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HoUsed Campaign

House Leaders Push to Hold Vote on “Build Back Better Act” This Week, Timing Remains Unclear

After postponing a November 5 House vote on the “[Build Back Better Act](#)” (see *Memo*, [11/8](#)), House Speaker Nancy Pelosi (D-CA) and Congressional Progressive Caucus Chair Pramila Jayapal (D-WA) are pushing to hold a vote this week on the \$1.75 trillion package on the House floor. Centrist Democrats in the House threatened to withhold support for the Build Back Better Act without an official assessment of the fiscal impact of the legislation from the Congressional Budget Office (CBO), which may force congressional leaders to delay the vote.

While House leaders hope to vote on the bill as soon as November 16, officials at the CBO noted a comprehensive analysis of the bill is unlikely to be finished before the Thanksgiving holiday. Instead, the CBO will release cost estimates of the reconciliation bill as they are completed, and it remains unclear whether a piecemeal analysis will be enough to secure centrist votes this week.

As negotiations in Congress continue to drag, passage of the historic legislation is at risk. It is critical that advocates urge their members of Congress – especially the more moderate representatives and senators – to vote in favor of the Build Back Better Act and the bill’s robust investments in affordable housing, including NLIHC’s [HoUsed campaign’s top priorities](#):

- \$25 billion to expand rental assistance to approximately [300,000 households](#)
- \$65 billion to preserve the nation’s deteriorating public housing infrastructure
- \$15 billion for the national Housing Trust Fund to build and preserve over [150,000 affordable, accessible homes](#) for households with the lowest incomes

To enact the legislation, President Biden and congressional leaders will need the support of every single Democratic senator and nearly all Democrats in the House. Top targets for advocacy include:

- Senator Joe Manchin (D-WV)
- Senator Krysten Sinema (D-AZ)
- Representative Carolyn Bordeaux (D-GA)
- Representative Ed Case (D-HI)
- Representative Jared Golden (D-ME)
- Representative Josh Gottheimer (D-NJ)
- Representative Stephanie Murphy (D-FL)
- Representative Scott Peters (D-CA)
- Representative Kathleen Rice (D-NY)
- Representative Kurt Schrader (D-OR)
- Representative Abigail Spanberger (D-VA)
- Other centrist Democrats in the House and Senate

See a full list of top advocacy targets [here](#).

Take Action

After this week, Congress will be on recess for Thanksgiving and members will be in their districts. NLIHC has [guidance](#) for advocates interested in holding an in-district meeting with their members of Congress. **Advocates should also [email and call their representatives](#) to urge them to vote yes on the Build Back Better Act and its**

historic investments in affordable housing, including rental assistance, public housing, and the Housing Trust Fund.

Thank you for your advocacy!

CHCDF Sends Letter to Congressional Leaders Urging Action on “Build Back Better Act”

The Campaign for Housing and Community Development Funding ([CHCDF](#)) on November 10 sent a [letter](#) to Senate Majority Leader Chuck Schumer (D-NY), House Speaker Nancy Pelosi (D-CA), Senate Banking Committee Chair Sherrod Brown (D-OH), and House Financial Services Committee Chair Maxine Waters (D-CA) urging the congressional leaders to take action quickly to enact the “Build Back Better Act,” including the vital affordable housing and community development investments currently included in the bill.

The legislation as currently drafted would make historic investments of over \$150 billion in affordable housing and community development programs, including significant resources for the HoUsed campaign’s [top priorities](#):

- \$25 billion to expand rental assistance to approximately 300,000 households
- \$65 billion to preserve the nation’s deteriorating public housing infrastructure
- \$15 billion for the national Housing Trust Fund to build and preserve over 150,000 affordable, accessible homes for households with the lowest incomes

“Housing investments are foundational to other priorities in the Build Back Better Act, including healthcare and care economy infrastructure, racial equity, and climate change,” states the letter. “Like roads and bridges, housing investments are also foundational to infrastructure, shaping our built environment for decades. Long-term investments in fair, affordable, and accessible housing in strong, well-resourced communities provide families and individuals with low incomes the stability needed to thrive, while furthering neighborhood revitalization.”

Read the letter at: tinyurl.com/dm2k3c

Learn more about CHCDF at: tinyurl.com/3rsp52tx

Join Today’s National HoUsed Campaign Call for Universal, Stable, Affordable Housing

[Join](#) today’s (November 15) national HoUsed campaign call from 2:30-4:00 pm ET. We will discuss the latest developments on the “Build Back Better Act,” its historic affordable housing investments, and ongoing advocacy needed. We will hear about a new NLIHC report on emergency rental assistance (ERA) spending and performance trends. We will get an update on NLIHC’s End Rental Arrears to Stop Evictions (ERASE) project and the federal, state, and local actions needed to protect renters from eviction; receive updates from the field; and more. Register at: <https://bit.ly/3c9kamF>

Recording Available of November 8 National HoUsed Call

On our most recent (November 8) national call on “HoUSED: Universal, Stable, and Affordable Housing,” we provided updates on the “Build Back Better Act,” discussed a new action on consumer financial protection and new research on evictions, received field updates from Louisiana, New Jersey, and Pennsylvania, and more.

NLIHC’s Kim Johnson provided updates from Capitol Hill on the Build Back Better Act and the bipartisan infrastructure bill. Ariel Nelson from the National Consumer Law Center discussed a [new advisory opinion](#) from the Consumer Financial Protection Bureau that states consumer reporting agencies – including tenant screening companies – violate the Fair Credit Reporting Act when they use name-only matching or other insufficient matching procedures to collect consumer data.

Tim Thomas, research director of the Urban Displacement Project at UC Berkeley, provided updates on the [Urban Displacement Project’s Housing Precarity Risk Model](#), a national vulnerability map that forecasts where displacement, eviction, and long-term poverty may increase in the absence of adequate renter protections. According to the model, across the 53 metro areas studied 41% of households, 52% of renters, and 73% of Black renters live in high eviction or high displacement neighborhoods. Juan Pablo Garnham from [Eviction Lab](#) discussed his research on evictions in undocumented communities.

James Williams from the Fair Share Housing Center in New Jersey discussed his work enacting the state’s first housing discrimination background check bill, which removes background checks from initial rental applications. Hannah Adams, a staff attorney at Southeast Louisiana Legal Services discussed housing advocacy after Hurricane Ida.

NLIHC’s Emma Foley and Sarah Gallagher provided updates on [emergency rental assistance \(ERA\) expenditure](#). Four states have completely spent or allocated their ERA1 funds. Chi-Hyun Kim and Gale Schwartz of the Housing Alliance of Pennsylvania discussed their work implementing Pennsylvania’s ERA program.

Our next call will be today, November 15 at 2:30 pm ET. Register for the call at: tinyurl.com/ru73qan

Find a recording of our November 8 call at: bit.ly/31Uqgpn

View presentation slides at: bit.ly/3n3jVzZ

Emergency Rental Assistance

NLIHC Report Finds \$1.2 Billion at Risk of Reallocation, Recommends Actions for Recapture and Reallocation

NLIHC released a report, [Emergency Rental Assistance Spending and Performance Trends](#), on the progress of the U.S. Department of Treasury’s Emergency Rental Assistance (ERA1) programs in their distribution of funds appropriated under the 2021 Consolidated Appropriations Act. The report analyzes ERA1 grantee spending progress, describes Treasury’s reallocation process for ERA1 grantees, and provides recommendations to ERA administrators and Treasury on how best to serve low-income renters. ERA grantee performance has varied widely: though one-fifth of grantees have spent more than 80% of their ERA1 allocations, 28% of grantees have spent less than 30% and are at risk of having funds recaptured and reallocated.

Treasury is statutorily required to reallocate ERA1 money from grantees with “excess” funds to grantees in need of additional resources. Grantees that have not obligated 65% of their funds and have also not met a 30% expenditure ratio by September 30 are determined to have “excess funds.” The expenditure ratio is the amount grantees have distributed divided by 90% of their total allocation, and the amount of funds recaptured will be

based on the difference between a grantee's expenditure ratio and the 30% threshold. The expenditure ratio required of grantees to avoid recapture will increase by 5% each month and by the end of March, Treasury will conduct a final assessment of each grantee's spending. At that time, Treasury may determine any unobligated ERA1 funds to be "excess funds."

The NLIHC analysis finds that 28% of ERA1 grantees, including 32 state grantees and 80 local grantees, have spent less than 30% of their ERA1 allocations and are at risk of losing funds through reallocation. Treasury could potentially recapture and reallocate a total of \$1.2 billion from these states and local grantees. This amount decreases to \$257 million if all grantees submit a complete Performance Improvement Plan.

The report also assesses the relationship between spending and the number of potentially eligible households served within states. Several high-spending state grantees have significantly more need than their ERA1 allocations will likely cover. State grantees in New York, California, Illinois, and New Jersey, for example, have spent between 71% and 90% of their state's total allocation but have served fewer than 10% of low-income, housing cost-burdened renter households statewide. In comparison, states that received the small-state minimum and spent their funding quickly have served much higher proportions of housing cost-burdened low-income renters, and potentially have less need for additional resources. State grantees in Alaska and D.C. have spent 50% and 89% of their ERA1 allocations, respectively, and the number of renters they have assisted represent more than two-thirds of their cost-burdened low-income renters.

Reallocation is an opportunity for Treasury and ERA program administrators to address uneven ERA performance and ensure low-income renters have access to much needed assistance. It is also a chance to correct for the initial disproportional ERA1 allocation, which gave small states relatively higher funding than large states. Treasury's recently initiated reallocation process should follow three guiding principles:

1. Reallocate funds to grantees that are utilizing best practices and quickly getting assistance to households in need
2. Reallocate funds to jurisdictions with high levels of need by considering the number of low-income renters and people experiencing homelessness, populations that are disproportionately people of color
3. Ensure renters across all jurisdictions maintain access to ERA

The report also offers specific recommendations related to program improvement, within-state fund redistribution, out-of-state fund redistribution, and data transparency for future research and evaluation. For example, when reallocating funds within a state, low-spending state grantees should reallocate a portion of funds to high-spending local grantees with continuing need. Local grantees already implementing ERA are well-positioned to administer this funding, as they likely have connections to community-based organizations and specific knowledge of local needs. Treasury should require slow spending states with no local grantees but existing need to subaward ERA1 funds to organizations with experience in rental assistance administration. When redistributing funds out of a state, Treasury should prioritize sending funds to states and jurisdictions that received disproportionately low ERA1 funding and have large renter populations.

Access the report at: <http://bit.ly/3knSIpG>

Eviction Prevention

NLIHC and NHLP Lead Letter Calling on HUD to Strengthen Eviction Protections

NLIHC and the National Housing Law Project (NHLP) led 47 housing and tenant rights organizations in a November 8 [letter](#) to HUD Secretary Marcia Fudge urging HUD to take critical steps to protect residents of HUD-assisted properties from eviction. While data is not collected on how many evictions take place in HUD-

assisted properties, a survey of legal services attorneys conducted by NHLP found an alarming number of HUD evictions around the country. These households are disproportionately Black and Latino families, headed by women, older adults, and people with disabilities with extremely low incomes.

The letter requests HUD use its authority to act more comprehensively to prevent evictions by amending a recent Interim Final Rule (IFR) from the department (see *Memo*, [10/17](#)) to “reflect the needs of families facing housing instability.” Recommendations include requiring HUD owners and public housing authorities (PHAs) to apply for rental assistance prior to an eviction for nonpayment of rent and issuing directives regarding rent policies that include \$0 minimum rent and retroactive rent recertifications. In a [previous memo](#) to HUD, NHLP outlined the department’s legal authority to increase eviction protections for renters in HUD-assisted properties.

“We are calling on HUD today to use its authority to prevent evictions in its own housing,” said Deborah Thrope, deputy director of NHLP, in a press release for the letter. “It is inexcusable that HUD is still allowing people to be put on the street during the pandemic, when there are billions of dollars in rental assistance still available. HUD should do everything in its power to make sure tenants and landlords are working together to apply for emergency funds.”

“Evictions risk lives and push families deeper into poverty,” said Diane Yentel, president and CEO of NLIHC. “While HUD’s latest rule aims to ensure HUD-assisted households are better able to access emergency rental assistance, HUD must do more to ensure the nation’s lowest-income renters – who remain at the greatest risk of eviction –keep a roof over their heads during the ongoing pandemic.”

Read the letter at: tinyurl.com/43fpje4v

Coronavirus, Disasters, Housing, and Homelessness

Coronavirus Updates –November 15, 2021

Updated NLIHC Resources

- [Treasury's ERA1 Reallocation Guidance](#)
- [ARPA Coronavirus State and Local Fiscal Recovery Funds: Affordable Housing Investments](#)

National Updates

FEMA

The Biden administration announced on November 9 that FEMA will [continue to cover the full costs](#) of COVID-19 response activities eligible under FEMA’s Public Assistance (PA) program through April 1, 2022. The 100% cost reimbursement includes costs associated with non-congregate sheltering for individuals experiencing homelessness. In an [executive order](#) issued in January 2021, President Biden directed FEMA to cover 100% of approved costs. He [extended](#) the guidance through the end of the year.

Advocacy and Research

The [Urban Institute](#) finds that while awareness of federal emergency rental assistance (ERA) has increased dramatically, many landlords and tenants are unsure of whether they qualify for aid, and many are not applying. Additional outreach is urgently needed to address what ERA covers and who is eligible to apply.

Reporting

The [Associated Press](#) reports the Biden administration [announced](#) on November 9 an extension of the federal government's 100% reimbursement of eligible COVID-19 emergency response costs to states, tribes, and territories through April 1, 2022.

[Vox](#) reports on a new [analysis](#) by JPMorgan Chase, which finds that while landlords lost money early in the pandemic, they were able to cut expenses by even more than revenues fell, resulting in higher cash balances by June 2020 than when the pandemic began. The analysis undermines the narrative that eviction moratoriums imposed an unfair cost on landlords and would harm the apartment industry.

State and Local News

Alabama

[AL.com](#) reports legal aid and housing advocates hope to see Alabama increase access to legal representation for people facing eviction and make its COVID-19 emergency rental assistance program permanent. According to Nicholas McKinney, an attorney with Legal Services Alabama, most tenants are unaware of the \$263 million in federal rent relief the state was awarded to keep tenants in their homes.

Arizona

According to the [Arizona Republic](#), the board that oversees Arizona's elected constables – who play a key role during the eviction process – has close ties to the most influential landlord group in the state. The relationship drew new scrutiny during the pandemic when constables played an even more critical role in the eviction process, at times deciding whether renters qualified for eviction moratoriums.

California

[KGTV](#) reports that with San Diego County's eviction moratorium expired, housing advocates are pushing for increased protections as no-fault eviction notices spread through the city. According to the Alliance for Californians for Community Empowerment (ACCE), many renters have received 60-day eviction notices from landlords who plan to pull the property off the market or renovate the property, which is allowed under state law. The City of San Diego, however, has no proof requirements to hold landlords accountable. ACCE is calling on city officials to hold landlords accountable and require relocation assistance for tenants.

Indiana

A new pre-eviction diversion program mandated by the Indiana Supreme Court launched in the [Howard County courthouse](#) last week. According to Howard County Magistrate Cheyenne Shepherd, renters have been eager to use the new program, but landlords have not been as enthusiastic.

Kentucky

[WHAS11](#) reports a Louisville resident was evicted while in the hospital. While Louisville has about \$15 million in federal rent relief available, many renters and landlords do not know about the assistance, and for those who do apply, it can take months for the state to process applications. More than 9,900 evictions have been filed this year in the Jefferson County court system. This number does not capture the extent of the eviction crisis, however, since it does not include illegal evictions.

Louisiana

[Renters in the Gulf South](#) are facing a slow but steady rise in evictions after the federal eviction moratorium ended in late August. In New Orleans, for example, 125 evictions were filed in the first full week of October, the highest number in almost a year. Landlords have made it difficult for renters to access assistance by refusing to participate in state-run programs.

Maryland

According to the [Baltimore Sun](#), Maryland failed to reach the federal benchmark for distributing emergency rental assistance funds. While Governor Larry Hogan dismissed the threat of losing these critical resources, Senators Chris Van Hollen (D-MD) and Ben Cardin (D-MD) sent a letter urging the state to speed the distribution of aid.

Michigan

The Detroit Eviction Assistance and Prevention Program has awarded [\\$60 million](#) in emergency rental and utility assistance, with another \$16 million awaiting final approval. An additional \$62 million in funding is available, and Detroit renters can apply for free legal aid at: www.detroitevictionhelp.org

Nebraska

[Nebraska Public Media](#) reports Douglas County is seeing a rise in evictions due to the end of the federal eviction moratorium in August, with 80 evictions filed last week. Rental assistance has helped keep families in their homes, and there are still funds available to Nebraskans in need of relief.

Nevada

The City of Las Vegas launched a new [hotline and rental assistance program](#) for tenants impacted during the COVID-19 pandemic. Qualified applicants may receive financial assistance for rent, rent arrears, home energy costs, and other housing expenses.

According to the [Las Vegas Review-Journal](#), the Legal Aid Center of Southern Nevada held a pop-up eviction clinic at a job fair in Las Vegas on November 6. Legal aid attorneys were available to counsel tenants facing eviction.

Ohio

The [Dayton Daily News](#) reports millions of dollars in federal rent relief allocated to Montgomery County remain available for Dayton-area tenants behind on rent. The city of Kettering agreed to accept \$1 million more in funds for the STAYPUT program after approving \$500,000 in rent relief for residents of Centerville, Kettering, Moraine, and Washington Township.

Oregon

[Lane County officials](#) are considering extending an eviction pause for renters who have applied for assistance by 30 days because the state's 60-day window does not provide enough time for renters to receive assistance. More than 10,000 people statewide have applied for aid but surpassed the 60-day window, and thousands of those individuals have been waiting more than 120 days. Multnomah and Washington counties have extended the grace period to 90 days, but the extension only applies in unincorporated areas of Washington County.

Texas

The Texas Rent Relief Program [closed its application portal](#) on November 5 because the program has spent most of the \$1.9 billion in emergency rental assistance (ERA) funding. The program had [approved more than \\$1.2 billion](#) to help more than 223,000 households, but it will run out of money soon. While some local governments still have available aid, those funds may soon run out.

Vermont

Governor Phil Scott announced on November 9 [Vermont is extending emergency hotel housing](#) for individuals experiencing homelessness through April 1, 2022. The announcement comes as the White House extended

100% cost reimbursement for eligible non-congregate sheltering costs through FEMA’s Public Assistance program. As of October 14, about 1,500 Vermonters had been housed under the program. Some housing advocates are urging state officials to expand the program to include everyone in need of housing and eliminate the 84-day cap on assistance.

Washington

The City of [Bellevue is offering landlord-tenant mediation](#) and providing emergency rental assistance to keep families housed. The Bellevue Conflict Resolution Center, which has helped residents resolve disputes for years, is now helping landlords and tenants negotiate repayment plans through the state’s court-mandated Eviction Resolution Pilot Program.

Guidance

Department of Housing and Urban Development

- [Accessing HOME-ARP Administrative and Planning Funds Fact Sheet](#) – November 2021
 - [COVID-19 Homeless System Response: Honolulu Housing Fair](#) – November 2021
-

Disaster Housing Recovery Updates – November 15, 2021

Federal Response

FEMA

FEMA [released](#) an online searchable collection of risk assessment information for planners and emergency managers to improve mitigation strategies, strengthen planning exercises, and expedite recovery. [FEMA’s Hazus Program](#) provides standardized tools and data for estimating risk from earthquakes, floods, tsunamis, and hurricanes.

Reporting

[Reuters](#) reports on HUD’s announcement it will allocate [more than \\$2 billion](#) in long-term disaster recovery funds to nine states and Puerto Rico following 15 separate major disasters. The allocations seek to provide communities the resources they need to recover from disasters and improve resilience to climate change.

[NBC News](#) examines the impacts of natural disasters on the rental housing market. An influx of displaced residents and supply shortages make rental price increases common in small cities following natural disasters. According to an *NBC News* analysis, the post-disaster demand for housing far exceeds the availability of hotels and rentals, particularly in cities with fewer than 100,000 residents.

Hurricanes

The [deadline](#) for Louisiana residents impacted by Hurricane Ida to apply for disaster assistance is Monday, November 29. FEMA has [Disaster Recovery Centers](#) located throughout the state, and survivors can apply for assistance [online](#) or by phone at 800-621-3362. Ida survivors can learn more about direct temporary housing options on [FEMA’s website](#).

A coalition of local business groups launched a privately-funded initiative to [provide short-term, temporary housing](#) to Terrebonne and Lafourche parish residents displaced by Hurricane Ida. The program will

complement efforts by community nonprofits by providing new and used travel trailers to the hardest-hit families.

Louisiana home and business owners have filed [\\$10.6 billion](#) in claims for damages caused by hurricanes in 2020. The amount does not include claims or payments from the National Flood Insurance Program, uninsured losses, and amounts people paid out of pocket to cover deductibles. As a result, the true cost of the three hurricanes is much higher.

HUD

HUD PIH Launches Emergency Housing Voucher (EHV) Dashboard

HUD's Office of Public and Indian Housing (PIH) launched a new Emergency Housing Voucher ([EHV dashboard](#)) that provides daily updates on leasing, issuances, unit utilization, and information on voucher awards and funding by public housing agencies (PHAs). EHV data are presented on the national, region, field office, state, and PHA levels. PIH will demonstrate the EHV dashboard during the EHV Office Hours on November 16 at 3 pm ET. The link for EHV Office Hours is at: <https://bit.ly/3D3aUMU>

The EHV program was created by the "American Rescue Plan Act" (ARPA). 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](#)). PIH posted an [updated list](#) on November 2.

The EHV Dashboard is at: <https://bit.ly/3odEXLD>

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

Opportunity Starts at Home

Study Documents Relationship between Housing Instability and Adverse Pregnancy Outcomes

A new [study](#) in the *American Journal of Obstetrics & Gynecology* finds a strong relationship between housing instability and harmful pregnancy outcomes. Specifically, housing instability and homelessness during pregnancy are significantly associated with preterm birth, low birthweight, neonatal intensive care unit admission, and delivery complications. The authors conducted a systematic review of the published literature on these topics.

This study adds further weight to the [bevy of research](#) demonstrating that housing stability is essential for good health. Through the Opportunity Starts at Home campaign, leading organizations from the healthcare sector are engaged in the movement to expand housing affordability for the lowest income and most marginalized households.

Read the study at: <https://pubmed.ncbi.nlm.nih.gov/34481998/>

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](#).

Our Homes Our Votes

Voters Approve Affordable Housing, Homelessness, and Minimum Wage Measures in 2021 Local Elections

In elections held across the country on November 2, voters approved municipal ballot measures to invest resources in affordable housing and shelter services, establish rent-control ordinances, raise the minimum wage, and increase fees on short-term rentals. Voters also rejected ballot measures to increase enforcement of camping bans, roll back zoning amendments, and change requirements for emergency homeless shelters.

Philadelphia voters passed a ballot measure that will guarantee annual funding to increase the city's supply of affordable, accessible housing. Philadelphia voted to devote 0.5% of its annual general fund budget to the city's Housing Trust Fund. Established in 2005, the [Philadelphia Housing Trust Fund](#) supports nonprofit developers' construction and preservation of affordable and accessible homes. Units are targeted to those earning less than 80% of AMI, and a minimum of 10% of all units must be made accessible to people with mobility or sensory impairments. The Housing Trust Fund also supports home repairs and adaptive modifications for people with disabilities, emergency utility assistance, short-term financial assistance for people at risk of experiencing homelessness, resources for first-time homebuyers, and a program that helps local employers connect their employees with homeownership opportunities near the workplace. The mandatory appropriation, which takes effect in fiscal year 2023, will invest an [estimated \\$25 million](#) in the Housing Trust Fund each year. [68.91% of voters](#) supported the ballot measure.

In Albuquerque, voters authorized the city to issue up to \$3.333 million in bonds for the city's [Workforce Housing Trust Fund](#), which finances the construction and preservation of affordable housing, as well as land banking for future development. Since its inception in 2007, nearly 87% of units created through the fund have been made affordable for households with incomes at or below 80% of the city's Median Family Income (MFI), and the majority are affordable for families at or below 50% of MFI. Under the city's [Workforce Housing Development Act](#), voters must approve the bond allocation biannually. [Seventy-one percent of voters](#) supported the measure this year.

St. Paul and Minneapolis each passed ballot initiatives that will establish the first rent-control ordinances in the state of Minnesota. Because of a [1984 state law](#), municipalities in Minnesota cannot regulate rents on private residential property without voters' approval in a general election. In St. Paul, voters passed the nation's [most rigorous rent-control ordinance](#), which will limit rent increases to 3% annually. In contrast with nearly all other rent-control ordinances currently in effect, this restriction applies to new construction, and landlords cannot raise rents beyond the 3% threshold even when a new tenant begins a lease. While most rent-control ordinances account for inflation when determining maximum rent increases, St. Paul's annual 3% cap will not be adjusted to factor in the rate of inflation. The ballot initiative, which passed with [52.9% of voters](#)' support, instructs the city council to establish a process by which landlords can apply for exemptions from the rent-increase caps. The council must enact the policy within six months.

Voters in Minneapolis also paved the way for their city to enact rent control. A successful ballot measure, which passed with [53.2% of the vote](#), authorizes the city council to establish a rent-control ordinance—although it does not prescribe policy details, unlike its counterpart in St. Paul. The Twin Cities' rent-control ordinances were proposed and approved in the context of an affordability crisis. According to NLIHC's [The Gap report](#), 68% of extremely low-income renters in the Minneapolis-St. Paul-Bloomington metropolitan area are severely housing cost-burdened.

“St. Paul has demonstrated popular support for strong rent control. While landlords have lobbied for carve-outs to rent control elsewhere in the nation, the Twin Cities are poised to lead the way in providing swift relief to all

renters, without exception,” said Erin West, lead tenant organizer at HOME Line Minnesota. “Voters in the Twin Cities are ready for bold, impactful action to curb the affordability crisis in the region.”

The City of Tucson [passed a measure](#) to raise the city’s minimum wage to \$15 an hour from its current rate of \$12.15 an hour. The \$15 minimum wage will phase in over the next four years and will then be tied to inflation. Raising the minimum wage will ease some of the burden on Tucson’s low-income renters, who must earn \$18.44 an hour to afford a modest two-bedroom apartment, according to NLIHC’s [Out of Reach data](#). The measure passed with [65% of voters](#) in support.

In Denver, voters rejected a ballot initiative to increase enforcement of the city’s camping ban, require written permission for camping on private property, set a maximum of four city-sanctioned homeless encampments on public property, and invest city resources in these authorized sites. Advocates, including NLIHC state partner Colorado Coalition for the Homeless, organized the “[Let’s Do Our Best](#)” campaign against the ballot initiative, which was discussed on NLIHC’s national call on October 18 (see [Memo, 10/25](#)). As it appeared on the ballot, the measure would have enabled residents who submit a complaint against an unauthorized encampment to sue the city if enforcement actions were not taken within 72 hours. Two days prior to the election, however, Denver District Court Judge Darryl Shockley [ruled](#) that the 72-hour requirement would infringe upon law enforcement’s ability to guarantee constitutional protections to those suspected of breaking the law and impede the city’s timely responses to other illegal activities. Because of the judge’s ruling, the 72-hour enforcement provision would not have taken effect even if the ballot initiative had passed. Ultimately, voters defeated the measure, with [56% in opposition](#).

Denver also voted to authorize \$38.6 million in bonds to improve the city’s emergency housing and sheltering system. [These resources](#) will enable the city to fund improvements to existing shelters, acquire up to 300 motel rooms for non-congregate sheltering, and convert a shelter that it currently leases into a city-owned, 24-hour facility. The ballot measure passed with [61.6% of voters’ support](#).

“Denver voters made it clear that they want to see meaningful and compassionate investments in homelessness resolution and not just more punitive approaches that do nothing to solve homelessness,” said Cathy Alderman, chief communications and public policy officer of the Colorado Coalition for the Homeless. “Motels rooms have been a lifeline for so many people experiencing homelessness during COVID response, and their continued use as transitional and long-term housing options is a strategy that can provide quick resolution and stabilization for people while we wait for more affordable permanent housing options to become available.”

In addition, Denver [voters upheld](#) the city council’s recent amendments to the Denver Zoning Code, which increased the number of unrelated adults allowed to live in a single-family home from two to five and loosened some zoning restrictions on group residential facilities. [68.7% of voters](#) rejected a ballot measure that would repeal these amendments. In Boulder, however, 54% of voters [rejected](#) an initiative that would increase occupancy limits, keeping in place the current limit of 3 or 4 unrelated people per residence (depending on the location within the city).

Other municipalities across Colorado approved a [wave of measures](#) to increase fees on short-term rentals and invest revenues in community housing. [Research](#) on the impact of the short-term rental market shows that Airbnb drives up rents, as the conversion of long-term rentals into short-term rentals reduces housing supply for permanent residents, and decreases municipal tax revenues, largely because Airbnb strikes voluntary agreements to secure exemptions from local lodging taxes. “Many mountain communities are desperately searching for creative ways to keep their limited housing options available to the local workforce while balancing the economic impact of tourism and seasonal travel,” said Alderman. “It’s a very complicated issue that our mountain communities have been asking the state legislature to address but have yet to find consensus on how to move forward.” This year, many resort towns across Colorado turned to ballot measures that aim to mitigate these challenges.

In Leadville, [69.7% of voters](#) approved a new 3% tax on hotel, motel, and short-term rental guests. Avon passed a 2% excise tax on short-term rentals, [estimated](#) to raise at least \$1.5 million, that [will be used to](#) purchase land, construct housing units, provide down payment assistance, develop public-private partnerships, and pursue other related community housing initiatives. [70.2% of voters](#) supported the measure. The town of Ouray [passed](#) a 15% excise tax on short-term rentals—the state’s highest tax on vacation rentals—with [56.8% of voters](#) in favor. Telluride approved a 2% Town Lodgers’ Tax on short-term rentals, which will be used to mitigate the effects of tourism on the community as determined by the town council. Possible uses of the money [include](#): strengthening transportation infrastructure, improving wastewater treatment, and developing affordable or workforce housing. Telluride also [voted](#) to increase the business license fees for short-term rental units, direct the revenue into the town’s Affordable Housing Fund. and cap the total number of licenses at the number that had already been issued as of November 2, 2021. Voters, however, [rejected](#) a more stringent measure to cap the number of short-term rental business license at 400 annually and distribute them by lottery. In Vail, [53.7%](#) of voters supported a ballot measure to [increase Vail’s sales tax](#) from 4% to 4.5%, with the additional revenue to be invested in housing initiatives.

Voters in Portland, Maine, rejected two ballot proposals that would have limited the size of new emergency homeless shelters and changed some requirements for shelter operation. Opponents of the city’s current plans to build a 208-bed homeless shelter and social services center [proposed a ballot initiative](#) that would impose a 50-bed limit on emergency shelters; remove requirements that shelters provide access to public transportation routes, have day spaces for residents, designate security search areas, and maintain sight lines from administrative offices into sleeping areas; and require that shelters remain open 24 hours daily, provide in-person and videoconferencing services, and establish an appeals process for criminal trespass orders that bar people from accessing the shelter if they break the rules. The coalition maintained that multiple small-scale shelters would more effectively meet the needs of people experiencing homelessness than one large shelter. The ballot offered voters three options: the citizen ballot initiative, an alternative proposal drafted by a group of Portland city councilors, or none of the above. The [city councilors’ proposal](#) would have limited new emergency shelter capacity to 150 beds in a single facility and 300 beds within a one-mile radius, unless the city declares a shelter capacity emergency. [41% of voters](#) elected to maintain the status quo requirements, with 31% voting for the 50-bed limit and 27.5% voting for the city councilors’ alternative.

For more information on launching ballot initiatives to secure affordable housing victories, see NLIHC’s *Our Homes, Our Votes* campaign report [“Affordable Housing Wins: Leveraging Lessons from 2018 Housing Ballot Initiatives for Future Efforts.”](#)

Research

Liberals’ Views on Market-Rate Development are Affected by Homeownership and Ideology

An article published in *Housing Policy Debate*, [“Liberals and Housing: A Study in Ambivalence,”](#) examines the views of political liberals regarding housing development and zoning changes. The author, Michael Manville, focuses on political liberals because much of America’s housing affordability crisis is concentrated in metropolitan areas with liberal governments and electorates. His findings suggest that liberal homeowners are more likely than other homeowners to support building more market-rate housing, but less likely than other homeowners to do so when deregulation might be required. Given that housing deregulation is often viewed as a conservative policy, Manville urges liberals to consider housing deregulation as part of a larger family of deregulatory policies that can advance progressive goals.

Many political liberals appear to oppose the development of market-rate housing as a solution for the housing affordability crisis, preferring the development of subsidized housing. Political liberals may be hesitant to

support new market-rate development as it could initially lead to price increases and gentrification. In the long run, however, new development increases supply and can help keep housing prices in check. Increasing market-rate development in supply-constrained communities, however, may require deregulation, something political liberals often oppose. At the same time, homeowners may oppose new development seeing it as a threat to their property values. Political liberals, especially homeowners, may have reasons to oppose market-rate development even though it contributes to the progressive goal of housing affordability.

To understand how political orientation and housing tenure shape attitudes about housing, Manville analyzed data from two surveys of Californians collected by the Public Policy Institute of California in May and September 2017. Both liberal homeowners and liberal renters indicated strong support for funding subsidized housing. Seventy percent of liberal homeowners and 80% of liberal renters also indicated general support for more market-rate production when asked about it outside the context of deregulation. Politically liberal homeowners were 9 percentage points more likely than conservative homeowners to support new market-rate housing. Liberal homeowners, however, were 46% less likely to support deregulation to allow more market-rate housing than political moderates, whereas conservative owners were 121% more likely than moderates to support deregulation to allow more market-rate housing. Neither liberalism nor conservatism among renters had a statistically significant relationship with support for deregulation to increase market-rate housing.

These findings support the notion that building more housing can be a divisive issue for liberals. More housing production is needed in many communities where political liberals are overrepresented, but political liberals especially homeowners, in these communities appear skeptical of increasing the supply of market-rate housing through deregulation. A sustained expansion of affordable housing programs could also increase the affordable housing supply and mitigate housing affordability issues, but these programs are often restricted by the same zoning regulations as market-rate housing. Manville concludes this tension could be resolved if liberals begin viewing housing deregulation as part of a larger family of deregulatory policies, such as anti-trust laws or criminal justice reform, which can advance progressive goals.

Read the article at: <https://bit.ly/3D4Jk1J>

Fact of the Week

Small States Received Disproportionate Share of First Allocation of ERA Per Housing Cost-Burdened Low-Income Rental Household

TREASURY EMERGENCY RENTAL ASSISTANCE FIRST ALLOCATION (ERA1) PER COST-BURDENED LOW-INCOME RENTER HOUSEHOLD



SOURCES: PAYMENTS TO STATES AND ELIGIBLE UNITS OF LOCAL GOVERNMENT
U.S. DEPARTMENT OF THE TREASURY; CHAS, 2014 - 2018
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



Sources: Payments to States and Eligible Units of Local Government, U.S. Department of the Treasury; CHAS, 2014 - 2018, U.S. Department of Housing and Urban Development

From the Field

New York Legislature Passes Bill Increasing Family Voucher Payments

New York State Senator Brian Kavanagh, chair of the Senate Housing Committee, and Assembly Member Linda Rosenthal, chair of the Assembly Social Services Committee, sponsored legislation ([S6573/A8009](#)) recently passed by the legislature that amends the social services law in relation to making vouchers available under the state's Family Homelessness and Eviction Prevention Supplements program (FHEPS). The program provides rent supplements to families with children who receive cash assistance and have been evicted or are facing eviction, who lost their housing due to domestic violence situation, or who have lost housing because of health and safety concerns. The amended law would make FHEPS vouchers available to eligible families in local social services districts with a population of five million or more (New York City) if the maximum rent for the vouchers is set at 100% of the HUD's fair market rent (FMR) level. The bill will now head to Governor Hochul's desk for signature.

New York City, like many cities across the country, has an affordable housing crisis that existed well prior to the pandemic. According to NLIHC's [Gap report](#), the New York City metro area has a shortage of 607,338 homes affordable and available to households at or below 30% of area median income (AMI). The city is also experiencing a homelessness crisis: 80,000 New Yorkers are sleeping in shelters or on the street on any given night. Though the city received emergency rental assistance, this is only a short-term solution to keep people housed. Senator Kavanagh and Assembly Member Rosenthal are responding to the need to create and implement long-term housing solutions that help the lowest-income people as soon as possible.

The state FHEPS program as it currently stands is inadequate. Most families are unable to use the vouchers to cover rent because many rents in New York City are over the voucher's 85% FMR cap. In the *Jiggetts vs.*

Grinker case, the state Court of Appeals held that New York City’s public assistance shelter allowance for families with minor children must be close to the actual cost of housing. The current shelter allowance does not match the cost of housing in New York City. The bill is meant to remedy this issue and align with City FHEPS, a similar program serving individuals and families for which the rent levels were also recently raised. S6573 would allow for families to rent apartments at rents up to the full FMR enabling thousands of low-income renters to obtain and maintain stable housing.

The legislation is backed by a broad array of organizations and advocates including the Legal Aid Society, Enterprise Community Partners, the Coalition for the Homeless, the Association for Housing and Neighborhood Development (ANHD), and the Real Estate Board of New York. “We are pleased that the Legislature has approved this measure to align the FHEPS program with Fair Market Rent levels, and make it comparable to City FHEPS,” said Shelly Nortz, deputy executive director for policy with Coalition for the Homeless. “We expect that Governor Hochul will see the financial and humanitarian merits of this approach and sign the bill.”

NLIHC News

Nominate an NLIHC Board Member Today!

NLIHC member and partners are encouraged to submit nominations (or self-nominate!) to fill upcoming vacancies on the NLIHC board of directors. Nominees for board membership must be current dues-paying NLIHC members or be employed by a current dues-paying NLIHC member organization. Send a brief biographical description or resume and a statement of interest to NLIHC President and CEO Diane Yentel at dyentel@nlihc.org by close of business on December 31.

NLIHC’s board consists of six low-income persons (defined as individuals with incomes less than 50% of their area median income), six representatives of allied national organizations, six representatives of [NLIHC state partners](#), and up to seven unrestricted or at-large NLIHC members. NLIHC is seeking nominations for the following positions: one representative from an [NLIHC state partner organization](#), one representative from a national NLIHC member organization, and one at-large NLIHC member representative. The new board members will assume their duties in March 2022.

At least 90% of NLIHC board members must be people with low incomes or individuals who are or have been engaged directly in working on meeting the housing needs of low-income people. In selecting board members, NLIHC strives to achieve a broad diversity in terms of race, ethnicity, gender, and geography, including representation from both urban and rural communities. We seek to have as many different states represented as possible.

Board members are elected for 3-year terms and can serve up to three terms. The board meets in person twice a year in Washington, DC (when not prohibited from meeting in person by the pandemic)—once in conjunction with our annual forum in the spring and once in the fall. The board also meets by conference call in the summer. Attendance at board meetings is required, with exceptions for illness or emergencies. Generally, new board members are elected by existing board members at the annual board meeting held in the spring. All board members serve on at least one standing committee of the board and all board members are members of the NLIHC Policy Advisory Committee. Committees meet by conference call. All new board members must attend an orientation soon after their election.

NLIHC subsidizes travel and lodging expenses of low-income board members to attend board meetings. All others are expected to cover their own travel and lodging expenses, unless doing so would prevent an otherwise qualified person from serving on the board. In addition to paying NLIHC membership dues, all board members are asked to make financial contributions to NLIHC at the level they are able. We strive for 100% board giving.

The best way to be considered for board membership is to get involved in the activities of NLIHC, particularly by serving on the Policy Advisory Committee and attending NLIHC's annual Virtual Policy Forum in the spring. The NLIHC Nominating Committee will review the level of a potential board member's involvement in his or her own community or state/national housing advocacy activities and accountability to a constituent base.

To make a nomination or self-nominate, send the required materials (statement of interest and bio or resume) to Diane Yentel at dyentel@nlihc.org by December 31.

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 Seeks ERASE Project Coordinator

NLIHC seeks a project coordinator for its ERASE (End Rental Arrears to Stop Evictions) project to ensure that the historic emergency rental assistance (\$46 billion) appropriated by Congress reaches the lowest-income and most marginalized renters it is intended to help. This is a one-year position (with the possibility of extension depending on funding) reporting to the ERASE senior project director.

Project Summary

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

This project, led and coordinated by NLIHC, is designed to ensure that the historic aid enacted by Congress reaches the lowest-income and most marginalized renters in need. The project – which would End Rental Arrears to Stop Evictions (ERASE) – seeks to eliminate rental indebtedness caused by the pandemic and to prevent evictions by: tracking and analyzing emergency rental assistance utilization; documenting and sharing best practices and toolkits; influencing and shaping program design at federal, state, local levels; developing key partnerships for outreach and education; and assessing the remaining needs to inform advocacy for long-term investments to end housing instability and homelessness in the United States. A key part of ERASE will be to develop and nurture a cohort of state partners working to ensure equitable ERA programs.

Job Description

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

- Work with the senior director and ERASE team to support the activities of a team of NLIHC staff and consultants dedicated to the ERASE project:
 - Work with the senior director to develop and implement all aspects of the ERASE project plan
 - Support the senior director in the coordination of an ERASE study to assess ERA impact on tenant outcomes
- Work with and support the NLIHC ERASE team to build upon and advance the ERASE Research and Learning Network:
 - Translate research into action base tools to support program implementation
 - Prepare and broadly disseminate materials designed to ensure that ERA advances racial equity and reaches the lowest-income and most marginalized renters
 - Track and highlight developing trends related to landlord participation, self-attestation (of need, income, rental payments, etc.), and direct-to-tenant assistance, and ensure language translation and other accessibility features
 - Assist with the development and dissemination of toolkits, model forms, model programs and case studies to support jurisdictions in implementing key features in their ERA programs
 - Identify, document, and share best practices, lessons learned, challenges and success related to emergency rental assistance with a specific lens towards equity
- Support the engagement of ERA Program Administrators in the implementation of ERA and in developing efforts to sustain ERA long term:
 - Provide technical assistance and support to assist state and local program administrators to ensure ERA funds are utilized effectively and efficiently and assist the lowest-income people in need
 - Ensure that program administrators have the materials, tools, best practices, and other supports needed to support ERA implementation
 - Support opportunities for peer-to-peer learning, through a listserv, peer calls, and other mechanisms, to allow for program administrators to share lessons learned and useful tools/information with each other
- Assist in the development of a blueprint for scaling and sustaining emergency rental assistance including recommendations for funding, program design and policy reform
- Coordinate with the senior director and policy team to identify areas for national advocacy and to ensure effective integration of state and local efforts into national efforts
- Support the senior director in preparing reports for NLIHC donors on activities, outputs, and outcomes of ERASE, including summaries of activities undertaken by state and local grantees, the project steering committee, and other relevant progress
- Other duties as assigned

Qualifications

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

- A bachelor's degree (master's degree preferred). Relevant life experience may be substituted for years of education
- A minimum of 2 to 3 years previous experience working in, coordinating, or leading multi-faceted projects, national initiatives, or campaigns. Exceptional candidates with fewer years of such experience may be considered
- A demonstrated, clear commitment to race equity, affordable housing, and the alleviation of poverty
- Experience successfully building working, collaborative partnerships among organizations
- Demonstrated excellence in project management and organizational skills
- Excellent communications skills, both orally and in writing
- Experience providing technical assistance, coordinating research, policy analysis, and systems change

- An ability to work in a diverse, fast-paced environment

Compensation and Benefits: An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. This is a full-time position which can be remote or located in Washington, DC.

Status: Full-time (exempt)

Reports To: ERASE Senior Project Director

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

NLIHC in the News

NLIHC in the News for the Week of November 8

The following are some of the news stories that NLIHC contributed to during the week of November 8:

- “States, cities face deadline for proving how quickly they’ve helped renters in crisis,” *New Hampshire Bulletin*, November 12 at: <https://bit.ly/3n8qcKI>
- “The federal poverty line struggles to capture the economic hardship that half of Americans face,” *route-fifty.com*, November 10 at: <https://bit.ly/31NgSUC>

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
Sydnee 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