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Budget and Appropriations

Senate Appropriators Approve Topline FY24 Funding for HUD and DOT – Take Action!

In the first Senate appropriations [markup](#) in two years, the Senate Appropriations Committee approved on June 22 [topline funding allocations](#) – known as 302(b) numbers – for all 12 fiscal year (FY) 2024 appropriations bills, providing \$88.091 billion for the Transportation, Housing, and Urban Development (THUD) bill. The THUD bill provides funding for both vital HUD and Department of Transportation (DOT) programs. While the FY24 302(b) represents a \$759 million increase for THUD over the previous year, that increase will be divided between HUD and DOT programs. This year, between the increased cost of rent, other inflationary pressures, and lower Federal Housing Administration (FHA) receipts, HUD alone is facing an expected budget shortfall of \$15 billion.

The vote comes after Republicans on the House Appropriations Committee approved topline spending numbers for FY24 that would effectively cut next year’s federal spending to FY22 levels, totaling an estimated \$131 billion in cuts. Under the House proposal, the THUD bill would be cut by more than \$22.12 billion (25%) from FY23 enacted levels (see *Memo*, [6/20](#)).

Committee Chair Patty Murray (D-WA) made clear that she and her colleagues on the committee are committed to enacting FY24 spending bills through regular order, writing them to the levels agreed upon under the constraints of the debt ceiling agreement. Chair Murray also emphasized, however, that committee members on both sides of the aisle are concerned about the challenging topline mandated by the debt ceiling agreement. “I’m worried about how it will limit our ability to make necessary investments in our country’s future, but we have a critical job as appropriators, and as members of Congress,” she said. “The programs that feed our families, and keep people housed, and support childcare centers in our country are critical.”

Vice Chair Susan Collins (R-ME) and her Republican colleagues all voted against the topline funding levels, citing concerns about the impact of funding caps on defense programs. “Due to the inadequacy of funding for Homeland Security, and the need for additional defense funding, I cannot support the proposed 302(b) allocations,” stated Vice Chair Collins. “The proposed 302(b)s before us today are not the final story for the fiscal year,” Vice Chair Collins continued. “I hope in the weeks ahead we will be able to reach an agreement to ensure our military and Department of Homeland Security have the resources they need to keep our country safe.”

Chair Murray suggested the committee may consider a supplemental appropriations package in the future. “Just as we do every year, we can and will consider supplemental appropriations to address key challenges,” she said. “As this process moves forward, I am going to insist that the programs families rely on every day get the same kind of attention and urgency as the Pentagon.”

The Senate FY24 appropriations bill will certainly represent the high watermark in negotiations over a final spending package, which will likely still be woefully inadequate for HUD programs. The House Republican’s proposal would bring even more devastating consequences to communities across the country.

In a [statement](#), NLIHC's president and CEO Diane Yentel emphasized the “profound hardship” the proposed cuts would bring to people with the lowest incomes, “If enacted, over one million households would lose their rental assistance. Additionally, over 24,000 fewer people experiencing homelessness would receive services needed to find and maintain stable housing; and the country’s already dire shortage of 7.3 million affordable, available units for extremely low-income renters would continue to grow. According to HUD Secretary Marcia Fudge, such extreme funding cuts would make it impossible for HUD to stave off mass evictions.”

Take Action

Failure to increase appropriations for HUD's vital affordable housing and homelessness assistance programs would have a devastating impact on the people and communities served by these programs. Even with recent funding increases to federal programs, many are still impacted by the austere spending caps put in place by the *Budget Control Act of 2011*; HUD's cumulative appropriations since FY10 are [still lower](#) than if annual appropriations had remained at FY10 levels adjusted only for inflation.

We cannot afford to take a step backward. Advocates should [call, email, and Tweet their members of Congress](#), urging them to reject spending cuts and instead provide the highest possible allocation for HUD's and USDA's affordable housing, homelessness, and community development programs in FY24.

Take action today by:

- [Signing your organization on to CHCDF's annual budget letter](#) – join more than 2,000 organizations from around the country on CHCDF's annual 302(b) letter, calling on Congress to reject spending cuts and instead provide the highest possible allocation for HUD's and USDA's affordable housing, homelessness, and community development programs in FY24.
 - [Emailing your members of Congress today](#), urging them to increase – not cut – resources for affordable housing and homelessness in FY24, and to support NLIHC's top appropriations priorities:
 - Implement full funding for the Tenant-Based Rental Assistance (TBRA) program to renew all existing contracts.
 - Provide full funding for public housing operations and repairs.
 - Fully fund homelessness assistance grants.
 - Provide \$100 million for legal assistance to prevent evictions.
 - Fund a permanent Emergency Rental Assistance program.
 - Maintain funding for competitive tribal housing grants for tribes with the greatest needs.
 - [Checking out NLIHC's advocacy toolkit](#), “Oppose Dramatic Cuts to Federal Investments in Affordable Housing,” for talking points, sample social media messages, and more.
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HoUsed Campaign for Universal, Stable, Affordable Homes

Over 400 Comments Submitted to FHFA Supporting Federal Renter Protections – Submit Your Comments and Join NLIHC’s Support Letter

The Federal Housing Finance Agency (FHFA) has received more than 400 comments so far in response to its Request for Input (RFI) regarding establishing tenant protections at multifamily properties with FHFA-backed mortgages (see *Memo*, [6/5](#)). National organizations and tenant leaders are calling for a robust response to the RFI, as any renter protections created by FHFA could cover a significant share of renters. Advocates have until July 31 to weigh in with FHFA to demand and help shape strong renter protections. NLIHC has several opportunities for tenant leaders and other advocates to engage, including a [sample comment letter](#), an organizational [sign-on letter](#), and a weekly Renter Protections [working group](#).

Since the RFI was [announced](#), housing advocates have taken action to translate tenant frustrations into feedback regarding potential federal renter protections. NLIHC’s renter protections working group has met three times and will meet once more on Wednesday, June 28 at 4 pm ET to inform and strengthen NLIHC’s comment letter. We anticipate having two more meetings on July 19 and 26 to review a draft comment letter comprised of a consolidation of suggestions offered during June’s Working Group meetings. Organizations involved with NLIHC’s HoUsed campaign may be particularly interested in signing NLIHC’s organizational [sign-on letter](#) which calls for a major priority in the HoUsed campaign’s policy agenda – strengthening federal renter protections. NLIHC urges all organizations – local, state, and national – to join efforts to support federal renter protections by taking action below.

Take Action

NLIHC urges tenant leaders and other advocates to respond to relevant questions in the RFI; you do not need to respond to every RFI question, just those that you have some experience with or have ideas about. In addition to responding to the RFI questions, you can offer other suggestions for providing strong tenant protections. *Remember, comments will be made public on FHFA’s website, so please do not include personal identifying information.*

Take action by:

- Submitting your own comments by July 31. It is crucial that FHFA hear from you and as many tenant leaders and other advocates as possible in support of renter protections. Use NLIHC’s [sample comment letter](#) and resources from www.tenantcomment.org to craft your comments and submit them using a direct portal [here](#).
- Signing your organization on to NLIHC’s [national support letter](#) calling on FHFA to create strong federal renter protections.
- Joining our next weekly working group on Renter Protections on Wednesday June 28 at 4:00 pm ET to help inform and strengthen NLIHC’s comment letter. Register for the meeting [here](#).

Read more about the Federal Housing Finance Agency and NLIHC’s opportunities for engagement at: <https://tinyurl.com/mr473235>

Read submitted comments on FHFA’s website (choose “Tenant Protections” in the drop-down menu): <https://www.fhfa.gov/AboutUs/Contact/Pages/input-submissions.aspx>

Representative Waters Reintroduces Bills to Combat Affordable Housing and Homelessness Crises

Representative Maxine Waters (D-CA), Ranking Member of the House Financial Services Committee, reintroduced a [legislative housing package](#) on June 21 to tackle the affordable housing crisis, end homelessness, and eliminate racial wealth and homeownership gaps. The package includes two NLIHC-endorsed bills, the “Ending Homelessness Act of 2023” and the “Housing Crisis Response Act of 2023,” which were included in the housing title of the “Build Back Better Act” passed in the House last Congress.

The [Ending Homelessness Act \(H.R.4232\)](#) includes one of the HoUsed campaign’s [top priorities](#), ensuring universal rental assistance for every eligible household. The bill would also increase the supply of housing affordable to people with the lowest incomes, prohibit landlords from discriminating against renters based on source of income and veteran status, and enact other critical measures to help end homelessness. Specifically, the bill would: expand the Housing Choice Voucher program, making it a federal entitlement phased in over eight years; appropriate \$10 billion over five years for the national Housing Trust Fund and McKinney-Vento homeless assistance grants; permanently authorize the U.S. Interagency Council on Homelessness (USICH) and the “McKinney-Vento Homeless Assistance Act;” and provide funding for outreach and case management to connect individuals experiencing homelessness to needed services. The Ending Homelessness Act would fund the development of 410,000 new rental homes for people experiencing homelessness. Researchers from Columbia University project that the bill would lift 9 million people out of poverty, reduce child poverty by more than a third, and decrease racial disparities in poverty rates among Black and white households.

The [Housing Crisis Response Act of 2023 \(H.R.4233\)](#) would provide more than \$150 billion in critical investments to help low-income renters afford rent, support public housing, create and preserve affordable and accessible housing, improve equitable planning and development processes that affirmatively further fair housing, and expand homeownership opportunities. It would also provide: \$24 billion to fund Housing Choice Vouchers and supportive services; \$1 billion for the first new project-based rental assistance contracts since 1983; and \$65 billion to repair the nation’s public housing, preserving and improving more than 500,000 public housing units.

The funds provided through the Housing Crisis Response Act would create nearly 1.4 million affordable and accessible homes, help 294,000 households afford their rent, and address the racial wealth gap through the first-ever national investment in homeownership for first-time, first-generation homebuyers. The bill also includes provisions to increase housing accessibility and advance fair housing, including requiring grantees to report on fair housing outcomes.

Representative Waters, along with Representatives Al Green (D-TX), Ayanna Pressley (D-MA), and Sylvia Garcia (D-TX), also introduced the [“Downpayment Toward Equity Act of 2023”](#)

([H.R.4231](#)), which would help address the racial wealth and homeownership gaps by providing \$100 billion in direct assistance to help first-time, first-generation homebuyers purchase a home. The bill would provide assistance for downpayments, closing costs, and to help buydown mortgage interest rates.

Read a press release announcing the bills at: <https://tinyurl.com/4rpz2xx3>

Learn more about the “Ending Homelessness Act” and read the bill text at: <https://tinyurl.com/mpaz877d>

Learn more about the “Housing Crisis Response Act” and read the bill text at: <https://tinyurl.com/yrub556p>

Learn more about the “Downpayment Toward Equity Act” and read the bill text at: <https://tinyurl.com/yc4p9978>

Recap of June 20 National HoUsed Campaign Call

On the most recent (June 20) call for the National HoUsed Campaign, participants heard details from the latest edition of NLIHC’s annual report [Out of Reach: The High Cost of Housing](#), learned about new time limits being imposed on food assistance recipients and the potential impact of those limits on people experiencing homelessness, received field updates from North Carolina and Nevada, and received the latest information on fiscal year (FY) 2024 appropriations.

NLIHC senior vice president for research, Andrew Aurand, shared findings from NLIHC’s recent report, *Out of Reach: The High Cost of Housing*, an annual publication that demonstrates the gap between wages and the cost of rental housing. The report calculates the “Housing Wage,” the hourly wage needed to afford a one- or two-bedroom rental home at the regional fair market rent (FMR) without spending more than 30% of household income on rent and utilities. In addition to a national Housing Wage, the report also provides the Housing Wage for every state and major metropolitan area. *Out of Reach* found that the 2023 national Housing Wage is \$28.58 per hour needed to be able to afford a modest two-bedroom rental home, and \$23.67 per hour needed to be able to afford a modest one-bedroom rental home. The Housing Wages are far higher than the federal or state minimum wages, and are higher than median wages for workers in some of the most common occupations. People of color, who are more likely to be renters and to work in low-wage jobs, are consequentially disproportionately impacted by the gap between low wages and high rents.

Gina Plata-Nino, Supplemental Nutrition Assistance Program (SNAP) deputy director at the Food Research & Action Center (FRAC), discussed the expansion of harsh time limits on SNAP benefits enacted by the debt ceiling legislation. The new policy extends arbitrary time limits to receive SNAP benefits for older, unemployed or underemployed adults, who may be struggling to find or maintain employment. People experiencing homelessness and other groups, including veterans and young people aging out of foster care, are exempt from the time limits; however,

filing for an exemption presents a barrier that will likely result in many people experiencing homelessness being removed from SNAP despite otherwise qualifying.

Stephanie Watkins-Cruz, policy director of the North Carolina Housing Coalition (NCHC), shared her organization's new resources and outreach materials, including a "Housing Matters" [newsletter](#) and [podcast](#). She also shared NCHC's [County Profiles](#), which look at housing needs for each of North Carolina's 100 counties. Nevada Housing Coalition (NHC) executive director Christine Hess and NHC board member Brooke Page discussed recent legislative victories in Nevada, including enacting legislation to create a [Supportive Housing Development Fund](#).

NLIHC's policy manager Kim Johnson shared the latest information on FY24 appropriations. House Republicans recently approved FY24 spending levels that would slash \$131 billion in domestic spending – including cutting more than \$22 billion from the Transportation, Housing, and Urban Development (THUD) bill that funds vital HUD programs. Ms. Johnson urged advocates to contact their members of Congress as soon as possible to urge them to increase – not cut – resources for affordable housing and homelessness in FY24.

Resources discussed on the 6/20 call:

- *Out of Reach 2023: The High Cost of Housing* – Andrew Aurand, NLIHC
 - [Out of Reach 2023](#)
- Impact of Expanded SNAP Time Limits – Gina Plata-Nino, Food Research & Action Center (FRAC)
 - [FRAC Statement: Expansion of Harsh Time Limits on SNAP in Debt Ceiling Agreement Will Fuel Rates of Hunger and Poverty](#)
 - [FRAC 2023 Farm Bill Priorities](#)
 - [FRAC SNAP Talking Points on Time Limits](#)
 - [FRAC Blog: Communication Is Key for SNAP](#)
- Field Update – Stephanie Watkins-Cruz, North Carolina Housing Coalition
 - [NC Housing Coalition's County Profiles](#)
 - [Housing Matters 2 NC Podcast](#)
 - [Sign up](#) for the North Carolina Housing Coalition's "Housing Matters" newsletter.
- Field Update – Christine Hess, Nevada Housing Coalition and Brooke Page, Corporation for Supportive Housing and Nevada Housing Coalition board member
 - [AB 310 – Nevada Supportive Housing Development Fund](#)
- Policy Updates – Kim Johnson, NLIHC
 - [NLIHC 6/20 Memo article](#) on threats to HUD programs in FY24 spending bill.
 - [Email your members of Congress](#) and urge them to increase – not cut – resources for affordable housing and homelessness in FY24 and to support NLIHC's top appropriations priorities
 - [Sign your organization on to the Campaign for Housing and Community Development Funding's \(CHCDF\) annual budget letter.](#)

National calls take place every other week. The next call will be on July 17 at 2:30 pm ET. Register for the call at: <https://tinyurl.com/ru73qan>

Congress

Hearing Held on HUD Oversight with Inspector General

The House Financial Services Subcommittee on Housing and Infrastructure held a [hearing](#) on June 22 regarding HUD oversight with HUD Inspector General Rae Oliver Davis. The Office of the Inspector General (OIG) is responsible for monitoring the internal processes of federal agencies to help increase the efficiency of federal programs and protect against waste, fraud, abuse, and misconduct. Subcommittee Chair Warren Davidson (R-OH) stated, “America broadly supports a social safety net, and HUD offers one of the most important ones – housing,” calling housing “a core need for human survival,” adding “HUD doesn’t do as good a job at [providing housing] as it should.” Chair Davidson noted that OIG has found an abundance of health and safety issues in HUD-assisted housing, including poor physical conditions and inadequate oversight of lead remediation.

Ranking Member Emmanuel Cleaver (D-MO) stated that there is bipartisan support for figuring out ways to improve HUD’s implementation of vital programs. However, he emphasized that improving HUD’s programs and the department’s compliance with certain Congressional mandates will also require increased assistance to the resource-deprived department, calling HUD “underfunded and understaffed.” Between 2012 and 2019, the number of full-time employees working at HUD dropped by more than 20%, amplifying administration challenges for the department.

Inspector General Oliver Davis stated that these staffing and funding challenges are also coming at a time when HUD is facing increased responsibilities and grappling with unique challenges in managing information technologies and security. The Inspector General noted that, while HUD has made significant progress addressing the most urgent recommendations laid out in OIG’s [Open Recommendations Report](#), there remains work to be done to modernize HUD’s technology and increase the department’s capacity.

Representative Nydia Velázquez (D-NY) questioned Ms. Oliver Davis about the potential impact of proposed cuts to HUD’s budget on the department’s ability to respond to the recommendations made by OIG, especially around public housing. House Republicans recently approved topline spending for HUD that would slash funding to fiscal year (FY) 2022 levels, a more than \$22 billion, or 25%, cut from the previous year.

While Ms. Oliver Davis stated that it will be the responsibility of HUD Secretary Marcia Fudge to figure out what programs to prioritize in the event of budget cuts, she agreed that inadequate funding for HUD’s Public Housing Capital Fund has led to a “crisis in public housing.” The Capital Fund provides crucial funding for making needed repairs to the nation’s deteriorating public housing stock. Decades of federal disinvestment have led to a capital needs backlog in public housing estimated to exceed \$70 billion, exposing public housing residents to unsafe, unhealthy, and sometimes dangerous living conditions, such as lead-based paint, mold, and pest infestations.

“It is unfair to starve a department of resources, and then blame them for not meeting their goals,” said Representative Velázquez. While HUD’s budget has seen significant increases in recent years, they have still not made up for the cuts HUD experienced under the first years of the “Budget Control Act of 2011,” which imposed strict caps on domestic spending for a decade. Between FY11 and FY17, HUD experienced seven consecutive years of real budget cuts, after accounting for inflation. HUD’s cumulative appropriations during that time were \$27 billion less than if HUD’s annual appropriations had remained at FY10 levels, adjusted only for inflation.

Representative Brittany Pettersen (D-CO) shared how her own life has been impacted by HUD’s rental assistance programs, saying “My mom was one of the lucky ones who was able to qualify for the Housing Voucher program. It was because of that program that my mom was able to stay housed; she would absolutely not be alive today without that support.”

Representative Pettersen noted that a common theme of the OIG’s findings is that HUD does not have the capacity to carry out its mission to the fullest extent possible. The Inspector General agreed, stating that HUD’s capacity is strained across their portfolio. The department is facing challenges not only in staffing, but in developing and adapting new technologies to help identify waste, fraud, abuse, and mismanagement, and to increase efficiency in HUD programs.

Watch a recording of the hearing, and access witness testimonies and the Committee Memorandum here: <https://tinyurl.com/3fymjhbm>

“LIFT the BAR Act” Introduced to Repeal Five-Year Bar on Lawfully Present Immigrants’ Access to Federal Assistance

Senator Mazie Hirono (D-HI) and Representative Pramila Jayapal (D-WA) [introduced](#) the “Lifting Immigrant Families Through Benefits Access Restoration (LIFT the BAR) Act” on June 15 with 11 Senate cosponsors and 100 House cosponsors. The bill ([S.2038/H.R.4170](#)) would lift an arbitrary five-year waiting period currently hindering lawfully present immigrants’ access to assisted housing, vital healthcare, and social service programs. NLIHC supports the bill and works with the [Protecting Immigrant Families \(PIF\) campaign](#) to build support for the bill’s enactment. LIFT the BAR was introduced after PIF hosted a week of action May 1 – May 5 urging Congress to eliminate the five-year bar (see [Memo, 4/3](#)). PIF is circulating an organizational sign-on letter urging Congress to eliminate the five-year bar (see [Memo, 5/15](#)) – there is still time to join the [letter](#).

The LIFT the BAR Act would repeal harmful barriers created by the “Personal Responsibility and Work Opportunity Reconciliation Act of 1996” (PRWORA). PRWORA created the arbitrary five-year waiting period before legally present immigrants could access public housing, Housing Choice Vouchers, Section 8 Project-Based Rental Assistance, and some rural housing programs, along with Medicaid, the Children’s Health Insurance Program (CHIP), the Supplemental Nutrition Assistance Program (SNAP), Temporary Assistance for Needy Families (TANF), and Supplemental Security Income (SSI). The waiting period stoked fear and confusion among immigrants and their families, reducing participation in essential social safety net programs.

The LIFT the BAR Act would amend PRWORA to align it with Section 214 of the “Housing and Community Development Act of 1980,” providing consistent eligibility requirements for recipients of Deferred Action for Childhood Arrivals (DACA), immigrants who are granted Special Immigrant Status (SIJS), and any other non-citizens federally authorized to be present in the U.S. If enacted, the LIFT the BAR Act would restore access to vital safety net programs for lawfully present immigrants by:

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

NLIHC, along with nearly [200 organizations](#) have endorsed the LIFT the BAR Act. Sign on to the letter [here](#)

NLIHC will continue to work with the Protecting Immigrant Families campaign to advocate for the bill’s enactment.

Read the Congressional leaders’ press statement [here](#)

Read more about the five-year bar from PIF [here](#)

“VITAL Act” Introduced to Increase Accessible LIHTC Developments, The Kelsey Releases Advocacy Materials

Representatives Dwight Evans (D-PA) and Brian Fitzpatrick (R-PA) introduced the “[Visitable Inclusive Tax Credits for Accessible Living \(VITAL\) Act](#)” (H.R.3963), a companion bill to Senator Bob Casey’s (D-PA) “[VITAL Act](#)” (see [Memo, 5/1](#)). The “VITAL Act” would increase the overall amount of federal tax expenditures for the Low Income Housing Tax Credit (LIHTC) program and encourage development of accessible housing for seniors and people with disabilities. NLIHC endorsed the VITAL Act and looks forward to working with Congressional sponsors to further refine the bill to ensure greater affordability standards for people with disabilities.

[The Kelsey](#) released two new resources in support of the VITAL Act. Their “[Advocacy Resource Guide for the VITAL Act](#)” includes templates for advocates emailing their members of Congress in support of the bill, sample action alerts, and a FAQs (frequently asked questions and answers)

about the VITAL Act and accessibility standards in housing development. The Kelsey’s [State LIHTC Accessibility fact sheet](#) compares each of the 50 states’ accessibility standards, including categories indicating which states are “demonstrating leadership in accessible housing by already mandating or incentivizing access in their housing programs.”

Read Representative Dwight Evans’ press release here: <https://tinyurl.com/yfh8dwde>

Read The Kelsey’s VITAL Act Advocacy Resource Guide here: <https://tinyurl.com/2bxart4k>

Read The Kelsey’s State LIHTC Accessibility fact sheet here: <https://tinyurl.com/4u9z3hjv>

More information about the LIHTC program is on [page 5-6](#) of NLIHC’s *2023 Advocates’ Guide*.

Disaster Housing Recovery

Sign on to Letter Urging Passage of “Reforming Disaster Recovery Act”

NLIHC and its Disaster Housing Recovery Coalition (DHRC) of more than 850 local, state, and national organizations support the bipartisan [“Reforming Disaster Recovery Act”](#) that would formally authorize the Community Development Block Grant - Disaster Recovery (CDBG-DR) program. Permanent authorization would ensure CDBG-DR more quickly reaches disaster survivors and their communities after a disaster and that this critical resource is better targeted to those with the greatest needs. The bill was introduced by Senators Brian Schatz (D-HI), Susan Collins (R-ME), Patty Murray (D-WA), Cindy Hyde-Smith (R-MS), Ron Wyden (D-OR), Roger Wicker (R-MS), Chris Van Hollen (D-MD), Bill Cassidy (R-LA), Jon Tester (D-MT), Thom Tillis (R-NC), Ben Ray Lujan (D-NM), Todd Young (R-IN), Cory Booker (D-NJ), and Alex Padilla (D-CA).

CDBG-DR is a vital tool that provides flexible, long-term resources needed to rebuild after a disaster and to prepare for future harm. The lack of formal authorization and consequential congressional inaction, however, leads to unnecessary delays that harm survivors and communities. Also, without additional safeguards and transparency provisions in the bill, recovery and mitigation efforts can be inconsistent and steer funds away from those most in need. Households with low incomes are the most impacted by disasters but receive the least amount of assistance. As climate change continues to create longer, more intense wildfire and hurricane seasons, the importance of ensuring low-income households can fully recover will only grow. The Reforming Disaster Recovery Act can help make that happen.

The 2019 version of the bill introduced by Representative Al Green (D-TX) was unanimously passed out of the House Financial Services Committee and approved by the full House of Representatives through a bipartisan vote. HUD and the Government Accountability Office under the past two administrations have agreed that permanently authorizing the CDBG-DR program would vastly improve how the most important long-term disaster recovery program operates.

Organizations are invited to join NLIHC and the National Association of Counties by [signing onto a letter](#) urging Congress to swiftly enact the Reforming Disaster Act.

You can read a fact sheet on the Reforming Disaster Recovery Act at: <https://bit.ly/3U6buBZ>

You can read the text of the bill at: <https://tinyurl.com/3jbe9mc9>

You can the sign-on to the letter at: <https://p2a.co/vj1mkot>

Follow-Up Letter Sent to FEMA Regarding Inadequate Rental Assistance for Hurricane Ida Survivors in New Jersey

NLIHC, the [New Jersey Resource Project](#), and nine other New Jersey-based organizations sent a follow-up [letter](#) to the Federal Emergency Management Agency (FEMA) on June 19 requesting the agency address its failure to make [Continued Rental Assistance](#) available to survivors of Hurricane Ida in New Jersey. While nearly 45,000 people were deemed eligible under FEMA's Individual Assistance program, fewer than 300 survivors received rental assistance for longer than two months, known as "Continued Rental Assistance."

Continued Rental Assistance is available to disaster survivors who remain without housing after two initial months of assistance because affordable rental housing remains unavailable to renters in a disaster-impacted area, or because repairs on disaster-damaged homes remain in progress. In order to apply for Continued Rental Assistance, disaster survivors must submit an additional application form and evidence that their disaster-damaged residence or affordable rental housing is unavailable. While FEMA has historically interpreted its policy regarding Continued Rental Assistance very stringently to prevent survivors from receiving this form of assistance, the approval numbers in New Jersey are exceptionally low. As a result, families impacted by Hurricane Ida have struggled to find affordable housing. Many homeowners have faced a choice between remaining in homes left uninhabitable after Ida or attempting to pay both rent and their mortgage simultaneously. This continues to result in displacement, extreme housing cost burdens, and in the worst cases homelessness.

A [previous letter](#) to FEMA about the issue from the same organizations was sent on December 2, 2022; they have not received a response. That letter requested the agency reopen the Individuals and Households Program (IHP) applications for families wishing to apply for Continued Rental Assistance or provide retroactive assistance from the point of eligibility in cases in which a household was unjustly denied Continued Rental Assistance. The lack of assistance from FEMA impacts the availability of HUD long-term recovery funds, which have begun to reach disaster survivors. Those with outstanding financial issues created by the disaster and lack of FEMA assistance must now rely on HUD-funded programs designed to serve those with the lowest incomes – reducing the range and reach of the HUD-funded programs.

You can read the June 19, 2023 letter at: <https://bit.ly/42VyU0g>

You can read the December 2, 2022 letter at: <https://bit.ly/3FiWrjj>

HUD

HUD Publishes Final NSPIRE Physical Inspection Standards Notice

HUD published the new final National Standards for Physical Inspection of Real Estate ([NSPIRE](#)) [physical inspection Standards notice](#) in the *Federal Register* on June 22, including a link to 295 pages of detailed “[inspectable items](#).” The Standards notice is similar to a final rule’s preamble; it summarizes comments made by the public, along with HUD’s responses, to a draft set of NSPIRE Standards published on June 17, 2022 (see *Memo*, [6/27/22](#)). HUD will update these Standards at least once every three years, publishing a notice in the *Federal Register* with an opportunity for public comment. The new Standards take effect July 1, 2023.

Each NSPIRE Standard contains: a definition of the standard; its location (in a unit, in a non-residential part of a building, or outside a building); the nature of a potential deficiency and the criteria for determining whether a deficiency exists; the health and safety determination (life-threatening, severe, moderate, or low – as defined in the final rule); the required timeframe to correct a deficiency; and “rationales,” the reason a requirement is necessary, describing the potential harm that could result from a given deficiency if left uncorrected. For HCV, each standard also indicates whether the standard passes or fails.

HUD issued final overall NSPIRE regulations on May 11, 2023 (see *Memo*, [5/15](#)). The final Standards notice, along with a Scoring notice, and an Administrative notice supplement the final rule. The intent of issuing the three notices instead of incorporating their content in regulation is to enable HUD to more readily provide updates as appropriate. A proposed Scoring notice was published for comment on March 28 (see *Memo* [4/3](#)) and an Administrative notice is anticipated shortly, although it will not be subject to public comment.

Major changes from the draft Standards, according to HUD’s [media release](#) on June 15, include:

- Requiring carbon monoxide alarms to be installed in compliance with the 2018 International Fire Code.
- Setting minimum temperature requirements during the colder months and requiring a permanent heating source.
- Including criteria for determining when guardrails and handrails are required.
- Establishing infestation deficiencies based on discrete levels of observations with clarification on citable pests.
- Developing deficiencies based on observed mold conditions or elevated moisture levels measured using a moisture meter.
- Including a deficiency for an enhanced visual assessment for deteriorated paint in units where children under six years of age reside to document potential lead-based paint hazards.
- Including affirmative habitability requirements for bathrooms, kitchens, and other rooms use by residents.

The final Standards will provide a unified inspection protocol for public housing, Housing Choice Vouchers, and the programs administered by HUD’s Office of Multifamily Housing Programs (Section 8 Project-Based Rental Assistance, Section 202 Supportive Housing for the Elderly, Section 811 Supportive Housing for Persons with Disabilities, and FHA Insured multifamily housing). Programs administered by HUD’s Office of Community Planning and Development (CPD) are not subject to the Standards in the final notice – with one exception – the Housing Opportunities for Persons with AIDS (HOPWA) program must comply with the NSPIRE Standards for carbon monoxide detection installation.

NSPIRE seeks to strengthen HUD’s physical condition standards and improve HUD oversight. The NSPIRE standards are meant to align and consolidate the two sets of physical inspection regulations (contained mostly at 24 CFR part 5) used to evaluate HUD housing across multiple programs: Housing Quality Standards (HQS) and Uniform Physical Condition Standards (UPCS). NSPIRE physical inspections will focus on three areas: the housing units where HUD-assisted residents live, elements of their buildings’ non-residential interiors, and the exteriors of buildings, ensuring that components of these three areas are “functionally adequate, operable, and free of health and safety hazards.” The new inspection protocol will commence on July 1, 2023, for public housing and on October 1, 2023, for the Housing Choice Voucher (HCV) program, the various programs administered by HUD’s Office of Multifamily Housing Programs, and the housing programs overseen by HUD’s Office of Community Planning and Development (CPD).

The final Standards notice is at: <https://tinyurl.com/zyaksbsh>

An easier to read preview version of the final NSPIRE physical inspection Standards notice is at: <https://tinyurl.com/59wh2k3y>

The 295-page list and description of NSPIRE Inspectable Items is at: <https://tinyurl.com/37mraj8>

HUD’s NSPIRE website is at: <https://bit.ly/2V9qvV3>

More information about all HUD programs subject to the new NSPIRE rule is available in NLIHC’s [2023 Advocates’ Guide](#).

NLIHC Racial Equity Cohort

NLIHC’s First Racial Equity Cohort Comes to a Close

NLIHC wrapped up its first Racial Equity Cohort on June 20 after ten months of meetings, trainings, and workshops held with housing advocates from across the country. The Racial Equity Cohort was a subgroup of 16 NLIHC state and tribal [partner organizations](#) actively working to incorporate racial equity policies, tools, and practices into their organizations. NLIHC convened the cohort to facilitate peer learning, build the capacity of partners to advance racial equity within their organizations, and identify key themes, resources, and strategies to share broadly with its state and tribal partner network.

The Racial Equity Cohort included monthly virtual meetings facilitated by NLIHC staff that covered a range of topics including successful trainings, data and metrics, addressing racist comments and navigating through discomfort, and supporting housing developers who identify as Black, Indigenous, and other People of Color. Dushaw Hockett of Safe Places for the Advancement of Community and Equity ([SPACEs](#)) led a racial bias training for the group and Rebecca Bennet of [Emerging Wisdom](#) facilitated a half-day workshop. Cohort members were invited to give updates about their racial equity work on monthly state and tribal partner calls and other NLIHC webinars. Several cohort members participated in a panel discussion and led break-out groups on strategies to advance racial equity during NLIHC's state and tribal partner convening in March. The cohort also participated in a fireside chat and Q&A with HUD's [senior advisor for racial equity](#), Ms. Adjoa B. Asamoah.

Over the course of the cohort, partners identified the following themes as central to advancing racial equity and inclusion within their organizations.

- Understanding their personal commitment to racial equity work
- Defining and measuring success for their organization
- Collecting and using racial equity data
- Engaging and diversifying their network and board members
- Authentically engaging people with lived expertise
- Incorporating racial equity goals into their policy agenda
- Shifting organizational culture and dismantling white dominant cultures

“I appreciated building relationships and meeting people doing this work all across the country,” said Ma. Caroline Lopez, director of equity, racial justice, and culture with the Washington Low Income Housing Alliance. “I connected with some of the cohort members outside of the meetings and hope to stay in touch in the future. There was a lot of growth.”

“It’s been a learning experience for me as a Black woman from rural Georgia,” said Dr. Bambie Hayes-Brown, executive director of Georgia Advancing Communities Together and NLIHC board member. “I’m more aware that some people may not fully understand racial equity terms and that we need to engage our siblings in this racial equity work.”

The Racial Equity Cohort was one of many actions undertaken in the past year to advance racial equity and inclusion in NLIHC's policy analysis and strategy, internal operations and relationships, and work with external partners – an initiative called [IDEAS](#). NLIHC will continue supporting cohort alumni in various ways and will launch a new Racial Equity Cohort of state and tribal partners in the fall.

“We are grateful for the commitment cohort members have made both personally and through their organizations to ground their work in an understanding and pursuit of equity and racial justice,” said Renee Willis, senior vice president for racial equity, diversity, and inclusion. “The process of engaging our state and tribal partner organizations in this work has given us all the opportunity to sit fully in our commitment to equity and racial justice and begin to embrace and implement real change.”

From the Field

Illinois State Budget Makes Historic Investment in Ending Homelessness

The Illinois 2023 General Assembly session wrapped at the end of May, with several housing policy wins, including historic investments in preventing and ending homelessness, increased American Rescue Plan Act (ARPA) funding for gap financing of affordable rental housing, and a strengthened state law on local planning for affordable rental housing. NLIHC Illinois State Partner, [Housing Action Illinois](#) and their partner organizations played a major part in winning passage of the positive housing legislation.

The new state budget makes a historic investment in preventing and ending homelessness by including \$85 million in new funding as part of a new Home Illinois budget line item to support the [state's plan to reach functional zero homelessness](#). The final budget amount reflects funding proposed by Governor J.B. Pritzker (D) earlier this year, with some additional provisions added by the General Assembly.

The final budget includes record funding levels for the Emergency Transitional Housing (ETH) and the Homeless Prevention programs, \$40.7 million and \$10.8 million respectively. The ETH program will help reduce the shortage of more than 4,550 emergency shelter beds, which in turn will reduce the number of people denied shelter due to programs being at capacity. The final budget nearly doubles the Homeless Prevention Program's current funding, enabling the program to assist an estimated 5,000 additional households, almost half of them families with children.

“This is a huge win and a step forward toward our goal of functional zero homelessness in Illinois, especially for our shelter system, which since the onset of the pandemic has increasingly struggled to meet the demand for shelter,” said Housing Action Illinois housing policy organizer, Foluke Akanni. “Governor Pritzker putting significant funding to implement the HOME Illinois plan in his budget shows his commitment to preventing and ending homelessness.”

The Home Illinois funding also provides needed increases for existing services, such as supportive housing, youth homelessness, legal representation for tenants facing eviction, and rapid rehousing. New initiatives will also be funded, such as shelter diversion and scattered site permanent supportive housing. A \$7.5 million increase in funding for home modifications will allow people with disabilities to stay in their homes. In addition, the new state budget commits almost \$139 million in additional ARPA funding for gap financing for Low Income Housing Tax Credit (LIHTC) projects, bringing the total state investment of ARPA funds for affordable housing to almost \$403 million.

Along with these housing investments, both the Illinois Senate and House passed a bill and sent to the Governor for signing, legislation based on [Senate Bill 1476](#) that would improve the Affordable Housing Planning and Appeal Act (AHPAA), a longstanding state law that encourages local government planning for affordable housing. The legislation strengthens requirements for affordable housing plans in terms of content and timelines, amends standards for filing an appeal to the State Housing Appeals Board, and updates the composition of the State

Housing Appeals Board. The chief sponsors of the legislation were Senator Ann Gillespie (D) and Representative Abdelnasser Rashid (D).

Additional good bills that passed this legislative session include those addressing increased tenant protections, preventing and ending homelessness, fair housing, homeowner protections, and community development. More information about housing legislation in Illinois' final state budget or about Housing Action Illinois' advocacy work is [here](#).

Upcoming Webinar

Local Tenant Organizing Efforts to Increase Housing Stability, Topic of This Week's First of Three ERASE Summer Webinars

Local tenant organizing to increase housing stability is the topic of this week's initial NLIHC End Rental Arrears to Stop Evictions (ERASE) Summer Webinar Series. The series will highlight the 2022 – 2023 ERASE cohort members' successes in supporting local tenant organizing, securing passage of tenant protections, enforcing tenant protections, and increasing funding to sustain emergency rental assistance programs. This three-part series (June 29, July 27, and August 24, 3:00 – 4:15 pm ET) will provide NLIHC State and Tribal Partners, as well as other advocates, with information about various tenant protections pursued by cohort members, including successful advocacy strategies used to divert the threat of eviction today, as well as strategies used to ensure long-term housing stability. The registration link for the ERASE Summer Webinar Series is [here](#).

[The first webinar](#), "Local Tenant Organizing Efforts to Increase Housing Stability," June 29, 2023, 3:00 – 4:15 pm ET, will highlight the 2022 – 2023 ERASE Cohort members' efforts to pass and enforce local tenant protections that correct the power imbalance between landlords and tenants. Specifically, attendees will hear from tenant-led organizations and community partners about efforts to educate, train, and organize their members to advocate for solutions to issues impacting their living conditions and housing stability. Presenters will discuss organizing methods to win policies and procedures to lower rent caps, create landlord registries, enforce tenant protections, and address habitability concerns.

Confirmed speakers include:

- Sarah White, staff attorney, Connecticut Fair Housing Center
- Teresa Quintana, housing equity organizer – Hartford, Make the Road Connecticut
- Itzel Hernandez Spehar, director of policy and advocacy, Bienestar
- Mihaela Gough, managing attorney, Centro Legal de la Raza
- Betty Gabaldon, tenant organizer, Contra Costa County, The East Bay Alliance for a Sustainable Economy (EBASE)

Register [here](#).

The 2022 – 2023 ERASE Cohort is a select group of 34 state and local nonprofit organizations that are conducting on-the-ground partnership development, capacity building, outreach and education, and policy reform/systems change work to promote housing stability, advance equity, and prevent evictions for renter households all over the nation.

The ERASE Project was created in January 2021 in an effort to ensure that the historic \$46.6 billion in emergency rental assistance (ERA) enacted by Congress during the COVID-19 pandemic reached the lowest-income and most marginalized renters for whom it was intended. Today, the ERASE Project seeks to end housing instability and homelessness by advocating for passage of more permanent tenant protections, including protections related to source-of-income discrimination, the civil right to counsel, “just cause” eviction, eviction record sealing and expungement, and rent stabilization/anti-rent gouging. Learn more about the ERASE Project at: <https://nlihc.org/erase-project>

Future webinars are:

“State Legislative Efforts to Advance Tenant Protections”

July 27, 2023, 3:00 – 4:15 pm ET

Attendees will learn about 2022 – 2023 ERASE cohort members’ successful efforts to pass tenant protections at the state-level. Presenters will discuss the types of tenant protections pursued, strategies used to win passage of protections, challenges faced in doing so, and how cohort members overcame them.

Register [here](#).

“Efforts to Sustain Emergency Rental Assistance”

August 24, 2023, 3:00 – 4:15 pm ET

Attendees will learn about 2022 – 2023 ERASE cohort members’ efforts to sustain emergency rental assistance programs in their localities. Attendees will learn how cohort members are assessing their communities’ need for rental assistance, what aspects of emergency rental assistance are continuing in the post pandemic era, what sources of funding streams exist to continue program operations, and legislative strategies for securing revenue to sustain emergency rental assistance programs.

Register [here](#).

Opportunity Starts at Home

Catholic Charities USA and USICH Share Commitment to Expand Affordable Housing

An article, “[The recipe for going ‘all in’ on ending homelessness in America](#),” in *Catholic Review*, highlights a partnership between Catholic Charities USA and the U.S. Interagency Council on Homelessness (USICH) to address the housing shortage. The article mentions “All In: The Federal Strategic Plan to Prevent and End Homelessness,” a plan released by USICH for reducing homelessness by 25% by 2025. The plan lays out several housing priorities, aligned with the policy agenda of Opportunity Starts at Home, including expanding rental assistance, increasing support for affordable housing, and preserving the public housing stock.

“To prevent and end homelessness, we need communities of health professionals, social workers, businesses, people of faith, business leaders and governments at every level working together to help people who are struggling. No community — urban, suburban, rural, or tribal — is unaffected by this crisis,” write the authors, Jeff Olivet and Sister Donna Markham. “We are all responsible, and we must listen to the real experts: people who have experienced the tragedy of homelessness. We must truly see the unhoused — not grow accustomed to passing them by without seeing their full humanity.”

Catholic Charities USA is a Steering Committee member of the Opportunity Starts at Home campaign and provides insight on the concerns of faith-based organizations to inform the campaign’s multi-sector housing advocacy strategy.

Read the article [here](#).

Research

Joint Center for Housing Studies Releases Latest “State of the Nation’s Housing” Report

The Joint Center for Housing Studies of Harvard University released the latest version of its annual report, [The State of the Nation’s Housing 2023](#). The report combines analyses of data from the U.S. Census Bureau, HUD, Freddie Mac, the National Association of Realtors, RealPage, and other sources to provide a comprehensive snapshot of the country’s housing supply and demand.

The report reveals that, although the rate of growth in rent prices has slowed in early 2023, rents are still increasing and remain well above pre-pandemic levels. As of March 2023, apartment prices were 131% higher than they were ten years prior; rents in professionally managed units jumped by nearly 24% between early 2020 and early 2023 alone. The authors highlight that only 55 affordable units are available for every 100 renter households who earn less than 50% of area median income – a key finding from NLIHC’s [2023 The Gap report](#). In addition, housing costs comprise a larger proportion of renters’ incomes than ever before. In 2021, a record 21.6 million renters were cost-burdened, defined as spending 30% or more of household income on housing and utilities. Among households with annual incomes less than \$15,000, 85% of renters were cost-burdened and 76% were severely cost-burdened (spending 50% or more of household income on housing and utilities). Many low-income renters who were stabilized by pandemic-era

protections and financial supports are now at greater risk of losing their homes as those programs come to an end.

Low-income renters face additional threats to their housing security due to a limited and rapidly shrinking supply of affordable rental housing. According to the report, the rental housing market lost 1.2 million low-cost units between 2019 and 2021, impacting nearly every state. During this period, nearly three-quarters of states lost more than 10% of rental units that had contract rents less than \$600. This loss was particularly acute in southern states that recently experienced rapid population growth. The authors warn that the stock of low-cost rental units is likely to be further impacted in the coming years by natural disasters and a lack of investment to repair aging units.

Furthermore, the report finds that recent growth in the rental housing supply has been largely driven by construction of an unprecedented number of new multifamily units, the vast majority of which are unaffordable for low-income renters. In 2022, just 5% of new units had asking rents less than \$1,050, compared to 22% of units in 2015. Conversion of single-family properties to rental units has also contributed to growth in the rental housing stock and can help diversify neighborhoods that may have been less accessible to renters in the past. However, the authors note that a rising share of these converted units are purchased by large institutional investors, which research suggests are more likely to pursue evictions than other types of landlords. This trend may have contributed to the return of national eviction rates to pre-pandemic levels.

The report advises federal, state, and local officials to implement policies that help alleviate strain on the housing market, such as increasing rental housing subsidies to make available units more affordable to low-income households and passing zoning reforms to lower the development cost of new affordable units. It also recommends proactive measures to preserve the existing housing stock, including rehabilitation of aging units, adaptations for a changing climate, and enhanced accessibility features to support a growing population of older adults. Lastly, the report urges policymakers to continue and build upon pandemic-era programs that help people secure and maintain safe, accessible, affordable housing.

Read the full report at: <https://bit.ly/42T6Pqo>

Report Identifies Causes and Consequences of Homelessness in California

The [*Toward a New Understanding: California Statewide Study of People Experiencing Homelessness*](#) (CASPEH), released by the University of California San Francisco Benioff Homelessness and Housing Initiative (BHII), finds unhoused people experience significant barriers to obtaining housing, such as high costs, discrimination, and logistical barriers. Unhoused people in California reported significant sources of trauma in their lives that predated homelessness, including physical and sexual violence, incarceration, substance abuse, and mental health challenges. Most participants said that financial assistance such as monthly subsidies, one large payment, or rental assistance would have prevented the loss of their housing.

CASPEH included data collected between October 2021 and November 2022 from a representative sample of adults experiencing homelessness across California. Data were

collected from 3,200 questionnaires and 365 in-depth interviews conducted in English, Spanish, or other languages with a translator. Questions focused on characteristics of people experiencing homelessness, how they became homeless, what happened to them while homeless, and what barriers prevented them from accessing housing. The study was also informed by a lived experience advisory board, local leaders, and partners including government representatives, service providers, and advocacy groups.

Contrary to the myth that homeless people migrate to California, the study found that 90% of people experiencing homelessness in California were most recently housed in-state. The vast majority of those experiencing homelessness were single homeless adults, 48% of whom were over the age of 50. Black and Indigenous people were disproportionately impacted by homelessness. Traumatic experiences were common, with 72% of the participants experiencing physical violence and 24% experiencing sexual violence at some point in their lives. Seventy-nine percent reported a previous incarceration. Substance abuse and mental health conditions were also common, with 1 in 5 reporting a history of an overdose and 1 in 3 reporting a suicide attempt at some point in their lives.

The study revealed different factors contributing to homelessness. Overall, 47% of participants reported economic reasons for leaving their last housing, 32% reported health reasons, and 63% reported social reasons such as conflict with roommates, overcrowding, or not wanting to impose on others. Extremely limited incomes played a significant role—median monthly household income prior to becoming homeless was \$960. Thirty-six percent of participants reported seeking any type of support prior to experiencing homelessness, such as advice from family and friends, information about housing resources, or transportation support. The most common type of support sought was from family and friends. Many participants stated they were unaware of government and nonprofit services that could help.

Participants experienced many adverse impacts on their health and wellbeing while homeless. Seventy-eight percent of the participants said they spent most of their time unsheltered during the last six months. Forty-one percent said there was a time they wanted to be sheltered but could not access it. Participants were asked whether several interventions would have prevented their homelessness for at least two years. Seventy percent said a shallow monthly subsidy of \$300-\$500 would have prevented their homelessness; 82% said one lump-sum payment of \$5,000-\$10,000 would have kept them housed; and 90% said an ongoing subsidy that capped their housing costs at 30% of their income would have prevented their homelessness.

Based on the CASPEH's findings, BHHI presents six policy recommendations:

- Increase access to housing affordable to households making less than 30% of the Area Median Income by increasing the amount of affordable housing, expanding rental subsidies, and making it easier to access subsidies;
- Expand targeted homelessness prevention by strengthening eviction protections and providing financial and legal supports at locations where people access other services and upon release from institutions such as jails, prisons, and drug treatment centers;
- Increase behavioral health supports to meet demand by expanding low-barrier treatment for mental health, substance abuse, and harm reduction services. Staff permanent supportive housing and intensive case management services;

- Provide training, job search assistance, and transportation to reduce barriers to employment and increase household incomes;
- Increase services for the unsheltered homeless;
- Center homelessness services around racial equity.

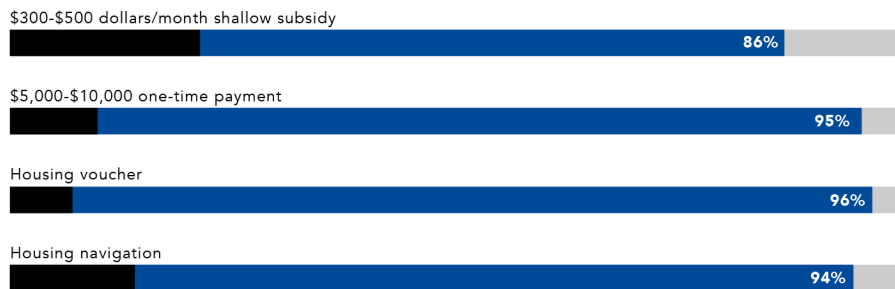
The report is available at <https://bit.ly/42WktJs>

Fact of the Week

Unhoused People Overwhelmingly Indicate Housing Supports Would Help End Their Homelessness

PARTICIPANT REPORT OF EFFECT OF HYPOTHETICAL INTERVENTIONS TO SUPPORT RETURNS TO HOUSING

● Help a little ● Help a lot



source: homelessness.ucsf.edu/CASPEH

Benioff Homelessness and Housing Initiative



Source: homelessness.ucsf.edu/CASPEH

NLIHC Publications

Hard Copies of NLIHC Publications Are Now Available!

Did you know that in addition to digital versions, NLIHC publishes paper copies of all our flagship publications, including *Tenant Talk*, *The Gap*, and the *Advocates' Guide*? [Tenant Talk](#) is a bi-annual newsletter for tenants, residents, and other low-income renters that engages people from different backgrounds in housing advocacy. [The Gap](#) documents the gap between the number of renter households and rental units that are affordable and available to them by income grouping in every state and the largest 50 metropolitan areas. [Advocates' Guide](#) is a comprehensive resource designed to educate advocates about the programs and policies that make housing affordable to low-income people across America. You can order paper copies of

these publications today by contacting NLIHC at CommunicationsTeam@nlihc.org. Discounted bulk rates are available for members, and all publications are available while supplies last.

NLIHC Careers

NLIHC Seeks Director of Operations

NLIHC seeks a director of operations to work closely with the NLIHC vice president of finance and operations and the operations associate to ensure effective and efficient NLIHC operations in support of the Coalition'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. The director of operations is responsible for implementing and enhancing the financial, human resources and administrative processes that will enable the Coalition to effectively fulfill its mission. The director of operations will report to the vice president of finance and operations.

RESPONSIBILITIES:

Financial Management

1. Accounts Payable/Receivables. Implement business policies and accounting practices, including the preparation of all payments and entries into the payment and accounting systems, and monitoring of deposits, invoices, and expenditures. Review the assignment of general ledger codes to revenue receipts (grants, donations, memberships, and other payments).
2. Accounting and Auditing. Work with accountants, the vice president of operations and finance, and the operations associate to prepare monthly finance reports; to prepare year-end work documents for accountant's review; and to provide auditors required accounting/financial/personnel documentation needed in the preparation and execution of annual audit and the 990 preparation.
3. Reporting. Maintain all financial records in an accurate, orderly, and up-to-date manner; ensure relevant financial data are generated for use by the president/CEO, VP of operations and finance, and the Finance Committee and/or Board of Directors. In coordination with the VP of operations and finance, prepare monthly financial Excels assigning expenses to NLIHC's 501(c)(4) and for the monthly tracking of outside donor financials.
4. Banking and Insurance. Review on-line bank accounts; manage merchant accounts and submit information for payment; monitor insurance policies and respond to related issues.
5. Form preparation. Prepare required forms with accurate data/information for annual 403b IRS 5500 tax filings and anti-discrimination testing.

Vendor/Partners/Grantees

1. Vendors/Partners/Grantees. Play a key role in all relationships with NLIHC vendors, partners and grantees to include contract preparation and oversight, deliverable tracking, invoicing and payments. Maintain relationships with all vendors; solicit comparisons to assure economical and high-quality purchasing and vendor services.

2. IT and Cybersecurity Vendor. Work with IT and Cybersecurity vendor to manage implementation of IT infrastructure and updates. Lead efforts to improve IT systems based on recommendations from IT and Cybersecurity vendor(s).

Facilities Management

1. Equipment. Oversee status of all office equipment; arrange for routine maintenance and special repairs; ensure supplies are maintained in sufficient quantities for uninterrupted service; manage phone system, including assignment of codes; maintain printers/scanner in top working order, as well as equipment related to the computer system.
2. Building. Oversee relationship with landlord and key and access card distribution to staff. Respond to physical problems with office, report to building supervisor, and follow up to ensure resolution.

Human Resources: Hiring, Staffing, Personnel, Payroll and Benefits

1. Hiring. Oversee hiring process with Operations Associate. Responsible for review of resumes, conducting reference checks and preparing offer letters for potential candidates.
2. Onboarding. Oversee onboarding process for both new hires and interns, to include orientation schedules.
3. Benefits. Administer the Coalition's health and benefits program with the vice president of operations and finance; manage contracts with health, dental, retirement and life/ disability insurance providers. Prepare annual workers compensation audits for insurance renewal. Submit applications and terminations for new and departing employees. Update staff on benefits changes and guide staff on enrollment (new-staff enrollments and annual renewals. Assist new staff with enrolling in the 403b plan.
4. Payroll. Process payroll every two weeks. Manage relationship with payroll provider. Ensure processes for registration of staff in states where they reside, and proper state employment-related taxes are paid.
5. Records maintenance. Assure the completion and administration of all required employment-related documents, leave records and personnel records.
6. Performance Management. Assist in the performance management process with Department leaders and VP of Operations and Administration.
7. Support the development and implementation of HR initiatives and systems.

Other Duties

1. Financial/Personnel Document Management. Coordinate the proper management, retention, and destruction of all financial and personnel documents and files.
2. Internal communication. Ensure staff are informed of all pertinent financial, benefits, human resource, building facilities and other pertinent information; ensure that all staff receive pertinent notices and information.
3. Policy development / adherence: Update and ensure adherence to company policies and procedures. Ensure NLIHC office environment/equipment is adequate and safe. Implement policies and procedures that will improve day-to-day operations. Coordinate annual update of the NLIHC Disaster Preparedness/Business Continuity Plan. Coordinate with NLIHC staff the regular updating of the NLIHC Standard Operating Procedures – 4-5 functional areas each year.

4. Business License: Coordinate business license registration materials, submissions and timelines.

Organizational Support

1. Attend and provide staff support at all Board meetings, state coalition meetings, annual policy forum and fundraising event, and other special events.
2. Attend and participate in staff meetings, retreats, trainings, and all Coalition events.
3. Other duties as assigned.

Qualifications

This is a full-time position with a hybrid schedule in Washington, DC. Applicants must have a strong commitment to social justice and NLIHC's mission. This position would be ideal for someone with over 10 years of relevant experience in the workforce who have strong experience in finance, human resources and administration.

All applicants must be proficient in the Microsoft Office suite. Knowledge of Sage Intacct or comparable accounting software is extremely beneficial. A solid- to intermediate-level of proficiency with Excel is required.

A person will be most successful in this role if you have strong interpersonal skills with a commitment to confidentiality, and have strong analytical, writing, and organizational skills, as well as a keen attention to detail. A candidate will also thrive in a diverse, fast paced-environment.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and a generous benefits package.

NLIHC Seeks Operations Associate

NLIHC seeks an operations associate to work closely with the NLIHC director of operations and the vice president of operations and finance to ensure effective and efficient NLIHC operations in support of the Coalition'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. The operations assistant will support the operations team with key functions related to financial management, organizational recordkeeping, mailing, meetings and events, intern hiring, IT support; and other duties as assigned. The operations assistant will report to the director of operations.

Responsibilities/Duties:

Administration and Recordkeeping

- Maintain key operations department files (financial, contract, personnel, etc.) and provide requested documents for annual audit.

- Coordinate with NLIHC staff in procuring needed office supplies.
- Ensure check deposits to NLIHC's bank account at least weekly.
- Assign general ledger codes to revenue receipts (grants, donations, memberships, and other payments).
- Receive vendor/contractor invoices and requests for staff expenditures, prepare payments to vendors/staff with appropriate general ledger coding in Bill.com, and make allocations to NLIHC's 501(c)(3) and 501(c)(4) as appropriate. Submit payments for approval by VP of operations and finance and/or director of operations in Bill.com.
- Work with NLIHC program staff to ensure proper preparation of grants from NLIHC to state and local partners, ensure grant letters are signed in a timely manner, and get grants processed for payments in Bill.com. Maintain electronic files of all contracts and grants for submission to auditors.
- Coordinate with the operations director to transition previous years financial documents into storage (on and off-site) and to update the system to receive the new/current years financial documents.
- Implement procedures to process staff expenditure requests and payments.
- Completing monthly credit card reconciliation.
- Update approved changes to NLIHC Personnel Policies handbook.
- Prepare bi-weekly expense report from Bill.com for the CEO's review as part of the department's reconciliation activities.
- Conduct annual equipment inventory.
- Monitor status of all office equipment, including assigning inventory codes; arrange for routine maintenance and special repairs; ensure supplies are maintained in sufficient quantities for uninterrupted service; assist in managing phone system, including assignment of extension codes; ensure maintenance of printers/scanners in top working order, as well as equipment related to the computer system.
- Manage relationship with landlord and key and access card distribution to staff. Respond to physical problems with office, report to building supervisor, and follow up to ensure resolution.
- Coordinate document organization and destruction in the NLIHC storage facility once per year.
- Assist in preparation and mailing of acknowledgement letters, publications and other NLIHC correspondence, as needed.
- Coordinate business license registration materials, submissions and timelines
- Assist in internal IT troubleshooting and updates to IT and telecommunication systems.
- Other duties as assigned.

Hiring/Staffing/HR

- Post vacancy position announcements, review resumes, schedule interviews.
- Ensure intern postings on Idealist and university websites each semester.
- Prepare new staff and intern IT accounts, equipment, and on-boarding orientation schedules in coordination with outsourced IT contractor
- Ensure timely delivery of intern stipend payments in Bill.com.
- Coordinate/facilitate quarterly intern outing or group experience.

Board

- Assist executive assistant in coordinating Board travel.
- Assist Operations Department in staffing relevant Board committees (finance, investment and personnel) to include but not limited to scheduling meetings, preparing minutes and providing other meeting support.

Meetings and Events

- Assist in the planning and preparation of NLIHC events in conjunction with staff members and potential consultants.

Qualifications:

This is a full-time position with a strong preference for candidates physically located in the metropolitan Washington, DC area. Applicants must have a strong commitment to social justice and NLIHC's mission. This position would be ideal for someone with 2-8 years of relevant experience in the workforce; candidates with a variety of relevant experience will be considered. All applicants must be proficient in the Microsoft Office suite. Basic to intermediate-level Excel skills strongly preferred.

A person will be most successful in this role if you have strong interpersonal skills with a commitment to confidentiality, and have strong analytical, writing, and organizational skills, as well as a keen attention to detail.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and a generous benefits package.

Interested candidates should submit a resume and cover letter with salary requirement to June Jimenez via email at: info@tama-solutions.com, who is assisting with this search.

NLIHC in the News

NLIHC in the News for the Week of June 18

The following are some of the news stories to which NLIHC contributed during the week of June 18:

- “Eviction filings soar above pre-pandemic levels in some cities” *The Hill*, June 21 at: <https://bit.ly/3NLsxaH>
 - “Rising rents are a problem across the US, new data shows” *Scripps News*, June 21 at: <https://bit.ly/3NpXhxB>
 - “Report: Housing Affordability a Problem in Almost All U.S. Counties” *Planetizen*, June 21 at: <https://bit.ly/3NuveNk>
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NLIHC News

Where to Find Us – June 26

- [Maryland Municipal League Conference](#) – Ocean City, MD, June 26 (Alayna Calabro)
- Zero Returns to Homelessness: National Reentry Housing Symposium – Washington, DC, June 27 and 28 (Kim Johnson)
- HomesRI Monthly Policy + Advocacy Meeting – virtual, June 28 (Lindsay Duvall)
- Supportive Housing Network of New York Conference – New York, NY, June 29 (Diane Yentel)
- 17th Annual KATZ Lecture, Benjamin Rose Institute on Aging – Virtual, July 13 (Diane Yentel)
- [Netroots Nation Conference](#) – Chicago, IL, July 15 (Gabby Ross)
- Brookings Metro Disasters and Renters Workshop -Washington, DC, July 20th (Diane Yentel)
- [A Home for Everyone](#) – Oshkosh, WI, July 19-20 (Courtney Cooperman)
- Virginia Housing Alliance, Annual Awards Lunch – Richmond, VA, July 21 (Diane Yentel)
- Henry George School of Social Science Annual Conference – virtual, July 24 (Lindsay Duvall)
- Ayuda Legal Puerto Rico, [5th Annual Just Recovery Summit](#) – San Juan, PR, August 10-11 (Noah Patton and Sidney Betancourt)
- Ability Housing, Inc. Annual Summit – Kissimmee, FL, September 12-13 (Diane Yentel)
- [Neighborhood Preservation Coalition of New York Annual Conference](#) – Saratoga Springs, NY, September 19 (Lindsay Duvall)

NLIHC Staff

Sarah Abdelhadi, Senior Research Analyst
Meredith Abel, Research Intern
Andrew Aurand, Senior Vice President for Research, x245
Sidney Betancourt, Housing Advocacy Organizer, x200
Victoria Bourret, ERASE Senior Project Coordinator x244
Jen Butler, Vice President of External Affairs, x239
Alayna Calabro, Senior Policy Analyst, x252
Matthew Clarke, Writer/Editor, x207
Courtney Cooperman, Housing Advocacy Organizer, x263
Lindsay Duvall, Senior Housing Advocacy Organizer, x206
Dan Emmanuel, Senior Research Analyst, x316
Ed Gramlich, Senior Advisor, x314
Sarah Gallagher, Senior Director, ERASE Project, x220
Jordan Goldstein, Communications/Graphic Design Intern
Yingxue Snow Guo, Communications Intern
Danita Humphries, Senior Executive Assistant, x226
Nada Hussein, ERASE Project Coordinator, x264

Kim Johnson, Public Policy Manager, x243
Mike Koprowski, OSAH Campaign Director, x317
Kayla Laywell, Housing Policy Analyst, x231
Mayerline Louis-Juste, Senior Communications Specialist, x201
Steve Moore Sanchez, Development Coordinator, x209
Khara Norris, *Vice President of Operations and Finance*, x242
Noah Patton, Senior Housing Policy Analyst, x227
Mackenzie Pish, Research Analyst
Ikra Rafi, Creative Services Manager, x246
Benja Reilly, Development Specialist, x234
Gabrielle Ross, Housing Advocacy Organizer, x208
Sarah Saadian, Senior Vice President for Public Policy and Field Organizing, x228
Brooke Schipporeit, Manager of Field Organizing x233
Sophie Siebach-Glover, Research Analyst, x205
Lauren Steimle, Web/Graphic Design Specialist, x246
Chantelle Wilkinson, OSAH Campaign Manager, x230
Renee Willis, Senior Vice President for Racial Equity, Diversity, and Inclusion, x247
Diane Yentel, President and CEO, x225