going implementation, and guide policy recommendations related to the need and provision of emergency rental assistance beyond the pandemic.

The evaluator selected through this RFP process will work with the NLIHC ERASE team to conduct a participant-level analysis. The overall goals of the participant-level analysis are to:

1. Understand the characteristics and the need of households requiring emergency rental assistance
2. Measure the impact of ERA on short- and intermediate-term tenant outcomes
3. Understand the tenant experience with the emergency rental assistance program

Access the RFP [here](#).

To respond to this RFP, please submit your proposal and all required documents to eraseproject@nlihc.org no later than **5 pm ET on November 19, 2021**. Send questions related to the RFP to eraseproject@nlihc.org by **November 10, 2021**.

Coronavirus, Disasters, Housing, and Homelessness

House Transportation and Infrastructure Committee Passes Multiple Disaster Recovery Reform Bills

The House Transportation and Infrastructure Committee passed five bills to reform the disaster recovery system at a session on October 27. The bills address separate elements of how FEMA responds and helps communities prepare for disasters, including wildfire recovery grants, case management for disaster survivors, disaster mitigation, and resiliency standards.

The "Wildfire Recovery Act" ([H.R. 1066](#)), introduced by Representative Joe Neguse (D-CO), addresses issues with FEMA's Fire Management Assistance Grant program, which reimburses jurisdictions for the cost of fighting wildfires. The bill statutorily authorizes the program – which had been operated on an ad hoc basis by FEMA. The bill would require FEMA to set the federal share for reimbursement at 75% of an activity's cost and directs FEMA to implement criteria for increasing that share when necessary. Similar language already exists for FEMA's Public Assistance (PA) program.

The “Small Project Efficient and Effective Disaster (SPEED) Recovery Act” ([H.R.5641](#)) addresses when a project reimbursed under FEMA’s PA program is considered a “small project,” permitting the use of simplified applications and allowing such projects to begin more quickly. The legislation would change the definition of “small project” to include any disaster or mitigation related project that costs less than \$1 million. The bill was introduced by Committee Chair Peter DeFazio (D-OR), Ranking Member Sam Graves (R-MO), Economic Development, Public Buildings, and Emergency Management Subcommittee Chair Dina Titus (D-NV), and Subcommittee Ranking Member Webster (D-FL).

The “Resilient AMERICA Act” ([H.R. 5689](#)), also introduced by Committee Chair DeFazio, Ranking Member Graves, Subcommittee Chair Titus, and Subcommittee Ranking Member Webster, would enhance the mitigation and resilience activities FEMA is authorized to conduct, improving state, local, tribal, and territorial governments’ access to funding for such activities. The bill would double funding dedicated to FEMA’s Pre-Disaster Mitigation (PDM) program, allow eligible non-profits to receive PDM funds, and expand the FEMA Hazard Mitigation Grant Program to cover utility system repairs and the “hardening” of homes to make them more resilient in future disasters.

The “Safeguarding Tomorrow Through Ongoing Risk Mitigation Technical Corrections Act” ([H.R. 5673](#)), introduced by Subcommittee Chair Titus and Subcommittee Ranking Member Webster, would make corrections to the resilience revolving loan fund created by the [STORM](#) Act passed last year.

The “FEMA Caseworker Accountability Act” ([H.R. 5343](#)), introduced by Representative Tom Rice (R-SC), would direct FEMA to provide a report to Congress regarding the amount of staff turnover and other workforce issues that FEMA has experienced among its casework staff. The bill would require the report to detail any agency plans designed to reduce such turnover.

Read the text of the “Wildfire Recovery Act” at: <https://bit.ly/2ZHgohN>

Read more about the “Small Project Efficient and Effective Disaster (SPEED) Recovery Act” at: <https://bit.ly/3boNd5o>

Read more about the “Resilient AMERICA Act” at: <https://bit.ly/31efycS>

Read the text of the “Safeguarding Tomorrow Through Ongoing Risk Mitigation Technical Corrections Act” at: <https://bit.ly/3CERoGO>

Read the text of the “FEMA Caseworker Accountability Act” at: <https://bit.ly/2ZJrfb5>

NLIHC Submits Testimony for Hearings on Disaster Recovery Efforts

The House Committee on Homeland Security and the House Committee on Transportation and Infrastructure held hearings on disaster recovery on October 26 and 27, respectively. Both featured discussion on topics pertaining to objectives of the Disaster Housing Recovery Coalition (DHRC) – an NLIHC-led group of over 850 local, state, and national organizations working to ensure that all disaster survivors receive the assistance they need to fully recover. On behalf of the DHRC, NLIHC submitted statements for the record for both hearings calling for reforms, such as the implementation of the Disaster Housing Assistance Program and greater access to disaster assistance.

The House Committee on Transportation and Infrastructure’s Subcommittee on Economic Development, Public Buildings, and Emergency Management’s hearing, “[Are FEMA’s Assistance Programs Adequately Designed to Assist Communities Before, During, and After Wildfire?](#),” featured Andrew Phelps on behalf of the National

Emergency Management Association; Kacey KC, state forester and fire warden at the Nevada Division of Forestry; Rich Elliot on behalf of the International Association of Fire Chiefs; and Casey Hatcher, deputy chief administrative officer of Butte County, CA. Committee Chairman Peter DeFazio (D-OR)'s [opening statement](#) described the impacts wildfires have had on his home state of Oregon and the need to better prepare for such disasters.

Witness statements referenced how the country's disaster recovery programs are often built around floods and hurricanes, which can cause issues when applying the same rules and regulations to wildfire recovery. Committee members questioned witnesses regarding barriers to FEMA assistance, including reforms pushed by the DHRC, the failure to provide adequate counseling and housing assistance to wildfire survivors, and the lack of capacity at the local levels to apply and manage FEMA assistance. Representative John Garamendi (D-CA) referenced a recent *Washington Post* [article](#) on housing failures after the 2017 Camp Fire and asked whether FEMA-deployed Temporary Housing Units (THU's) are really the best strategy to deploy after wildfires. Casey Hatcher of Butte County referenced the need for long-term housing assistance given the amount of time it takes many lower-income households to fully recover after a disaster and the temporary nature of many recovery programs offered by FEMA.

Separately, the House Committee on Homeland Security held a hearing on October 27 titled "[Ensuring Equity in Disaster Preparedness, Response, and Recovery](#)." The hearing featured discussion on multiple DHRC [objectives](#). The witness list for the hearing included Lori Peek, director of the Natural Hazards Center at the University of Colorado, Boulder; Chauncia Willis, CEO of the Institute for Diversity and Inclusion in Emergency Management; Christopher Currie, director of the Homeland Security and Justice Team and the Government Accountability Office (GAO); and James Joseph, vice president for response at Tidal Basin.

Committee Chairman Bennie Thompson's (D-MS) opening [statement](#) defined equity as ensuring that rural counties were not left behind after disasters and ensuring access to disaster assistance. Questions from Committee members addressed various aspects of the DHRC's testimony. Representative Nanette Barragán (D-CA) asked about how FEMA denies assistance to individuals that were experiencing homelessness prior to the disaster, to which Chris Currie from the GAO said was indicative of how FEMA programs are overly focused on those that own their own homes. Representative Ritchie Torres (D-NY) cited the DHRC's testimony when asking about how FEMA's non-discrimination clause is interpreted within the agency to prevent dedicated programs for vulnerable populations. Chauncia Willis said this was reflective of the need for large scale reforms at the agency.

Watch a recording of the Committee on Transportation and Infrastructure hearing at: <https://bit.ly/3pMW9K7>

Read the DHRC's statement for the record submitted to the Committee on Transportation and Infrastructure at: <https://bit.ly/3GKuWy3>

Watch a recording of the Committee on Homeland Security hearing at: <https://bit.ly/3pMW9K7>

Read the DHRC's statement for the record submitted to the Committee on Homeland Security at: <https://bit.ly/3GKuWy3>

FEMA Individual Assistance Staff Attend Disaster Housing Recovery Working Group Meeting to Discuss Reforms

Chris Smith, director of the Individual Assistance Division at the Office of Response and Recovery, Recovery Directorate at FEMA, and additional members of the FEMA Individual Assistance team met with the NLIHC-led Disaster Housing Recovery Coalition's Disaster Recovery Working Group on October 26 to discuss recent

and upcoming reform efforts. The discussion comes on the heels of [recent reforms](#) by FEMA that were pushed by the DHRC, Senator Elizabeth Warren (D-MA) and Representative Adriano Espaillat (D-NY).

The reforms address the requirement that disaster survivors submit formal title and lease documentation to access assistance. This requirement has effectively barred low-income homeowners – predominantly households of color – from receiving the FEMA Individual Assistance for which they were eligible. These requirements most prominently impacted residents living in mobile homes and heirship property owners. Under FEMA’s new policy, survivors can now self-certify ownership of their homes when they do not have other documentation, overcoming a major hurdle to recovery. FEMA will also allow all survivors to submit a broader array of documents to prove occupancy and ownership of their homes.

Chris Smith and the Individual Assistance team announced that they will be modifying the FEMA application process to allow home or unit inspections for disaster damage to occur simultaneously or prior to verification of occupancy or ownership – allowing applications to move forward more quickly. In addition, they announced that FEMA would be looking at an additional element of the application process often cited as a major barrier to assistance: the requirement that applicants apply for disaster recovery loans with the Small Business Administration (SBA) before having their applications processed. Chris Smith said the agency would begin removing this requirement for individuals below certain incomes. They also announced that FEMA is internally reviewing letters sent to disaster survivors and working towards the release of new, simplified language next year.

The Disaster Housing Recovery Coalition (DHRC) is a group of over 850 local, state, and national organizations working in disaster recovery and housing to ensure that all disaster survivors – including those with the lowest incomes – receive the assistance they need to fully recover. The DHRC holds [weekly calls](#) to hear updates from members on disaster recovery efforts from around the country, share best practices, and stay up to date on the latest federal changes to the disaster recovery response framework.

Join the Disaster Housing Recovery Coalition at: <https://bit.ly/3EsLzMq>

Register for weekly Disaster Recovery Working Group meetings at: <https://bit.ly/3w1P1e3>

Additional Coronavirus Updates –November 1, 2021

ERASE Updates

NLIHC [announced](#) the launch of the [End Rental Arrears to Stop Evictions \(ERASE\) webpage](#). The webpage includes resources for tenants, state and local housing advocates, policymakers, researchers, and ERA program administrators, like the [ERASE Checklist](#) and the [ERASE Assessment Tool](#) that ERA programs can reference when developing their program improvement plans.

National Updates

Consumer Financial Protection Bureau (CFPB)

The Administration for Community Living, in partnership with HUD, Treasury, and CFPB, held a [webinar](#) on September 30 on federal emergency rental assistance (ERA) tools. Many older adults and people with disabilities who are eligible for ERA have not applied. The webinar highlights tools and information to help the aging and disability networks get the word out about available assistance. Access the webinar recording, slides, and transcript [here](#).

Department of Treasury

Treasury announced on October 25 state and local governments distributed [nearly \\$2.8 billion](#) in emergency rental assistance (ERA) to more than 510,000 households in September, up from 459,000 in August. Nearly all jurisdictions reported continued growth in September, and many grantees that were initially slow to deliver assistance reported significant increases in disbursements as they adopted ERA best practices. Access the September ERA spending data [here](#).

Reporting

[CNBC](#) reports more than \$30 billion in federal emergency rental assistance (ERA) has not been spent, but this does not mean renters are no longer struggling. “There’s certainly remaining need in most states and cities,” said NLIHC President and CEO Diane Yentel. The article outlines how renters can access the relief, highlighting [NLIHC’s ERA database](#) and [dashboard](#).

[Politico](#) discusses the new emergency rental assistance (ERA) [data](#) released by Treasury on October 25, stating the data show the disbursement of rent relief has started to plateau after making more dramatic gains in previous months. About \$10.7 billion in ERA has been disbursed as of the end of September, representing less than a quarter of the \$46.5 billion Congress authorized in two tranches.

[NPR’s Here and Now](#) shares the story of a single mother who was evicted from her home in July after she contracted COVID-19 and was unable to work. “Congress passed \$46.5 billion dollars in emergency rental assistance, but unfortunately, states and localities didn’t have the infrastructure to really get these funds out to tenants and landlords who need it quickly,” said Sarah Hassmer of the National Women’s Law Center, who helped the mother navigate the rental assistance system in Phoenix.

State and Local News

Georgia

[Nonprofits in Macon, Georgia](#) are seeing a rise in homelessness following the end of the federal eviction moratorium. Service providers report an influx of families seeking shelter at the Brookdale Warming Center, and the United Way of Central Georgia reports receiving an increase in calls for housing assistance.

Indiana

The Indiana Supreme Court announced a new [pre-eviction diversion program](#) for trial courts to help tenants and landlords access federal rent relief more quickly. Learn more about the program, which will go into effect on November 1, in the [court’s order](#). The program was recommended by the Indiana Eviction Task Force in its [interim report](#) released on October 18. Advocates report seeing eviction court dockets in Indiana increase since the federal eviction moratorium ended in August. An estimated [65,000 evictions were filed in Indiana](#) since the start of the pandemic, with 1,600 filed in the last four weeks.

An [Indy Star](#) analysis of more than 11,000 eviction filings in Marion County from January through September 2021 found that evictions in Indianapolis are driven by a small number of corporate landlords. Corporate landlords filed 88% of all evictions in the city, with many of the companies based outside of Indiana and taking advantage of the state’s easy-to-evict policies.

Iowa

The pandemic has led to a [significant increase in calls to Iowa Legal Aid](#) about eviction. Calls for eviction assistance have increased by 140% during the past year. Iowa Legal Aid has set up help desks in courthouses in the five biggest cities to help represent tenants during court hearings.

Louisiana

[Eviction filings in the New Orleans area](#) have increased, but federal emergency rental assistance (ERA) has blunted advocates' worst fears of a surge. Evictions are occurring at a much higher rate in Metairie, where ERA has moved much slower. Louisiana reallocated \$23 million in federal rental relief to New Orleans in recognition of how fast the city is distributing funds compared to other jurisdictions. The funds are not coming fast enough for some renters, however, who have been evicted while awaiting approval.

Massachusetts

[Housing advocates and renters](#) held a rally outside the Massachusetts state capitol building on October 21, calling on the legislature to restore the statewide eviction moratorium that expired last October. The advocates, who are urging legislators to pass the "[COVID-19 Housing Equity Bill](#)" (H1434/S891), say stronger protections are needed as the pandemic and eviction filings continue. Since the bill was heard before the Housing Committee in mid-August, over 24,000 evictions have been filed in court. Learn more about the bill from [Homes for All Massachusetts](#).

New York

As New York's latest eviction protections near a January end date, [City Limits](#) reports New York City tenants' rights advocates are reigniting their push for "Good Cause" eviction protections. The bill would provide tenants the right to a lease renewal in most cases and prevent landlords from removing a tenant without an order from a judge – even if that tenant's lease has expired or they never had a lease.

Ohio

There has been a sharp increase in [evictions in the Ohio Valley](#) since the federal eviction moratorium was overturned. The current housing crisis in the Ohio Valley is exacerbated by the lack of affordable and available housing in the region, with the threat of COVID-19 and long-term impacts on those who have been evicted yet to be seen.

Rhode Island

The [Boston Globe](#) reports that as winter approaches, Rhode Island's homelessness crisis continues to worsen. The waitlist for shelter in Rhode Island has 1,000 people on it. There is no quarantine and isolation site for unhoused people who test positive for COVID-19, and a new site set to open on November 1 has been delayed.

Advocates and residents [gathered in downtown Providence](#) on October 23 to call for action on evictions, homelessness, and the housing crisis – all of which have been exacerbated by the pandemic. The Rhode Island-based group Direct Action for Rights and Equality called on state and local leaders to take action to prevent evictions and ensure housing for all, including by enacting an eviction moratorium and declaring a State of Emergency for homelessness.

Vermont

Federal coronavirus relief funds have fueled a boom in [affordable housing projects in Vermont](#), with more than half of those units set aside for people who are currently experiencing homelessness. Even with this infusion of federal funds, Vermont will face a shortage of affordable and available homes.

Guidance

Department of Housing and Urban Development

- [COVID-19 Homeless System Response: ESG-CV Expense Tools](#)

Department of Treasury

- [ERA Reallocation: Obligation Certification Form](#) – October 25, 2021
 - [ERA Reallocation: Program Improvement Plan Form](#) – October 25, 2021
 - [ERA Reallocation: Request for Reallocated Funds Form](#) – October 25, 2021
 - [Treasury September ERA Data](#) – October 25, 2021
 - [Treasury Report on September ERA Data](#) – October 25, 2021
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Disaster Housing Recovery Updates – November 1, 2021

Federal Updates

Department of Housing and Urban Development (HUD)

Are you a housing provider in or near a disaster-impacted area? If you have vacant units, HUD wants to know! The agency is operating a pilot program to collect information on alternative housing for those displaced from their homes by disasters. Let HUD know via a survey form [here](#). Filling out this form is completely non-binding, and information will be shared directly with HUD offices and FEMA.

2020 Hurricanes

The [Associated Press](#) reports Louisiana will receive nearly \$600 million in Community Development Block Grant-Disaster Recovery (CDBG-DR) funding to help with the state’s long-term recovery from Hurricanes Laura and Delta in 2020. The CDBG-DR funds are part of the [\\$28.6 billion](#) disaster relief supplemental appropriation passed by Congress on September 30. While officials welcomed the funds, the money falls short of the multibillion-dollar estimates of need – only roughly 20% of the \$3 billion requested by Governor John Bel Edwards. Across southwest Louisiana, thousands of people remain displaced, homes still have blue tarps, and businesses remain boarded up.

“This is a step in the right direction and we are thankful to our congressional delegation for their help in securing this funding,” [said Governor Edwards](#). “However, we don’t think the allocation for Hurricanes Laura and Delta is adequate for a full, sustainable recovery of Southwest Louisiana and the other impacted areas of the state, especially when it comes to housing. We will continue to work with our delegation and the White House to get the additional money we need.”

Lake Charles Mayor Nic Hunter described the amount as “[woefully insufficient](#),” while also acknowledging the funds will “make a dent” in the region’s significant housing need. Senator Bill Cassidy (R-LA) said the congressional delegation will continue to make the case for additional federal aid for southwest Louisiana, but it will be difficult to achieve.

Hurricane Ida

[Damage from Hurricane Ida](#) has forced many Louisiana renters out of homes deemed uninhabitable, short-circuiting efforts to keep them in their rentals while raising fears of a local housing crunch.

Hundreds of emergency trailers provided by FEMA are empty as [Houma residents remain in need](#) of temporary housing. As part of the [Louisiana Hurricane Ida Sheltering Program](#), the state has purchased 1,300 trailers, with just 13 units occupied out of 31 units that have been placed.

The Louisiana Governor’s Office of Homeland Security and Emergency Preparedness (GOSHEP) announced on October 22 the speed of [installing the travel trailers](#) for Ida survivors is expected to increase as the program grows. Currently, 31 travel trailers have been placed across St. Charles, Terrebonne, and St. James parishes. Another 61 units have been deployed to sites in five of the hardest-hit parishes.

Nearly two months after Hurricane Ida made landfall, [thousands of Lafourche residents](#) are still without housing. Hundreds of travel trailers provided by Louisiana have arrived to help Lafourche and Terrebonne parishes, but they await approval and installment. Only seven temporary FEMA homes have arrived.

[Public housing residents in St. James Parish](#) have few long-term housing options while waiting on an uncertain timeline for their units to be restored after Hurricane Ida. About 130 households in the parish's 252 public housing units have had to relocate since Ida. Rents in the area are out of reach for many tenants and temporary state or federal trailers are not yet available. Some residents are still staying with family and friends, in hotels with FEMA vouchers that will soon expire, or even in their vehicles.

President Biden approved a [Major Disaster Declaration for Mississippi](#) to support recovery efforts in the [areas impacted by Hurricane Ida](#). FEMA Public Assistance was approved for 19 counties, and [Individual Assistance](#) was approved for eight counties.

Connecticut [Governor Ned Lamont submitted](#) on October 22 a [formal request](#) for a presidential major disaster declaration resulting from the damage caused by the remnants of Hurricane Ida. Based on the results of the FEMA State Preliminary Damage Assessment, Governor Lamont has requested the FEMA Individual Assistance Program for Fairfield County and New London County, as well as the state's two tribal nations – the Mashantucket Pequot Tribal Nation and the Mohegan Tribal Nation.

West Coast Rainstorm and Nor'easter

Amid the heaviest rainstorm in years to hit the Sacramento area and the rest of Northern California, the city and county of Sacramento opened [four overnight respite centers](#). The centers were [not announced until less than 48 hours](#) before the rain started.

Sacramento County activated its [severe weather sheltering program](#) ahead of the colder weather and rain, announcing that homeless outreach partners would be issuing motel vouchers to unsheltered individuals. The [county did not provide any information](#) about who would distribute the vouchers and where individuals could pick them up. Capacity depends on motel room availability, and officials did not say how many motel rooms would be available. Homeless advocates and city officials criticized city officials for not opening warming centers after [four unhoused individuals](#) died during a major storm last January.

[Cap Radio](#) interviewed Sacramentans experiencing homelessness to learn how they survived the historic storm. Some unhoused residents say they did not receive adequate notice of the storm's severity or that the city had opened emergency shelter options. Other residents explained the challenges in traveling to the shelters and leaving behind their belongings. Many were left to start from scratch or try to salvage what was left of their tents and possessions.

The [Sacramento Bee](#) reports on the challenges people experiencing homelessness and RV residents in Sacramento faced during and after the historic rainfall. The Sacramento Fire Department rescued mobile home residents and [14 people experiencing homelessness](#) after power outages caused sump pumps to shut down, resulting in severe flooding. Water flooded into tents at Sacramento's Safe Ground sanctioned encampment, destroying tents and possessions.

A [video posted on Twitter](#) shows unhoused tenants at the Safe Ground encampment being drenched by giant waves of water as drivers passed through the freeway above them.

[Several encampments in Chico](#) were flooded during the recent, historic rainstorm, damaging countless individuals' tents and possessions. A local church opened its doors to provide shelter for people experiencing homelessness during the storm. When *Action News Now* contacted the city of Chico to ask if they would open

any emergency shelters or provide people supplies to reinforce their campsites, the city said it could not comment due to an ongoing lawsuit.

The Nor'easter that hit [New Haven flooded a homeless encampment](#) on October 26, causing outreach workers to spring into action by opening temporary shelters and helping people find places to stay. When the storm hit, about 10 individuals were staying in the socially distanced encampment.

HUD

HUD PIH Posts Updated Emergency Housing Voucher FAQs

HUD's Office of Public and Indian Housing (PIH) posted a [sixth update](#) to its frequently asked questions (FAQs) about the Emergency Housing Voucher (EHV) program created by the "American Rescue Plan Act" (ARPA). Public housing agencies (PHAs) were eligible to apply for 70,000 EHV's (see *Memo*, [5/10](#)), and PIH announced the EHV allocations available to 696 PHAs (see *Memo*, [5/17](#)). NLIHC created a [summary of the key FAQs](#) from the first three sets of FAQs, as well as those from the fourth (see *Memo*, [7/26](#)) and fifth updates (see *Memo*, [10/4](#)). The sixth version adds 14 new FAQs. Five new FAQs relevant to residents and advocates are highlighted here.

Under the category "Voucher Administration," FAQ 37 (page 14) states that a Continuum of Care (CoC) and PHA may choose to give priority to households currently living in Rapid Rehousing (RRH), Transitional Housing (TH), or Permanent Supportive Housing (PSH) to open up space for new households in those programs.

Under the category "Administrative and Services Fee," FAQ 64 (page 21) clarifies that a PHA may use a portion of the EHV services fee for groceries and toiletries. [PIH Notice 2021-15](#) allows PHAs to use the EHV services fee funding to assist a household with some or all costs of acquiring essential household items as defined by a PHA. The Notice gives tableware and bedding as examples, but PIH provides PHAs with the flexibility to define which household items are essential.

Under the category "Portability," FAQ 85 (page 27) clarifies that if a household with an EHV moves with the EHV to another PHA's jurisdiction ("ports" the EHV), the PHA to which the household moves (the "receiving PHA") does not have to "absorb" the EHV (use one of the receiving PHA's EHV's); the receiving PHA may bill the "initial PHA," the PHA from where the household originally secured the EHV.

FAQ 86 explains that if an EHV household ports to a PHA that does not have an EHV program, their EHV becomes a regular Housing Choice Voucher (HCV), subject to the regular HCV rules. It is important for the initial PHA to inform a household of this change before porting.

FAQ 88 (page 28) indicates that a receiving non-EHV PHA absorbing a household whose EHV becomes a regular HCV can perform a criminal background check and deny the household based on the PHA's HCV criminal background policy.

"Emergency Housing Vouchers, Frequently Asked Questions (FAQs) v.6" is at: <https://bit.ly/2XWppmk>

The Emergency Housing Voucher website is at: <https://bit.ly/3wdoeuG>

Opportunity Starts at Home

Campaign Launches New “Build Back Better” Take Action Page

The Opportunity Starts at Home multi-sector affordable homes campaign recently launched a new “[take action](#)” page to support historic housing investments proposed in the new framework for the “Build Back Better Act.” The framework was announced by President Biden on October 28. Advocates can [send preformatted letters](#) to their members of Congress urging them to vote for the plan that includes three of the campaign’s top priorities: \$25 billion in rental assistance, \$65 billion to preserve public housing, and \$15 billion for the national Housing Trust Fund.

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](#).



Research

Study Shows Disasters Increase Evictions

A recent article in *Housing Policy Debate*, “[A Perfect Storm? Disasters and Evictions](#),” is one of the first studies to examine the relationship between disasters and evictions. The study combines a quantitative analysis of national data on disasters and evictions with a qualitative case study of the recovery following Hurricane Michael in Bay County, Florida. The research finds that disasters increase evictions and explores factors underlying this relationship.

The authors utilized a mixed-methods study design, with the quantitative component analyzing county-level data on disasters, evictions, FEMA assistance, and social and economic indicators to examine the causal relationship between disasters and evictions. A qualitative case study of the recovery after Hurricane Michael in Bay County provided further insight into the nature of the challenges faced by both landlords and tenants after disasters.

The quantitative findings indicate that severe disasters were associated with a significant increase in evictions in the year of a disaster and the following year. The association was weaker but still present in the second year after a disaster. Among the county-level social and economic indicators factored into the study’s statistical model, higher median rents and higher vacancy rates were associated with an increase in evictions following a severe disaster. The authors suggest higher rents might be associated with increased evictions after a severe disaster, because tenants might have a limited capacity to absorb disaster-related financial shocks in counties where the rent is already high. Why higher vacancy rates were associated with increased evictions was less clear. The authors suggest higher vacancy rates may be correlated with other local economic factors.

The amount of FEMA rental assistance delivered per renter household was associated with a lower frequency of evictions two years after a severe disaster. The authors surmise FEMA assistance could help tenants retain a

longer-term financial buffer by helping them avoid taking on high levels of debt to meet their emergency housing needs in the immediate aftermath of a disaster. Labor and housing markets might begin to recover during this same two-year period.

Qualitative findings from the case study point to a range of potential factors contributing to displacement and eviction after disasters. Extensive damage to the rental housing stock and slow recovery times led to displacement, exacerbating a pre-existing lack of affordable housing available for lower-income renters. Small and large landlords appeared to have different motivations for eviction. Limited resources and a lack of clear property titles prevented some smaller landlords from accessing recovery funds to make repairs, while a lack of formal leases made it easier to evict tenants. Some larger landlords took advantage of the disaster to evict renters, rehab damaged units, and charge higher rents in step with the tightening rental market.

The authors identified potential policy responses to disrupt the relationship between disasters and eviction. These policy responses include eviction moratoria, changes to court procedures during disasters, tenant right to counsel laws, expungement of eviction records, and improved communication about landlord and tenant rights in the wake of a disaster.

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

Study Examines Geographic Mobility in Housing Choice Voucher Program

A report published in the *Journal of Planning Education and Research*, “[You Can’t Get There from Here: Mobility Networks and the Housing Choice Voucher Program](#),” examines how administrative boundaries and historical patterns of segregation impact housing mobility for Housing Choice Voucher (HCV) households. The author, Philip Garboden, finds that public housing agency (PHA) boundaries and patterns of racial and economic segregation have a significant influence over where voucher families move. A lack of available housing in suburban counties, voucher households’ reliance on existing support systems, and difficulties associated with transferring between PHAs may all play a role in shaping the location decisions of voucher households.

Garboden analyzed HUD administrative data on all HCV household moves between 1994 and 2015 for the Baltimore, MD, Dallas, TX, and Cleveland, OH metropolitan areas to identify clusters of census tracts that voucher families were more likely to move within than between. He termed these clusters of census tracts “mobility clusters.” Garboden further characterized these mobility clusters by joining them to spatial data on administrative and jurisdictional boundaries, as well as social and economic indicators.

It can be difficult for families to port their vouchers across PHAs, and the study found administrative boundaries clearly influence mobility clusters. In Baltimore, for example, nearly all mobility clusters fell within the administrative boundaries of PHAs. The largest PHA in Baltimore was in the central city, away from the lower-poverty neighborhoods and better funded schools of the suburbs, leading a large share of voucher families in the Baltimore area to cluster in poorer, more segregated communities in the inner city. PHA administrative boundaries shaped mobility clusters in the Cleveland metropolitan area as well, though these boundaries included lower poverty areas.

Mobility clusters reflected patterns of racial and economic segregation in all three metro areas. Fifty-eight percent of all moves in Cleveland occurred in the two most segregated clusters, for example, while 19% of moves in Dallas occurred in the most segregated cluster in terms of poverty. Garboden points to preexisting ties to the community and limited information as potential factors in the perpetuation of mobility clusters along racial and economic lines. Relocating away from family members can result in the loss of important informal

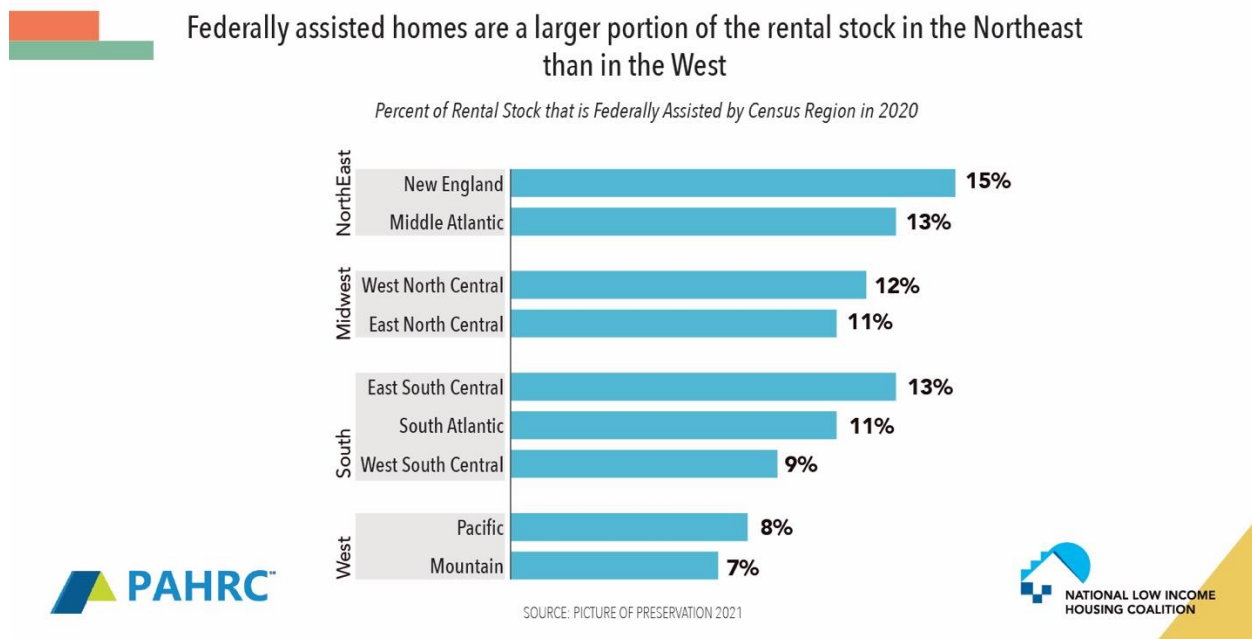
supports such a transportation and childcare. At the same time, families tend to search for housing in neighborhoods with which they are already familiar or learn about through social connections.

Voucher reforms have recently focused on small area fair market rents (SAFMRs) and source of income protection laws to promote mobility. The author concludes that the challenges presented by administrative boundaries and the factors underlying clustering along racial and economic lines require additional policy interventions. Mobility across PHA boundaries could be improved through interventions ranging from regional administration of vouchers by cooperating local PHAs to regional PHA consolidation. Mobility counseling with robust housing search assistance may help families move outside of established mobility clusters, and potentially into lower poverty and less segregated neighborhoods.

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

Fact of the Week

Federally Assisted Homes Comprise Larger Share of Rental Stock in the Northeast



Source: NLIHC & PAHRC. (2021). *Picture of Preservation 2021*. Washington, DC: Author.

Events

Join Today's *Tenant Talk Live* Webinar for Renters and Tenant Leaders on Disaster Housing Recovery

Join NLIHC's *Tenant Talk Live* webinar with and for renter and tenant leaders **today, November 1 at 6 pm ET** (5 pm CT, 4 pm MT, and 3pm PT) for an overview of disaster housing recovery resources for renters. Register for today's webinar at: <https://bit.ly/361rmy2>

The increase of natural disasters is a concern for renters looking to maintain safe, stable, and affordable housing. Federal agencies like FEMA have historically neglected the needs of low-income renters, leaving many households with limited hope of remaining stably housed after disasters. In recent years, FEMA has neglected to implement the Disaster Housing Assistance Program (DHAP) to help survivors recover from a disaster. Without DHAP, renters are not provided longer-term rental assistance and supports they need, and they must fend for themselves with other resources. This month's *Tenant Talk Live* will focus on what disaster housing recovery means and the resources available for survivors of disasters. We will be joined by disaster recovery advocates and NLIHC staff who will share policy and research updates.

NLIHC is the leader of the [Disaster Housing Recovery Coalition \(DHRC\)](#), which works to ensure federal disaster recovery efforts reach the lowest-income and most marginalized people and communities, often the hardest-hit by disasters. Composed of more than 850 national, state, and local organizers, the DHRC encourages Congress, FEMA, and HUD to work together getting federal disaster recovery resources reach all impacted households. [Click here](#) to learn more about the DHRC and how to become a DHRC member.

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

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

Register for the November 1 *Tenant Talk Live* webinar at: <https://bit.ly/361rmy2>

NHLP to Host Training on Preserving Federally Assisted Housing and the Right to Organize at Federally Assisted Housing

The National Housing Law Project (NHLP) will host a 3.5-hour training on two related topics: 1) understanding preservation of federally assisted housing, and 2) tools to support residents organizing to preserve their federally assisted homes. The training will be Wednesday, November 10, from 12 to 3:30 pm ET. To register, visit: <https://bit.ly/3pLdWRU>

The training will be conducted in partnership with the Practising Law Institute (PLI). Advocates and residents do not need to be a PLI member to join the training. If your organization is not a PLI member, [apply for a scholarship](#) at least three days before the program to attend for free.

The training will be Wednesday, November 10, from 12 to 3:30 pm ET. For more information and to register, visit: <https://bit.ly/3pLdWRU>

NLIHC Careers

NLIHC Seeks Writer/Editor

NLIHC seeks a skilled writer/editor who will support the Coalition's publications, internal and external communications, website, social media, and development efforts. Close collaboration across multiple teams will be required to create and revise clear and concise written materials, while ensuring that all content is consistent with the Coalition's brand, voice, and style. The writer/editor will also help update, maintain, and promote high standards for editing, formatting, writing, and producing content. This individual will be both a technical writer

(on affordable housing policy and research) and a storyteller, supporting the Coalition's mission of advancing socially just public policy to ensure the lowest-income people in America have decent, accessible, and affordable homes.

RESPONSIBILITIES:

1. Provide proficient technical writing/editing support for president/CEO and other Coalition staff and members as appropriate.
2. Prepare and edit press releases, statements, and media alerts; coordinate co-branded press materials for NLIHC and state partners.
3. Draft, edit, and/or proof eblasts, call to actions, reports, development proposals and other external communication materials for president/CEO and other Coalition staff and members as appropriate.
4. Assist in content development, writing, and editing of all major publications, weekly publications, and other external communication materials.
5. Assist in writing scripts, storyboards, and other promotional content as appropriate.
6. Assist in implementing a comprehensive strategy for use of social media, including, but not limited to, Facebook, Twitter, Instagram, and blogs. Assist staff in implementing Twitter strategy.
7. Assist in writing and editing content for NLIHC websites and blog.
8. Monitor print, broadcast, online, and social media for coverage of NLIHC, NLIHC campaigns, and NLIHC policy priorities; reach out to sources to correct as needed.
9. Stay informed of NLIHC policy developments to inform content of written materials.
10. Stay abreast of new developments in social media and recommend advances and changes to NLIHC platforms.
11. Assist NLIHC state partners in creating co-branded external communication materials.
12. Develop written materials to aid NLIHC members in use of social media and digital media.
13. Assist in implementing NLIHC brand and style guidelines in all written and external communication materials.
14. Attend all meetings of NLIHC Board of Directors.
15. Participate in staff meetings, retreats, training, and all NLIHC events.
16. Other duties as assigned.

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

1. Exceptional demonstrated writing and editing skills; minimum of three years of experience in writing, editing and communications.
2. Minimum of bachelor's degree. Master's degree preferred. Degree in communications, English, journalism, creative writing, or related field a plus, but other degrees will be considered.
3. Knowledge and ability to adhere to style guidelines.
4. Must provide two writing samples and complete a writing exercise.
5. Commitment to social justice.
6. Knowledge of the fundamentals of housing poverty, homelessness, affordable housing policy, affordable housing development, or social service delivery as strong plus.
7. Ability to work in diverse high-paced environment.
8. Strong oral and interpersonal communications skills.
9. Strong organizational skills and attention to detail.
10. Proficiency in Microsoft Office Suite.
11. Proficiency in social media platforms.

COMPENSATION AND BENEFITS: An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. This is a full-time position located in Washington, DC, though

candidates residing outside the DC area may be considered, and telework is being implemented during the pandemic.

JOB APPLICATION PROCESS: Send a cover letter, resume, and two writing samples to: Bairy Diakite, Operations Manager, NLIHC, 1000 Vermont Avenue, N.W., Suite 500, Washington, D.C. 20005 at bdiakite@nlihc.org. The cover letter should describe the candidate's interest in and relevant experiences for the position and include salary requirements and the names and contact information for at least three people serving as candidate references. (NLIHC will not contact references before consulting with the candidate.)

NLIHC Seeks Housing Advocacy Organizer

NLIHC seeks a housing advocacy organizer who will be responsible for maintaining and expanding NLIHC membership and mobilizing advocates on federal policy priorities to advance the Coalition's mission. This is a one-year position (with the possibility of extension) that will play a key role in designing and implementing field strategies for various campaign efforts such as the NLIHC HoUsed campaign for long-term solutions to homelessness and housing poverty, the *Our Homes, Our Votes* non-partisan civic engagement project, coronavirus emergency rental assistance, federal budget priorities, and other campaigns. The housing advocacy organizer supports outreach activities, develops materials for use by state and local advocates, and supports low-income renters with organizing guidance and tools. The housing advocacy organizer reports to the director of field organizing.

Responsibilities/Duties

Field and Campaign Organizing, Education, and Activation

- Field and Campaign Organizing: Mobilize state partners, members, endorsers, and supporters on federal affordable housing policy issues. Generate letters and calls to legislative offices; assist organizations and constituents with meetings and media opportunities; generate resolutions, endorsements, and sign-ons; work with broad issue-based campaigns to raise the issue of housing.
- Field Activity: Track field activity, including member participation in call-in days and e-mail actions; prepare reports on activities, as requested. Maintain and enhance member and contact database for organizational/field needs; expand its use to distribute congressional profile data and timely, targeted calls to action that advance NLIHC goals.
- Education and Activation: Participate in meetings of national housing and other advocates to engage in strategy discussions, including HoUsed campaign policy group, Disaster Housing Recovery Coalition (DHRC), and others as necessary. Create, update, and distribute materials, as needed, including calls-to-action, postcards, fact sheets, endorsement forms, brochures, and stickers. Identify conference and other speaking opportunities for Coalition staff; exhibit and present, as needed.
- Communications: Write (on a rotating basis among housing advocacy organizers) a weekly article for NLIHC's e-newsletter, *Memo to Members and Partners*, highlighting the field work of state partners or other NLIHC members. Help maximize use of the NLIHC website and social media tools, including webinars, videos, and blogs, to engage members. Draft articles for the *Tenant Talk* publication produced for low-income renters. Assist communications staff in generating media ideas and opportunities for work happening in the field.

State Partners

- NLIHC State Partner Meetings: Assist in the planning and convening of biannual NLIHC state partners' meeting. Participate in state partner conference calls.

- State Activities: Track all field activity in the assigned states, including member participation in call-in days, email actions, and prepare reports on activities as requested. Promote activities of state partners through social media and NLIHC communication platforms.
- Growing the State Partner Coalition: Identify and cultivate potential new state partners in places where NLIHC is lacking a strong advocacy lead.

Membership

- Membership Recruitment: Identify sources for prospective members and coordinate ongoing membership drives, including among workgroup call participants, budget letter signers, HoUsed campaign endorsers, and Disaster Housing Recovery Coalition members. Engage potential new members through video and email; track effectiveness of contact. Undertake activities to achieve annual increases in membership. Reply to all inquiries from current members and potential new members. Use all other interactions as opportunities to secure new memberships.
- Membership Engagement and Retention: Welcome new NLIHC members and build relationships with members in assigned states through personal calls, e-mails, and other outreach. Provide prompt and accurate responses to all inquiries about membership concerns. Track status of all members, send renewal notices in timely manner, and follow up as needed. Undertake activities to achieve a 90% or higher member retention rate.
- Resident Outreach: Support resident participation in NLIHC and partner organizations activities. Assist in developing content for *Tenant Talk*, NLIHC's resident newsletter. Convene tenant groups, as determined by NLIHC management.
- Administration: Coordinate or assist in mailings to members and other partners. Maintain hard copy files of member records. Produce membership reports and lists, as needed. Maintain and update databases and contact lists, ensure accuracy of all data. Perform data entry and data cleaning; run reports and queries as needed to support work of NLIHC. Assist in implementation of member survey.

Organizational Support

- Meetings: Attend and participate at meetings with NLIHC Board of Directors; participate in staff meetings, state coalition meetings, trainings, and all Coalition events.
- Interns: Assist with the recruitment and supervision of Field interns.
- Other: Other duties as assigned to maximize organizational effectiveness toward achievement of NLIHC mission

Qualifications

Applicants must possess a bachelor's degree and preferably at least two years of work experience in policy campaigns, U.S. elections and/or direct assistance to low-income communities (additional years of experience preferred; exceptional candidates with fewer may be considered). Applicants should have a strong commitment to social justice. Candidates should have strong analytical, writing, and organizational skills, as well as a keen attention to detail. Applicants should also be proficient in the Microsoft Office suite. Familiarity with Salesforce CRM database would be plus.

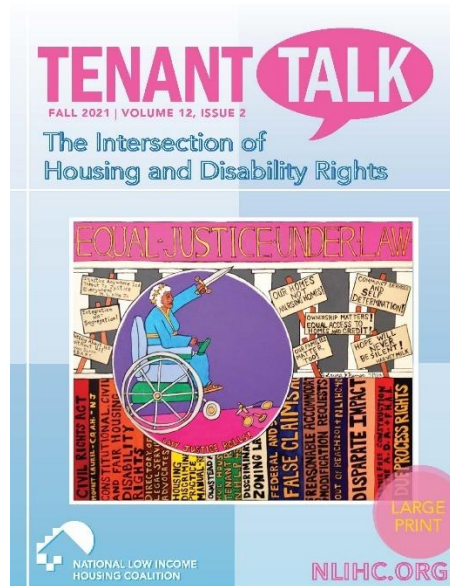
An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and a generous benefits package. This is a temporary full-time position located in Washington, DC, but NLIHC will be flexible about location (depending on the pandemic).

Interested candidates should submit a resume, cover letter with salary requirement, and one writing sample, to Joey Lindstrom, director of field organizing, and Bairy Diakite, operations manager at: jlindstrom@nlihc.org and bdiakite@nlihc.org

NLIHC News

Now Available: Large-Print Edition of NLIHC's *Tenant Talk: The Intersection of Housing and Disability Rights*

A [large-print edition](#) of NLIHC's *Tenant Talk: The Intersection of Housing and Disability Rights* is now available. The semi-annual newsletter aims to engage residents in housing advocacy and to highlight innovative approaches and recent housing victories in communities throughout the United States. This issue focuses on housing affordability and disability justice, with articles exploring how resident leaders and resident organizations can take action to achieve accessible housing.



Disability justice should be included in any type of advocacy, but especially when fighting to expand affordable housing options for the lowest-income renters. Readers will learn more about *Olmstead v. L.C.*, a historic Supreme Court decision that established the illegality of segregating people with disabilities. This issue also informs readers about universal design, Medicaid-funded home- and community-based services, and the “Money Follows the Person” program.

This issue of *Tenant Talk* features articles on resident organizing such as National ADAPT's “Lives Worth Life” social media campaign and how Maryland passed right to counsel for renters facing eviction. Additional articles cover the expiration of the federal eviction moratorium, the upcoming infrastructure spending package, and much more!

The large print edition of *Tenant Talk* is available online at: <https://bit.ly/31lqK7A>

If you would like to receive a free print version of the large print edition of *Tenant Talk* through the mail, please complete this [quick and easy form](#) to let us know how many copies you would like to receive. Please share with your networks.

Support the continued production of *Tenant Talk* and other NLIHC resources by becoming an NLIHC member. NLIHC is a membership organization open to individuals, organizations, corporations, and government agencies. Become a member at: <https://nlihc.org/membership>

NLIHC in the News

NLIHC in the News for the Week of October 24

The following are some of the news stories that NLIHC contributed to during the week of October 24:

- “California, New York fight over shrinking low-income housing aid in Democrats' bill,” *LA Times*, October 26 at: <https://lat.ms/3mtBxop>
- “The government is fixing the federal rental aid program, but funds are still slow to reach renters,” *NBC News*, October 26 at: <https://nbcnews.to/2ZuLEAa>
- “Biden framework includes \$150B for affordable housing,” *The Hill*, October 28 at: <https://bit.ly/3jNL08d>

NLIHC Staff

Xavier Arriaga, Policy Analyst, x231
Andrew Aurand, Vice President for Research, x245
Sidney Betancourt, Housing Advocacy Organizer, x200
Jordan Brown, Research Intern
Victoria Bourret, Senior Organizer for Housing Advocacy, x244
Jen Butler, Senior Director, Media Relations and Communications, x239
Alayna Calabro, Policy Analyst–COVID-19 Response, x252
Josephine Clarke, Senior Executive Assistant, x226
Courtney Cooperman, Housing Advocacy Organizer, x263
Bairy Diakite, Operations Manager, x254
Emma Foley, Research Analyst, x249
Dan Emmanuel, Senior Research Analyst, x316
Ed Gramlich, Senior Advisor, x314
Sarah Gallagher, Senior Project Director, ERASE, x220
Sydney Graves, Field Intern
Patrick Hanrahan, Graphic Design/Communications Intern
Kim Johnson, Housing Policy Analyst, x243
Paul Kealey, Chief Operating Officer, x232
Mike Koprowski, Director, Multisector Housing Campaign, x317
Joseph Lindstrom, Director, Field Organizing, x222
Mayerline Louis-Juste, Communications Specialist, x201
Khara Norris, Senior Director of Administration, x242
Neetu Nair, Research Analyst, x291
Brenna Olson, Policy Intern
Noah Patton, Housing Policy Analyst, x227
Ikra Rafi, Creative Services Specialist, x246
Betty Ramirez, Research Analyst, x202
Catherine Reeves, Development Coordinator, x234
Sarah Saadian, Vice President, Public Policy, x228
Brooke Schipporeit, Housing Advocacy Organizer, x233
Sophie Siebach-Glover, Research Specialist, x205
Seulgi Smith, Graphic Design/Communications Intern
Lauren Steimle, Web/Graphic Design Specialist, x246
Jade Vasquez, ERASE Project Coordinator, x264

Maya Ward-Caldwell, Fund Development Intern
Chantelle Wilkinson, Housing Campaign Manager, x230
Renee Willis, SVP for Racial Equity, Diversity, and Inclusion, x247
Rebecca Yae, Senior Research Analyst–COVID-19 Response, x256
Diane Yentel, President and CEO, x225