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HoUsed Campaign for Universal, Stable, Affordable Housing

Senators Dianne Feinstein and Alex Padilla Urge Congressional Leadership to Include Targeted Affordable Housing Investments in Future Budget Reconciliation Package

Senators Dianne Feinstein (D-CA) and Alex Padilla (D-CA) sent a [letter](#) to congressional leadership on April 6 calling for the inclusion of robust housing investments in any future budget reconciliation package. The letter urges leadership to ensure that the targeted housing investments in the House-passed “Build Back Better Act” remain in any future reconciliation bill.

In the letter, Senators Feinstein and Padilla emphasize that the affordable housing and homelessness crises existed before the pandemic. The senators also express concern about the potential for a rise in homelessness when emergency rental assistance funding is spent and eviction moratoriums are lifted. “The lack of affordable housing is a key driver of the homelessness crisis in California and nationwide, largely resulting from the high cost of construction and slow pace of building new affordable housing units,” write Senators Feinstein and Padilla. “That is why we worked to make sure that the House-passed ‘Build Back Better Act’ included much-needed investments in addressing these challenges.”

Senators Feinstein and Padilla request that any revised version of the Build Back Better Act include \$25 billion for affordable and accessible housing production, including \$15 billion for the national Housing Trust Fund; an expansion of the Low-Income Housing Tax Credit; \$25 billion for housing vouchers; and \$65 billion for public housing repairs.

The housing investments proposed in last year’s Build Back Better Act, passed by the House in November 2021, called for \$150 billion to address the country’s growing affordable housing crisis. Since stalling in the Senate, President Biden and congressional Democrats are plotting a path forward to enacting a significantly scaled-down reconciliation bill. As the new reconciliation package begins to take shape, it is crucial that advocates continue to contact their members of Congress to urge them to retain [historic, targeted investments](#) in affordable housing in any reconciliation package, including:

- \$25 billion to expand housing vouchers to more than [300,000 households](#).
- \$65 billion to preserve public housing for its 2 million residents.
- \$15 billion for the national Housing Trust Fund to build, preserve, and operate more than [150,000 units](#) of affordable, accessible homes for households with the lowest incomes.

Read the letter at: <https://bit.ly/3DR8AcV>

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

[Join](#) today’s (April 11) national HoUsed campaign call from 2:30 to 4:00 pm ET. We will hear from the U.S. Department of the Treasury on the latest ERA spending numbers and process for recapturing and reallocating ERA. We will share the latest updates on the reconciliation bill and the fiscal year (FY) 2023 budget process and discuss how advocates can engage their members of Congress to urge them to support robust housing investments in both packages. David Greenberg of the Local Initiatives Support Corporation (LISC) will share a [new report](#) on the impact of multifamily housing speculation and its effects on low-income and BIPOC tenants. NLIHC’s Courtney Cooperman will provide updates on the Our Homes, Our Votes campaign, a non-partisan voter and candidate engagement project. We will also hear from NLIHC’s End Rental Arrears to Stop Evictions (ERASE) project cohort, receive updates from the field, and more.

Fair Housing

NLIHC Celebrates Fair Housing Month

NLIHC joins advocates nationwide in celebrating April as National Fair Housing Month. Advancing housing justice requires addressing racial equity, and work continues to be needed to correct the disparities in homelessness and evictions that have arisen from centuries of structural racism. This year, National Fair Housing Month commemorates the 54th anniversary of the Fair Housing Act.

Enacted in 1968, the Fair Housing Act prohibited overt discrimination based on race, color, national origin, religion, sex (including gender identity and sexual orientation), disability, and familial state. However, decades of discrimination have had long-lasting impacts on low-income families, and housing discrimination continues to constrain the housing options for people of color. Likewise, racial disparities exist among homeowners and renters, and particularly among extremely low-income renters, as a result of many racist policies instituted by federal, state, and local governments.

HUD hosted a Fair Housing Ceremony on April 5, at which HUD Secretary Marcia L. Fudge and Deputy Assistant Secretary for Fair Housing and Equal Opportunity (FHEO) Demetria L. McCain spoke. View a recording of the Fair Housing Month Ceremony and Celebration at: <https://bit.ly/3LPMzOo>

Read more about Affirmatively Further Fair Housing (AFFH) on NLIHC's Racial Equity and Fair Housing webpage at: [Affirmatively Furthering Fair Housing \(AFFH\)](#).

NLIHC Urges Advocates to Support Proposed Change to Public Charge Rule

NLIHC is urging national, state, and local organizations to sign on to a [letter](#) by Protecting Immigrant Families (PIF) in support of a Notice of Proposed Rulemaking (NPRM) to finalize the U.S. Department of Homeland Security's (DHS) "public charge" rule. The letter urges the Biden administration to act quickly to finalize responsible reforms that protect immigrant families' access to safety net programs, including public housing and Housing Choice Vouchers. NLIHC also encourages states and localities to submit public comments that cite data indicating the harm caused by the 2019 final rule to their constituents. Individuals can sign a separate [petition](#) – available in nine languages – in support of the proposed rule. The deadline to sign the letter or the petition is April 21. The deadline for individuals or local governments to submit comments to the *Federal Register* is April 25.

In March 2021, the Biden administration dismissed the harmful 2019 public charge regulation, which included public housing, Housing Choice Vouchers, and Project-Based Rental Assistance (PBRA) in the determination of whether a lawfully-present immigrant was or might become a public charge to the government (see [Memo 03/15/2021](#)). The public charge regulation has been part of federal immigration law for more than one hundred years, but the 2019 rule had a chilling effect on immigrant communities and continues to cause fear and confusion for immigrant families and those who serve immigrant families. The newly proposed rule clarifies that programs such as Section 8 vouchers, disaster assistance, the Low Income Home Energy Assistance Program (LIHEAP), employment assistance, childcare, and programs for trafficking victims do not count as benefits considered under the public charge determination. The proposed rule is an important step in mitigating the damage of the 2019 policy and would make permanent needed improvements to the public charge rule.

The sign-on effort is being led by the [Protecting Immigrant Families](#) campaign. Further information about the effort can be found on the website of [Keep Families Together](#), a shared initiative of the National Housing Law

Project. The sign-on letter recognizes that the public charge test is “an antiquated policy reflecting centuries of racial and class bias” and urges the Biden administration to quickly finalize public charge reform to assure eligible immigrant families that they can use safety net programs without immigration concerns. The letter urges DHS to make specific improvements as well, including (1) ensuring that state and local programs such as universal basic income programs are not considered in public charge determinations; (2) clarifying that Medicaid is never considered in public charge determinations; and (3) exempting orphans, domestic violence survivors, victims of other crimes, and other vulnerable immigrants from public charge determinations.

Read the organizational sign-on letter at: <https://bit.ly/37wcc8k>

Explore a toolkit with tips and sample language for state and local agencies preparing to submit comments at: <https://bit.ly/3DSabPN>

Read the public petition at: <https://bit.ly/3JhnZ7t>

Read more about public charge on [page 6-57](#) of NLIHC’s *Advocates’ Guide 2022*.

Leadership Awards Celebration

NLIHC to Honor Ann O’Hara at the 2022 Housing Leadership Awards Celebration, April 28 – Register Today!

NLIHC will honor long-time affordable housing leader **Ann O’Hara** at our [40th Annual Housing Leadership Awards Celebration](#), which will be held virtually on Thursday, April 28, at 4 pm ET. Ann will receive the Dolbeare Lifetime Service Award – named for NLIHC’s founder Cushing Niles Dolbeare, a pioneer of the affordable housing movement – for Ann’s decades of advocacy for quality, accessible, affordable homes for extremely low-income households as a public housing authority director, Section 8 administrator, state housing official, founder and associate director of the Technical Assistance Collaborative (TAC), and NLIHC board member. Other honorees will be **Representative Ritchie Torres (D-NY)** and the **Congressional Progressive Caucus**. Register to attend [here](#), and donate to NLIHC as an [individual](#) or as an [organization](#) in recognition of these exceptional leaders.



Ann O’Hara

In the 1970s and 80s, as the rental assistance director and then executive director at the Concord Housing Authority in Massachusetts, Ann played a key role in increasing the supply of affordable housing for very low-income households by 500% through innovative uses of town-owned property and town-funded construction, scattered-site family housing, frail-elderly supportive housing, and rental assistance. As the director of rental assistance and then assistant secretary of the Massachusetts Executive Office of Communities and Development in the late 80s and early 90s, Ann oversaw approximately 50,000 state-wide federal and state-funded rental subsidies; developed and managed a five-year state-wide cross-sector initiative providing over 15,000 families without homes permanent affordable housing through state- and federally funded rental assistance programs; and developed and implemented ground-breaking multi-sector policies and five new state rental assistance-funded permanent supportive housing initiatives targeting 2,000 marginalized individuals and families, including people with mental illness, people recovering from substance abuse, people with HIV/AIDS, and victims of domestic violence.

With her husband Steve Day and colleague Martin D. Cohen, Ann co-founded in 1993 – with a grant from the Robert Wood Johnson Foundation – and then led the Technical Assistance Collaborative (TAC), a non-profit dedicated to helping our nation’s human services, health care, homelessness, and affordable housing systems implement policies and practices that empower people to live healthy, independent lives in the communities they choose. During her more than two decades at TAC, Ann assisted approximately 20 states and hundreds of localities to expand affordable and permanent supportive housing for extremely low-income households. With funding from the Melville Charitable Trust, Ann partnered with the D.C.-based Consortium for Citizens with Disabilities (CCD) and Congressman Rodney Frelinghuysen to obtain more than 80,000 new HUD rental subsidies for people with disabilities. Working with then-Congressmen Barney Frank and Christopher Murphy, Senator Robert Menendez, and the CCD, Ann led efforts to modernize and reform HUD’s Section 811 Supportive Housing for Persons with Disabilities program through the enactment of the Frank Melville Supportive Housing Investment Act of 2010. In addition, Ann led successful efforts to create 3,000 new permanent supportive housing opportunities in response to the devastation in Louisiana caused by Hurricane Katrina.

Ann also provided invaluable leadership to NLIHC as a member of the NLIHC board of directors from 2012 to 2021.

2022 HOUSING LEADERSHIP AWARDS CELEBRATION

HONOREES



**CONGRESSIONAL
PROGRESSIVE CAUCUS**
EDWARD W. BROOKE HOUSING
LEADERSHIP AWARD



ANN O'HARA
CUSHING NILES DOLBEARE
LIFETIME SERVICE AWARD



**REPRESENTATIVE
RITCHIE TORRES (D-NY)**
SHEILA CROWLEY
HOUSING JUSTICE AWARD



In addition to recognizing Ann, NLIHC will honor **Representative Ritchie Torres (D-NY)** with the Sheila Crowley Housing Justice Award for his outstanding leadership in elevating the need for historic affordable housing investments for people with the lowest incomes in 2021. The 2022 Edward W. Brooke Housing Leadership Award, named after the late senator from Massachusetts and former NLIHC board chair who was a strong leader for affordable housing throughout his career, will be presented to the **Congressional Progressive Caucus** for its exceptional commitment to advancing historic affordable housing investments to address homelessness and housing poverty in the U.S.

Recognize these outstanding leaders by donating to NLIHC in their honor!

Donate and learn more about the event at: <https://bit.ly/LEADERS22>

Or text LEADERSHIP to 41444 to donate in honor of the awardees.



Your donation will be recognized in the Leadership Awards Celebration program, and your contribution will support NLIHC's mission to achieve racially and socially equitable public policy that ensures people with the

lowest incomes have quality homes that are accessible and affordable in communities of their choice. Registration to attend the Housing Leadership Awards Celebration will be forthcoming.

Updates will be posted on the event page at: <https://bit.ly/LEADERS22>

Budget and Appropriations

Take Action to Secure Robust Affordable Housing Investments in FY23 Spending and Reconciliation Bills!

Since the release of President Biden’s fiscal year (FY) 2023 [budget proposal](#) (see *Memo*, [3/28](#)), attempts to jumpstart negotiations on a final spending bill have stalled. Senators Patrick Leahy (D-VT) and Richard Shelby (R-AL) – chair and ranking member of the Senate Appropriations Committee, respectively – and their counterparts, House Appropriations Chair Rosa DeLauro (D-CT) and Ranking Member Kay Granger (R-TX), had planned on meeting to begin debating topline funding numbers for FY23 defense and non-defense discretionary spending before Congress left DC on April 8 for a two-week recess. However, appropriations leaders are encountering the same roadblocks they faced during the FY22 appropriations process, which resulted in an almost six-month delay in enacting a [FY22](#) spending bill. Senator Leahy has stated that he hopes to reach an agreement on funding levels by May, with the goal of holding committee reviews of the spending bills in the summer and enacting an FY23 spending bill before the new fiscal year begins on October 1. Appropriations leaders are reportedly planning on meeting to begin discussions in earnest after Congress returns from recess.

The FY23 bill presents Congress with the opportunity to make significant investments in affordable housing and community development programs, including in NLIHC’s top priorities for the appropriations bill:

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

President Biden’s budget request is part of a larger effort by the Biden administration to invest in the country’s housing infrastructure. The housing investments proposed in last year’s “Build Back Better Act,” passed by the House in November 2021, call for \$150 billion to address the country’s growing affordable housing crisis. Since stalling in the Senate, President Biden and Congressional Democrats are plotting a path forward to enacting a significantly scaled-down reconciliation bill.

As congressional leadership attempts to reconstruct and find a path forward for a reconciliation package, it is crucial that advocates continue to contact their members of Congress to urge them to retain [historic, targeted investments](#) in affordable housing in any reconciliation package, including:

- \$25 billion to expand housing vouchers to more than [300,000 households](#).
- \$65 billion to preserve public housing for its 2 million residents.
- \$15 billion for the national Housing Trust Fund to build, preserve, and operate more than [150,000 units](#) of affordable, accessible homes for households with the lowest incomes.

Bold federal investments in affordable housing are needed to [address inflation](#), lower the cost of housing, and ensure everyone has a safe, stable place to call home.

Take Action!

Advocates should contact their senators and representatives to urge them to support the highest funding possible for affordable housing, homelessness, and community development programs in the FY23 spending bill and any budget reconciliation package.

FY23 Spending Bill

- [Sign your organization on to a letter](#) supporting the highest level of funding possible for affordable housing, homelessness, and community development resources in FY23.
- [Contact your senators and representatives](#) and urge them to support NLIHC's top priorities in FY23, including:
 - At least \$32.13 billion for the Tenant-Based Rental Assistance (TBRA) program to renew all existing contracts and to expand housing vouchers to an additional 200,000 households.
 - Significant funding to preserve and operate public housing.
 - At least \$3.6 billion for HUD's Homeless Assistance Grants program to address the needs of people experiencing homelessness.
 - At least \$300 million for the competitive tribal housing program, targeted to tribes with the greatest needs.
 - At least \$100 million for legal assistance to prevent evictions.

Budget Reconciliation Bill

- [Join over 1,800 organizations](#) around the country in support of historic investments in rental assistance, public housing, and the Housing Trust Fund in any reconciliation bill that moves forward.
- [Your members of Congress need to hear from you](#) about why investments in rental assistance, public housing, and the Housing Trust Fund are critical to your community and why they must remain in any budget reconciliation package.

Thank you for your advocacy!

Join Upcoming CHCDF Webinar on the FY22 Budget and the Outlook for Affordable Housing in FY23!

NLIHC's Campaign for Housing and Community Development Funding (CHCDF) will host a [webinar](#) on April 21 at 3:00 pm ET focusing on the fiscal year (FY) 2022 budget and the outlook for affordable housing programs in FY23. The webinar will feature CHCDF members discussing the housing provisions in the recently enacted FY22 budget and provide information about opportunities for advocates to push for increased funding for affordable housing and community development programs in FY23. Register for the webinar at: bit.ly/3DNxuKu

The FY22 budget provides vital HUD programs [with \\$53.7 billion](#), a \$4 billion increase over the previous fiscal year. Just two weeks after signing the spending bill into law, President Biden released his budget request for FY23, which proposes an [additional \\$6.2 billion](#) for HUD's affordable housing and community development programs. Panelists at the webinar will discuss the implications of the FY22 budget, opportunities to increase funding for affordable housing and community development programs in FY23, and ideas about how advocates can make their voices heard.

Dara Baldwin, director of national policy at the Center for Disability Rights and member of the NLI, will moderate the event. Speakers will include:

- Kim Johnson, National Low Income Housing Coalition
- Sid Betancourt, National Low Income Housing Coalition
- Sonya Acosta, Center on Budget and Policy Priorities
- Samantha Booth, Housing Assistance Council
- Linda Couch, LeadingAge
- Michael Santos, RESULTS
- Jorge Soto, National Fair Housing Alliance
- Alayna Waldrum, American Association of Service Coordinators
- Vicki Watson, National Community Development Association
- Ruth White, National Center for Housing and Child Welfare

[Register for the webinar today!](#) And [sign your organization on to a letter](#) supporting the highest level of funding for affordable housing, homelessness, and community development resources in FY23!

Coronavirus, Disasters, Housing, and Homelessness

USICH Releases Resource on Expiring Federal Pandemic Protections Potentially Impacting Homelessness Services

The United States Interagency Council on Homelessness (USICH) released a [new resource](#) on April 5 to help people experiencing homelessness and service providers identify federal pandemic-related protections that are set to expire in fiscal year (FY) 2022 or that will be impacted by the scheduled end of the public health emergency on April 16, 2022. The tool lists provisions enacted in several federal departments, including HUD and the U.S. Departments of the Treasury (Treasury), Homeland Security, Agriculture, Health and Human Services, and Veterans Affairs.

Among other programs, the resource notes the impending end of the Federal Emergency Management Agency's (FEMA) Non-Congregate Sheltering assistance program, as well as funding for HUD's Emergency Solutions Grants-Coronavirus (ESG-CV) program, the first round of emergency rental assistance funding (ERA1) provided by Treasury, and several HUD waivers related to HUD's admissions policies for federally assisted housing.

View the resource [here](#).

Congress

Secretary Yellen Testifies before House Financial Services Committee

U.S. Department of the Treasury (Treasury) Secretary Janet Yellen addressed the U.S. House Committee on Financial Services during an April 6 hearing, "The Annual Testimony of the Secretary of the Treasury on the State of the International Financial System." Committee members questioned the secretary on rising inflation, the invasion of Ukraine and the sanctions enacted by the U.S. on Russia, energy resilience and climate change, international financial systems, and the budget deficit.

Notably absent were questions about Treasury’s response to the pandemic. However, Representative Cindy Axne (D-IA), vice chair of the Subcommittee on Housing, Community Development, and Insurance, did address emergency rental assistance in passing. “I want to start by thanking you so much for helping the great state of Iowa get the funds that we needed transferred from the state to Polk County to keep a roof over people’s head, and for how quickly the Treasury Department responded to the request from me and the state to make that happen,” said Representative Axne. “It’s made a big difference.”

Watch the full hearing [here](#).

Opportunity Starts at Home

New Study Explores Connections between Housing Discrimination and Food Access

A [study](#) published in the journal *Spatial and Spatio-temporal Epidemiology* investigates whether housing discrimination in Baltimore, MD, has led to inequitable food access. Among its findings, the study suggests that blockbusting, redlining, and gentrification each had different effects on food access in Baltimore. Blockbusting, for example, was found to be associated with greater barriers to food access, while redlining and gentrification were found to be associated with better food access. This impact on formerly redlined neighborhoods is attributed to redevelopment and gentrification. The study also finds that white neighborhoods have greater food access.

“Research shows the legacy of housing discrimination influences not only where people of color live, but also investments in neighborhood food systems, such as supermarkets,” write the study’s authors. “This pattern – sometimes called supermarket redlining – hinders access to healthy food options and perpetuates inequitable health outcomes.”

The study’s authors encourage policymakers, housing developers, food and health equity advocates, and urban planners to coordinate their efforts more closely to bring about more equitable solutions.

Read the study [here](#).

Read a summary of the study [here](#).

Fannie Mae

Fannie Mae Introduces Initiative to Expand Housing Access for Voucher Holders

Fannie Mae [announced](#) on April 4 the launch of its Expanded Housing Choice initiative, a yearlong program offering lower financing costs to multifamily property holders that accept Housing Choice Vouchers (HCVs). Created in partnership with Enterprise Community Partners, the pilot program will run for 12 months in North Carolina and Texas, with the possibility of expansion after feedback from customers, stakeholders, and participants is taken into account. Participating Fannie Mae lenders and borrowers will also receive resources to help them understand the HCV program and its potential benefits.

The initiative was introduced in response to low leasing rates among HCV recipients. Despite HCVs providing a guaranteed stream of income, property owners are sometimes reluctant to lease to voucher holders and – in the absence of laws prohibiting source-of-income discrimination – have no obligation to do so. Households that receive an HCV have a minimum of 60 days to find a unit to rent whose owner or manager will accept their

voucher, and while some Public Housing Authorities issue extensions, failure to “lease up” too often results in termination of voucher services.

“Housing Choice Vouchers provide assistance to a wide range of individuals and families in need,” said Hugh Frater, chief executive officer of Fannie Mae. “But many voucher holders – especially people of color – are unable to use their vouchers before they expire or end up living in areas of concentrated poverty. Our Expanded Housing Choice initiative is a way to drive greater acceptance of vouchers in the multifamily market and, with that, greater equity and opportunity.”

Read Fannie Mae’s press release [here](#).

Research

Research Finds Housing Speculation More Likely in Black and Latino Neighborhoods with Higher Poverty Rates

A report by the Local Initiatives Support Corporation, [“Gambling with Homes, or Investing in Communities.”](#) analyzes patterns of housing speculation – defined in the report as investment with the expectation of fast profit growth – in New York City. The report also evaluates the impact of speculative activity on tenant outcomes, including housing maintenance quality and evictions. The report’s authors find that gentrifying neighborhoods with higher Black populations, higher Latino populations, and lower-income households saw more speculation than higher income, white neighborhoods. Landlords of buildings that sold for the highest price increases or took on additional debt also evicted tenants at higher rates and had more maintenance violations than comparable buildings.

To evaluate the effects of housing speculation on renters, the researchers used databases from the University Neighborhood Housing Program’s (UNHP) Building Indicator Project (BIP). These databases track sales and debts of multifamily housing in NYC as well as physical and financial distress indicators. The researchers matched this data with Census data and eviction data to determine where sales were occurring and how they affected renters.

Between 2000 and 2018, Queens, Brooklyn, Manhattan, and the Bronx experienced 400% to 600% increases in multifamily property values. Speculative market activity contributes to rising rents, but rising rents also spur speculative market activity, as speculators seek to increase profit by increasing the values of properties. Two types of speculative strategies are used to increase profit. According to the first strategy, speculators buy housing in desirable markets with the expectation that the value of the housing will increase. According to the second strategy, owners refinance their properties when values rise and take the debt proceeds as payouts, which are then invested in other properties.

The researchers found that between 2003 and 2020, lower-income, Black, and Latino gentrifying neighborhoods saw more speculative sales than whiter, wealthier neighborhoods. The researchers defined gentrification as referring to neighborhoods with higher college attainment levels and increasing population levels. The researchers also found that more debt is taken out on properties in neighborhoods with larger Black and Latino populations and higher poverty levels. For example, a census tract with a 40% poverty rate is 30% more likely to experience a “speculative debt event” than a census tract with a 20% poverty rate.

The researchers found that the profits from speculative events rarely benefited existing residents of a neighborhood. Tenant quality of life suffered in buildings that sold for higher values or had higher levels of debt. Such buildings had 2.7 times the number of maintenance violations per unit as comparable buildings.

Landlords of these buildings were also 1.5 times more likely to evict tenants than landlords who owned properties in similar neighborhoods.

The authors offer several recommendations to promote housing stability and decrease speculative activity. For example, state and local governments should increase tenant protections, such as right to counsel and good cause eviction regulations, and provide additional funding for rental assistance programs. State and local governments should also engage in efforts to acquire distressed rental housing, transfer this housing to nonprofits or community ownership, and make units in this housing permanently affordable. In addition, the authors recommend that states use taxation to discourage speculative activity and that state and federal agencies use regulatory tools to ensure lending practices benefit tenants.

Read the article at: <https://bit.ly/3x4C0TE>

Survey Finds 43% of Renter Households Are Worried about Their Home Conditions

A [recent analysis](#) by the Joint Center for Housing Studies of Harvard University explores the findings of a 2021 survey on renters' concerns regarding how their homes impact their health. The most common causes of renter concerns were air quality, pests, flooding and mold, and water quality. The survey finds that many rental units do not have infrastructure to alleviate residents' concerns and that few tenants trust their landlords to handle such concerns.

Older and lower-income renters were more likely than renters overall to express housing health concerns. Among concerned renters, indoor air quality was the most common cause for concern, with 54% of renters reporting it as a cause for concern. Other common concerns included pests (36%), flooding and mold (32%), water quality (32%), and structural safety (24%).

Despite widespread concerns from renter respondents, many respondents do not have the infrastructure to address their concerns, nor do they trust their landlords to respond to their concerns. The survey asked renters which healthy housing features they did not currently have but wanted. Common features tenants wished they had included noise insulation (54%), water filtration systems (47%), and air filtration systems (44%). Only 18% of renters with concerns were very confident that their landlord or property manager would take action to prevent their units from negatively impacting their health, while 40% reported having no confidence in their landlord or property manager to address these concerns.

The report notes that deferred maintenance of housing during the pandemic puts the current rental housing stock in danger of further deterioration, despite healthy homes being essential for tenant well-being. Public investment in housing should prioritize basic health and safety features in addition to affordability to ensure healthy homes for renters.

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

Western U.S. Has Disproportionately Fewer HUD-Assisted Units Compared to Other Regions

A new report released by HUD, "[Characteristics of HUD-Assisted Renters and Their Units in 2019](#)," details how HUD-assisted households and their housing units have changed over time and how HUD-assisted households compare to renter populations more generally. The report presents data on HUD-assisted households in three programs: public housing, Housing Choice Vouchers (HCVs), and privately owned multifamily housing. The report finds that out of 19 million very low-income (VLI) renter households, 4.5 million, or only

23.7%, reside in HUD-assisted units. These households are more likely to be older, have low incomes, and have a household member with a disability compared to all renter households. Western states have a disproportionately low number of HUD-assisted units compared to other regions in the U.S.

The report uses data from the *2019 American Housing Survey* on 4,066 HUD-assisted rental units. In 2019, 4.5 million households lived in HUD-assisted units, with HCVs being the most common type of assistance serving 2.2 million households. Nearly half of assisted renters (48.5%) receive vouchers. The share of assisted households residing in public housing continued to decline, from 33.4% in 1989 to 20.1% in 2019. The other 31.3% of assisted renter households live in privately owned multifamily units. In addition to the 4.5 million households served by these programs, another 14.5 million VLI renter households do not receive HUD housing assistance but may be eligible.

The geographic distribution of HUD-assisted housing is roughly proportional to the percentage of VLI renter households in the South and Midwest. The Northeast, however, is home to 27.6% of HUD-assisted units despite accounting for 21.8% of VLI renters in the U.S. The West has a disproportionately low number of HUD-assisted units (17.6%) despite accounting for 23.1% of the nation's VLI renter households.

HUD-assisted households are more likely than all renter households to be Black, older, and have a household member with a disability. Nearly 46% of assisted householders are Black compared to 27.1% of VLI households and 21.8% of all renters. Hispanic householders of any race are slightly under-represented in HUD-assisted housing, making up 19.1% of assisted householders but 23.1% of VLI renters. HUD-assisted householders are also older than the general population, with 30.3% of assisted householders being age 65 or older, compared to 25.3% of VLI renters and 16.2% of all renters. Four in 10 assisted households have a household member with a disability compared to approximately two in 10 households among all renters.

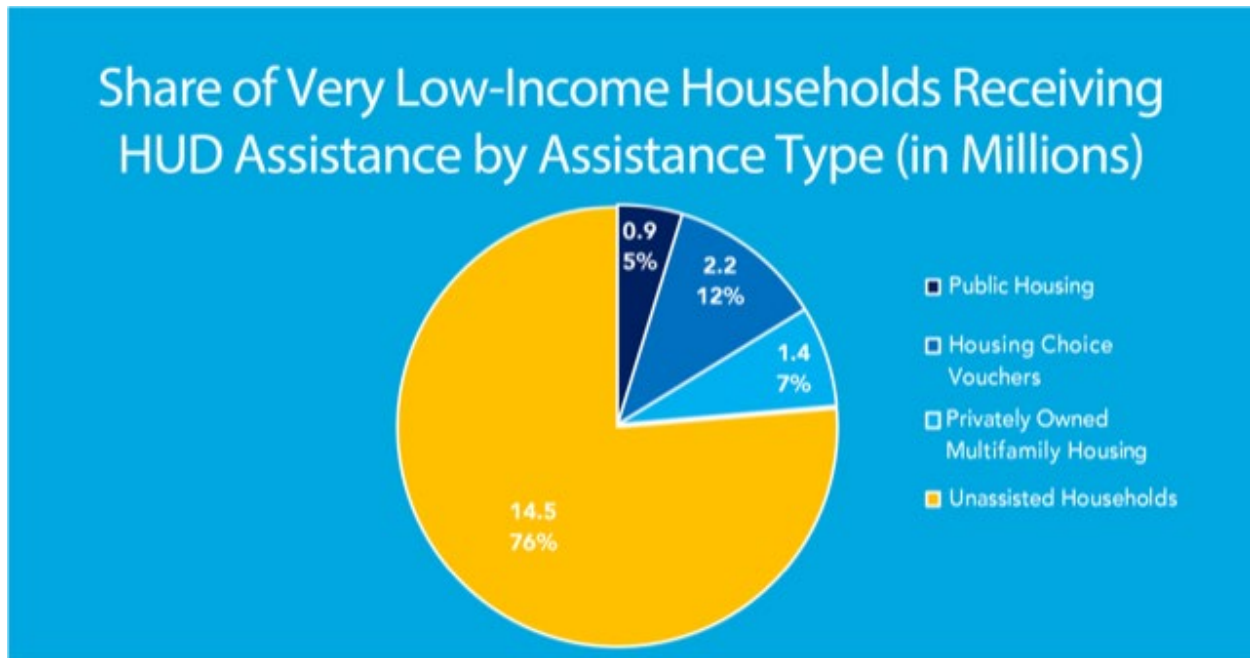
HUD-assisted households have lower incomes than other renter households, including all VLI renter households. In 2019, median income was \$12,500 for assisted households, \$16,000 for VLI renters, and \$40,000 for all renters. HUD-assisted households' income sources differ from other renters as well, with 39.7% of assisted households receiving income from wages and salaries compared to 51.1% and 72.6% of VLI renters and all renters, respectively. HUD-assisted households are more likely than non-assisted households to receive income from food stamps (51.4%), Social Security (32.9%), and SSI (23.4%).

One of the main goals of HUD assistance programs is to decrease or eliminate cost-burdens for renter households. The report found that HUD-assisted households are less likely to experience housing cost-burden than all VLI renters, with 63.1% of assisted households and 83.3% of VLI renters experiencing cost-burden. Even so, the rate of cost-burden among assisted households remains high: 27.1% of public housing tenants, 30.7% of tenants in privately owned multifamily housing, and 40.1% of HCV recipients spend more than 50% of their income on rent. The report notes that while HUD programs generally require renters to pay 30% of their income toward rent, there are many exceptions. The HCV program, for example, allows new and relocating voucher holders to have an initial cost-burden up to 40% but has no cost-burden limits for voucher holders after one year of residency. The report also notes that measurement error and monthly variation in income and housing expenses could affect these values.

The report can be found at: <https://bit.ly/3DMpY2y>

Fact of the Week

Fewer Than 25% of Very Low-Income Households Receive HUD Assistance



Source: U.S. Department of Housing and Urban Development, Office of Policy Development and Research, "Characteristics of HUD-Assisted Renters and Their Units in 2019," 2021.



Source: U.S. Department of Housing and Urban Development, Office of Policy Development and Research, "Characteristics of HUD-Assisted Renters and Their Units in 2019," 2021.

From the Field

California Housing Partnership Releases 2022 Affordable Housing Needs Report

California Housing Partnership, an NLIHC state partner, released a [report](#) on the state's affordable housing shortage and investments in housing production. Over the past three years, the *California Affordable Housing Needs Report 2022* shows, California has more than doubled its production of new affordable homes. Despite this progress, the state is funding 16% of the total number of affordable homes needed to meet its housing goals.

The report finds that half of California's six million renter households are low-income – that is, making at or below 80% of area median incomes (AMI). One million of these renter households are extremely low-income (ELI), making at or below 30% of AMI. Average asking rent in California has increased by 11% since last year, but wages are not keeping pace. A renter would need to earn \$42.46/hour to afford the average asking market-rate rent for a two-bedroom apartment – nearly three times the state's minimum wage of \$15/hour. Even in below market-rate homes, many low-income renters face cost-burdens: a renter must earn \$19.50 an hour to afford rent for a two-bedroom apartment set at HUD's state rent limits for households earning 50% of AMI. The median wages for many occupations – including farmworkers and laborers, home health and personal care aids, childcare workers, retail salespeople, and janitors and cleaners – fall below that threshold.

Although California has made significant commitments to address the affordable housing shortage, the state’s progress falls short of what is needed to secure affordable homes for all California renters. The number of new affordable homes funded through the federal Low Income Housing Tax Credit (LIHTC) program and state funding programs increased from 7,177 in 2019 to 19,304 in 2021. Despite this growth, the number of homes funded in 2021 was only a small fraction of the annual production goal of 119,287 homes.

The report also highlights a significant contrast between state resources for renters and homeowners. While 99% of state homeowner resources come from permanent sources, only 10% of state renter resources are permanently funded. One-time funding sources – including the Coronavirus State Fiscal Recovery Fund along with the remaining balances of several voter approved bonds, discretionary Cap and Trade auction revenues, and annual budget allocations – account for 90% of the state’s \$4.884 billion in renter resources in fiscal year (FY) 2021-22. Meanwhile, virtually all the state’s homeownership resources – which cost \$5.748 billion in FY21-22 – are permanently funded.

The California Housing Partnership and other housing advocates across California are pushing to increase long-term funding for affordable housing and homelessness solutions. The [Roadmap Home 2030](#) – a comprehensive framework of equity-centered, evidence-based policy solutions to build affordable homes, protect low-income renters, end homelessness, and advance racial equity and economic inclusion in California – outlines concrete proposals to build on the state’s current progress towards its housing goals (see [Memo, 4/19/21](#)).

“State leaders have committed record amounts of budget surplus in the past two years to combat homelessness and displacement,” said Matt Schwartz, president and CEO of California Housing Partnership. “However, we cannot afford to rest on the progress brought by these one-time investments. The Roadmap Home calls for establishing clear long-term goals and comprehensive systems-change strategies to ensure that the investments made today will achieve the outcomes so many Californians have been longing for, including an end to homelessness and extreme housing cost burdens.”

Click [here](#) to read the full *California Affordable Housing Needs Report 2022*.

NLIHC Careers

NLIHC Seeks Chief Operating Officer

NLIHC seeks a chief operating officer to oversee the day-to-day operational functioning of NLIHC and ensure that the financial, administrative, resource development, human resources, and communications/media relations of the Coalition support NLIHC policies and achieve NLIHC’s goals and objectives. The COO works closely with the president and CEO; supervises the senior director of administration, operations director, senior director of media & communications, and development coordinator(s); and coordinates closely with other key staff throughout the Coalition to ensure the achievement of organizational priorities on time and within the approved budget. The COO has substantial interaction with the NLIHC Board and represents NLIHC to many stakeholders.

Responsibilities:

Finance and Administration

1. Supervise the senior director of administration, the operations director, and contracted accounting firm.
2. Prepare and monitor annual budgets for both NLIHC 501(c)(3) and the NLIH Policy Center 501(c)(4).
3. Lead NLIHC team (and contracted accountants) on preparation of annual audits and on the preparation and submission of IRS 990 tax forms for the NLIHC (c)(3) and (c)(4).
4. Ensure preparation of monthly finance reports for (c)(3) and (c)(4) for review by president, finance committee, executive committee, and full Board.

5. Approve expenditures as per approved budget; ensure correct account coding.
6. Monitor investments, implement investment policy, and recommend timing of approved draws for operations.
7. Serve as staff to Finance/Audit Committee and Investment Committee of NLIHC Board of Directors.
8. Ensure maximum effectiveness and efficiency of organizational use of information technology and contracted IT managed services providers.
9. Ensure efficient operation of office facility and equipment; direct process to secure new office space, negotiate leases, and direct office build-out, if/when needed.
10. Oversee all logistical aspects of annual housing policy forum, including negotiations with forum facility, audio-visual, and other contracts.
11. Ensure completion of 403B Retirement Plan non-discrimination testing, submission of 5500, and other retirement plan fiduciary responsibilities.
12. Track expenses versus budgets for all corporate- and foundation-funded projects, prepare financial reports.
13. Negotiate and renew all insurance policies in coordination with senior director of administration (health, D&O, liability, crime, cyber, etc.)
14. Review, negotiate, and sign Coalition contracts and work orders.
15. Review bi-monthly payroll, identify and resolve any issues.

Fund Development

1. Supervise development coordinator(s) and ensure budgeted revenue from grants, contributions and events is raised.
2. In collaboration with development coordinator(s), prepare and submit major grant proposals and reports, including budgets and financial reports. Write and/or edit fundraising appeals.
3. With or on behalf of the CEO, represent the Coalition in fund development meetings with donors and prospective donors.
4. Oversee the successful execution of Leadership Awards Reception and other major fundraising events, ensuring successful events and revenue goals met.
5. Guide development coordinator as the staff to the Fund Development Committee of NLIHC Board of Directors.

Human Resources

1. Oversee recruitment and hiring of all staff except CEO; recommend finalists to CEO.
2. Oversee staff training activities, including onboarding orientation of all staff.
3. Support performance management and lead the twice-annual performance review processes.
4. Conduct periodic reviews and updates of position descriptions and salary ranges; recommend changes.
5. Oversee contract with human resources provider for various HR services/projects.
6. Conduct periodic review and updating of Personnel Policies; recommend changes.
7. Serve as staff to Personnel Committee and the CEO Performance and Compensation Committee of NLIHC Board of Directors.
8. Ensure intern recruitment, applications, selection, and onboarding take place.

Communications and Media Relations

1. Supervise the senior director of media & communications.
2. Ensure all priority media/communications team goals, objectives, activities, and projects are carried out/achieved on time and within budgets.
3. Oversee the editing, compilation, and transmission of the weekly NLIHC *Memo to Members and Partners* e-newsletter, calls-to-action, and other eblasts - conducting reviews and ensuring quality.
4. Ensure the successful preparation/completion of the NLIHC *Annual Report, Advocates Guide*, and other key publications.

Organizational Leadership

1. Fill in for the CEO (representing NLIHC at funder meetings, leading staff meetings, etc.) as assigned.
2. Oversee the compilation of annual workplan for review by CEO.
3. Ensure documentation of all activities and outcomes to provide data necessary for internal and grant reports; oversee preparation of monthly program tracking/summary reports for review by president and Board of Directors.
4. Attend and report at meetings of NLIHC Board of Directors and Executive Committee. Serve as lead staff for Finance, Audit, Personnel, Investment, and CEO Performance/Compensation Committees of the Board of Directors.
5. Participate in staff meetings, retreats, trainings, and all NLIHC events.

Other duties as assigned

Supervises: Senior Director of Media & Communications
Senior Director of Administration
Operations Director
Development Coordinator(s)
Senior Executive Assistant (partial)

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

- A bachelor's degree required; an advance degree preferred.
- More than 10 years of senior leadership experience directing operations and supervising staff, including other supervisors of teams.
- Strong experience in budgeting and financial management, fund development and donor stewardship with corporations and foundations, human resource management, and other operations. Experience in marketing, communications, media relations preferred.
- A strong, demonstrated commitment to the alleviation of poverty and to social/racial justice (affordable housing knowledge/experience preferred).
- Demonstrated strong organizational skills, attention to detail, and ability to coordinate multifaceted efforts by diverse teams.
- Excellent communications skills, both orally and in writing.
- Experience successfully building and maintaining professional partnerships and relationships.
- 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 located in Washington, DC (with partial telework available).

JOB APPLICATION PROCESS: Send a cover letter, resume, and two writing samples to: NLIHC President and CEO Diane Yentel and current COO Paul Kealey, NLIHC, 1000 Vermont Avenue, N.W., Suite 500, Washington, D.C. 20005 at dyentel@nlihc.org and pkealey@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 Manager/Director of Field Organizing

NLIHC seeks a manager/director of field organizing who will oversee the implementation of all field outreach, organizing, and advocate-mobilization efforts in support of the NLIHC mission, goals, and objectives, and who will supervise the Coalition's field organizers on all membership, state partner, and other advocate engagement, retention, and mobilization. Candidates will be considered for a role as either manager or director based on years of relevant experience. The manager/director of field organizing will report to the senior vice president for public policy and field organizing.

RESPONSIBILITIES

1. Training, supporting, and supervising current team of five field organizers.
2. Managing field team logistics and administration.
3. Planning and coordinating all aspects of NLIHC's *Our Homes, Our Votes* nonpartisan voter and candidate engagement project.
4. Planning and conducting peer-learning and capacity-building meetings for the HoUSED campaign (for universal, stable, affordable housing) grantees and for the *Our Homes, Our Votes* (grantees and other participants) cohort.
5. Supporting NLIHC staff on their projects that involve grants to and engagement with partner organizations/members.
6. Staffing the board Membership Committee and the State Coalition Caucus, with support from lead field organizers.
7. Planning and coordinating NLIHC's annual Capitol Hill Day and Capitol Hill Day trainings.
8. Overseeing and coordinating the work of the field team in planning and executing annual strategies to achieve membership revenue, retention, and new member goals.
9. Overseeing maintenance of the Coalition membership and contacts databases (Salesforce) and mailing lists (MailChimp).
10. Leading all engagement, organizing, and mobilization activities, including the development and dissemination of calls to action; activation of members and campaign endorsers for sign-on letters and legislative communication; engagement in *Our Homes, Our Votes*; etc.
11. Developing and implementing digital organizing/engagement strategies to build field support for NLIHC's policy agenda, including peer-to-peer texting and other digital tools.
12. Participating in the planning of briefings, dialogues, and other informational forums on issues related to Coalition objectives.
13. Overseeing all NLIHC state partner activities, including monthly/biweekly Zoom or teleconference and twice-annual in-person meetings.
14. Presenting on NLIHC priorities, key activities, campaigns, and other topics at NLIHC state partner, member, and other partners' events/convenings.
15. Ensuring strong field support to the senior vice president for equity, diversity, and inclusion on resident-engagement efforts, including NLIHC's *Tenant Talk* publication, *Tenant Talk Live* webinars, and resident trainings at the annual NLIHC Policy Forum.
16. Attending all meetings of the Board of Directors and other Board committees, as needed.
17. Participating in staff meetings, retreats, trainings, and all Coalition events.
18. Participating in the planning and implementation of the annual Policy Forum, including speaker recruitment and coordination of communications activities, as assigned.
19. Other duties, as assigned.

QUALIFICATIONS

Applicants must possess a bachelor's degree and preferably at least four years of work experience in organizing/mobilization of policy campaigns, U.S. election campaigns, and/or direct assistance to low-income communities (additional years of experience preferred; exceptional candidates with fewer may be considered). Candidates should have at least two years of experience supervising staff or directly coordinating the work of other team members (e.g., as a team lead). Applicants should have a strong commitment to social justice and knowledge of affordable housing or homelessness issues. Candidates should have strong analytical, writing, and organizational skills, as well as a keen attention to detail. Applicants should have a strong ability to prioritize and effectively manage multiple tasks in a fast-paced work environment. Candidates should have a commitment to racial equity and experience working within an equity framework to build power and advance goals. Applicants should also be proficient in the Microsoft Office suite. Familiarity with Salesforce CRM database system would be plus.

COMPENSATION AND BENEFITS: An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and a generous benefits package. This is a full-time position located in Washington, D.C. (with partial telework available).

JOB APPLICATION PROCESS: Send a cover letter, resume, and two writing samples to: NLIHC Director of Operations Bairy Diakite, 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 in the News

NLIHC in the News for the Week of April 3

The following are some of the news stories that NLIHC contributed to during the week of April 3:

- “Black women are getting evicted at highest rates across United States” *USA Today*, April 4 at: <https://bit.ly/3Kc1n9S>
- “Money Can’t Solve All Problems. Just Ask Those Trying To Quell The U.S. Housing Crisis” *Bisnow*, April 6 at: <https://bit.ly/3v2Loo4>
- “Housing is a human right – here’s how to make it a reality” *Nation of Change*, April 8 at: <https://bit.ly/3v7qMev>
- “New Analysis Shows Black Women Targeted Disproportionately for Eviction” *MSNBC*, April 9 at: <https://bit.ly/3xgjjfR>

NLIHC News

NLIHC Announces New Board Members, Board Chair, and Executive Committee

NLIHC announced on April 6 the appointment of three new members to the NLIHC board of directors and the election of a new board chair and executive committee for 2022-23. National Housing Law Project Senior Staff Attorney and Project Director Marie Claire Tran-Leung, Legal Services of Eastern Missouri Inc. Attorney and Hon. Richard B. Teitelman Chair Lisa D’Souza, and Prosperity Indiana Policy Director Andrew Bradley join the NLIHC board. A Community of Friends President and CEO Dora Gallo – previously NLIHC’s 1st vice-chair – has been elected NLIHC’s new board chair.

Marie Claire Tran-Leung serves as the senior staff attorney and project director of the [National Housing Law Project](#) (NHLP). Ms. Tran-Leung supports NHLP’s national legal and advocacy work to strengthen and enforce the rights of tenants, increase housing opportunities for underserved communities, and preserve and expand the nation’s supply of safe and affordable homes. Before joining NHLP, she worked for over a decade at the Shriver Center on Poverty Law, directing its multi-state legal advocacy network and leading its advocacy at the intersection of housing and the criminal legal system. “I have long considered the National Low Income Housing Coalition to be a valuable partner in the work to increase housing opportunities for people living in poverty,” said Ms. Tran-Leung. “I am looking forward to working with the staff and board of directors to expand this partnership.”

Lisa D’Souza is the Hon. Richard B. Teitelman chair and an attorney at the [Legal Services of Eastern Missouri Inc.](#), where she works to address the systemic issues that create barriers to equal opportunities in education, housing, employment, health care, and basic civil rights for individuals who are marginalized by lack of resources or by race, disability, or other circumstances. In this role, Ms. D’Souza represents public housing tenants who are seeking to preserve and improve their homes and low-income families that desire access to safe, affordable housing. “NLIHC’s data and expertise have been vital for me as an advocate,” said Ms. D’Souza. “I am dedicated to NLIHC’s mission of achieving racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice. I am so very honored to join the NLIHC Board.”

Andrew Bradley serves as the policy director of [Prosperity Indiana](#), a statewide association of nearly 200 organizations promoting community economic development. Mr. Bradley has over a decade of experience building state and national partnerships to advocate effectively for the needs of low-income families and their communities at the local, state, and federal levels. He also serves as board president for the Indiana Coalition for Human Services. “I am humbled and honored to join NLIHC’s efforts to work to decrease homelessness and housing poverty for the most vulnerable while increasing housing justice for all Americans,” said Mr. Bradley. “NLIHC has a strong record of lifting up the voices of the people impacted by policies and of investing in partnerships that advance equity and positive housing outcomes for populations most in need, and I am proud to help further that work on the NLIHC board of directors.”

“These new NLIHC board members bring invaluable leadership, commitment, and insight to the fight to ensure affordable housing for the most marginalized communities and those with the lowest incomes,” said NLIHC President and CEO Diane Yentel. “I am pleased to welcome Marie Claire, Lisa, and Andrew to the NLIHC board of directors. Now, more than ever, socially just policies, racial equity, and access to affordable housing for those with the greatest needs are critically important. Together with these exceptional leaders, NLIHC will work tirelessly to end homelessness and housing poverty and achieve housing justice once and for all.”

“We are also pleased to announce the election of our new board chair, Dora Gallo,” said Ms. Yentel. “Dora has been a tremendous asset to the NLIHC board, and we are looking forward to her continued leadership in this new role.”

“I am honored and excited by this opportunity to serve as the next board chair for NLIHC, an organization whose mission resonates so strongly with me,” said Ms. Gallo. “NLIHC’s work is informed, accurate, relevant, and impactful, and I am thrilled to be a part of it.”

In addition to welcoming Ms. Gallo from [A Community of Friends](#) as board chair, the newly elected NLIHC board executive committee for 2022-23 includes: [NHP Foundation](#) President Eric Price (1st vice-chair); [National Alliance to End Homelessness](#) CEO Nan Roman (2nd vice-chair); former [Housing Assistance Council](#) Executive Director Moises Loza (treasurer); [Preservation of Affordable Housing](#) President and CEO Aaron Gornstein (secretary); [Collaborative Solutions](#) CEO Russell Bennet (at-large); and tenant leader Shalonda Rivers (at-large).

Where to Find Us – April 11

NLIHC President and CEO Diane Yentel and other NLIHC staff will be speaking at the following events in the coming months:

- [Florida International University](#) Black History Event – Washington, DC, April 13
- [USC Price Center Social Innovation Summit: Housing Stability](#) – Virtual, April 13
- [Urban Affairs Association Conference, Lessons Learned from Emergency Rental Assistance Programs Responding to COVID - 19](#) – Washington, DC, April 14
- [University of Delaware Webinar](#) – Keynote Speaker, Newark, DE, April 27
- [Citizens’ Housing & Planning Association Federal Policy Forum](#) – Virtual, May 3
- [New Mexico Summit on Health Equity](#) – Plenary Speaker, Virtual, May 4
- [Connecticut Coalition to End Homelessness, 19th Annual Training Institute](#), – Keynote Speaker, Hartford, CT, May 11
- [Wisconsin Collaborative for Affordable Housing, “A Home for Everyone Conference 2022”](#) – Milwaukee, WI, May 11-12
- [HousingWorks RI](#) Get Housing Right Conference – Virtual, May 12
- [St. Ambrose University School of Social Work 24th Annual Social Justice Conference](#) – Keynote Speaker, Davenport, IA, May 19
- [Princeton Community Housing Gala](#) – Virtual, July 21
- [Idaho Housing and Finance Association Annual Housing Conference](#) – Keynote Speaker, Boise, ID, August 22-23

NLIHC Staff

Andrew Aurand, Vice President for Research, x245
Sidney Betancourt, Housing Advocacy Organizer, x200
Jordan Brown, Research Intern
Victoria Bourret, ERASE Project Coordinator x244
Jen Butler, Senior Director, Media Relations and Communications, x239
Alayna Calabro, Policy Analyst–COVID-19 Response, x252
Josephine Clarke, Senior Executive Assistant, x226
Matthew Clarke, Writer/Editor
Courtney Cooperman, Housing Advocacy Organizer, x263
Bairy Diakite, Director of Operations, x254
Lindsay Duvall, Senior Organizer for Housing Advocacy
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
Kim Johnson, Senior Policy Analyst, x243
Paul Kealey, Chief Operating Officer, x232
Mike Koprowski, Director, Multisector Housing Campaign, x317
Kayla Laywell, Housing Policy Analyst
Joseph Lindstrom, Director, Field Organizing, x222
Mayerline Louis-Juste, Senior Communications Specialist, x201
Steve Moore Sanchez, Development Coordinator

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 Manager, x246
Betty Ramirez, Research Analyst, x202
Gabrielle Ross, Housing Advocacy Organizer
Sarah Saadian, Senior Vice President, Public Policy, x228
Brooke Schipporeit, Housing Advocacy Organizer, x233
Sophie Siebach-Glover, Research Specialist, x205
Kennedy Sims, Communications and Graphic Design Intern
Lauren Steimle, Web/Graphic Design Specialist, x246
Jade Vasquez, ERASE Project Coordinator, x264
Maya Ward-Caldwell, Fund Development Intern
Chantelle Wilkinson, Housing Campaign Manager, x230
Renee Willis, SVP for Racial Equity, Diversity, and Inclusion, x247
Rebecca Yae, Senior Research Analyst–COVID-19 Response, x256
Diane Yentel, President and CEO, x225