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## Homelessness and Housing First

### HoUsed Campaign for Universal, Stable, Affordable Homes

#### Join 4/29 Webinar on Changes Proposed by HUD to Eliminate Unnecessary Screening Barriers to HUD-Assisted Housing for Formerly Incarcerated and Convicted People

HUD released on April 10 a [proposal to update existing screening regulations](#) for applicants to HUD-assisted housing with conviction histories or a history of involvement with the criminal-legal system. NLIHC, in partnership with the Vera Institute for Justice, Formerly Incarcerated and Convicted People and Families Movement (FICPFM), Shriver Center on Poverty Law, and National Housing Law Project (NHLP), will host a [webinar on April 29](#) to provide a comprehensive overview of the proposal, its implications for people with conviction histories, and tips for writing and submitting comments on the proposed changes. Register for the webinar [here](#).

Under current policy, public housing authorities (PHAs) and landlords of HUD-assisted housing have broad discretion in evaluating current and prospective tenants. As a result, some PHAs and landlords have created additional barriers for people with conviction and arrest records in need of stable housing. These barriers can make it exceedingly difficult – and, for some with conviction histories, impossible – to obtain housing.

Without a safe, affordable place to return to, people exiting incarceration are at a significantly increased risk of homelessness and reincarceration as communities across the country move to [arrest or fine those experiencing homelessness](#). People who have been incarcerated once are [seven times](#) more likely to experience homelessness than the general population, while those who have been incarcerated more than once are 13 times more likely to experience homelessness. Because of historic and ongoing systemic racism, Black, Latino, and Native people are unfairly targeted and disproportionately impacted by the criminal-legal system. As a result, they are also more likely to be impacted by screening criteria that unfairly deny people access to housing because of a history of conviction or arrest.

HUD's proposed rule would require landlords of HUD-assisted housing to perform an individualized assessment of potential tenants with a conviction history, taking into account mitigating factors like the length of time since the conviction, the nature and severity of the conviction, and what the applicant has done since the conviction. Read NLIHC President and CEO Diane Yentel's statement on the proposed rule [here](#). NLIHC's analysis of the proposed rule is forthcoming and will be available soon.

The proposed rule was created in response to former HUD Secretary Marcia Fudge's [directive to review](#) HUD regulations, guidance, and policies and identify unnecessary barriers to housing access for formerly incarcerated and convicted individuals and their families. The April release also coincides with Fair Housing Month and Second Chance Month.

The proposed rule is [open to public comments](#) until June 10.

View the proposed rule and submit a public comment [here](#).

Register for the April 29 webinar [here](#).

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## **Budget and Appropriations**

### **Representative Cole Elected Chair of House Appropriations Committee**

Representative Tom Cole (R-OK) was elected by his colleagues on April 10 to lead the U.S. House of Representatives Committee on Appropriations. Chair Cole previously served as the chair of the House Appropriations Committee's Transportation, Housing and Urban Development (THUD) Subcommittee, during which he played a vitally important role in securing increased funding for affordable housing, homelessness, and tribal housing programs in the final fiscal year (FY) 2024 THUD spending bill.

With Chair Cole moving out of his leadership role on the THUD subcommittee, committee Republicans will need to elect a new member to fill the vacant subcommittee chair. Representative Steve Womack (R-AR) is reportedly the top contender to lead the subcommittee. The change in leadership comes as appropriators begin work on the FY25 budget. While Congress is charged with passing all 12 annual spending bills by October 1 – the beginning of the new fiscal year – the FY24 budget was significantly delayed and only finalized on March 22.

Appropriators will need to draft their FY25 spending bills according to the limitations of the "Fiscal Responsibility Act," the 2023 agreement to raise the federal debt ceiling for two years, in exchange for capping FY24 spending at roughly FY23 levels and allowing for an only 1% spending increase in FY25. Because the cost of housing and homelessness programs rises every year, increased funding is necessary just to maintain the number of households and communities served by these essential programs.

### **Take Action: Tell Congress to Provide Significant Funding Increases for HUD in FY25**

Your advocacy makes a difference! It is thanks to the hard work of advocates that in FY24 – at a time when [programs faced cuts of up 25%](#) – HUD received increased funding in the final spending bill.

Congress needs to keep hearing from you about the importance of affordable housing and homelessness programs! NLIHC is calling on Congress to provide the highest possible funding for HUD's affordable housing and homelessness programs in FY25, including significant funding for NLIHC's top priorities:

- Full funding to renew all existing contracts for the Housing Choice Voucher (HCV) program and expand assistance to 20,000 more households.
- Full funding for public housing operations and repairs.
- \$4.7 billion for HUD's Homeless Assistance Grants (HAG) program.
- \$100 million for the Eviction Prevention Grant Program.

- At least \$1.3 billion for Tribal housing programs, plus \$150 million for competitive funds targeted to tribes with the greatest needs.

Advocates can continue to engage their members of Congress by:

- **Emailing or calling members' offices** to tell them about the importance of affordable housing, homelessness, and community development resources to you, your family, your community, or your work. You can [use NLIHC's Take Action page](#) to look up your member offices, or call/send an email directly!
- **Using social media to amplify messages** about the country's affordable housing and homelessness crisis, and the continued need for long-term solutions.
- **Sharing stories** of those directly impacted by homelessness and housing instability. Storytelling adds emotional weight to your message and can help lawmakers see how their policy decisions impact actual people. Learn about [how to tell compelling stories with this resource](#).

National, state, local, tribal, and territorial organizations can [also join over 2,200 organizations on CHCDF's national letter](#) calling on Congress to support the highest level of funding possible for affordable housing, homelessness, and community development resources in FY25.

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## Congress

### House Financial Services Committee Releases Bills to Be Considered during April 17 Markup Session

U.S. House of Representatives Committee on Financial Services (HFSC) Chair Patrick McHenry (R-NC) released a list of bills to be considered during an April 17 committee [markup](#). The list includes the "Respect State Housing Laws Act" ([H.R.802](#)), which NLIHC opposes.

Introduced by Representative Barry Loudermilk (R-GA), this harmful bill would eliminate the 30-day eviction notice requirement [established](#) in the bipartisan "Coronavirus Aid, Relief, and Economic Security (CARES) Act of 2020." Under current law, landlords and owners of federally assisted properties are required to provide a notice of at least 30 days to a tenant facing eviction before removing the tenant from the property. The federal requirement gives households additional time to address outstanding issues and avoid eviction or – if eviction is unavoidable – time to find a new place to live. Without sufficient notice, tenants often struggle to find a new home, increasing their risk of homelessness and further housing instability post-eviction.

During markup, members of the Committee meet to debate and consider amendments to a piece of proposed legislation and determine whether the bill should be considered by the full House.

**Take Action: Urge Your Members to Oppose the "Respect State Housing Laws Act"**

Markup will be limited to members of the House Financial Services Committee. If your member of Congress serves on the HFSC, urge them to oppose the “Respect State Housing Laws Act” if it is considered during the April 17 markup.

Members of the HFSC include:

- Chair Patrick McHenry (R-NC)
- Pete Sessions (R-TX)
- Bill Posey (R-FL)
- Blaine Luetkemeyer (R-MO)
- Bill Huizenga (R-MI)
- Ann Wagner (R-MO)
- Andy Barr (R-KY)
- Roger Williams (R-TX)
- French Hill (R-AR)
- Tom Emmer (R-MN)
- Barry Loudermilk (R-GA)
- Alexander Mooney (R-WV)
- Warren Davidson (R-OH)
- John Rose (R-TN)
- Bryan Steil (R-WI)
- William Timmons (R-SC)
- Ralph Norman (R-SC)
- Dan Meuser (R-PA)
- Scott Fitzgerald (R-WI)
- Andrew Garbarino (R-NY)
- Young Kim (R-CA)
- Byron Donalds (R-FL)
- Mike Flood (R-NE)
- Mike Lawler (R-NY)
- Zach Nunn (R-IA)
- Ranking Member Maxine Waters (D-CA)
- Nydia Velazquez (D-NY)
- Brad Sherman (D-CA)
- Gregory Meeks (D-NY)
- David Scott (D-GA)
- Stephen Lynch (D-MA)
- Al Green (D-TX)
- Emanuel Cleaver (D-MO)
- Jim Himes (D-CT)
- Bill Foster (D-IL)
- Joyce Beatty (D-OH)
- Juan Vargas (D-CA)
- Josh Gottheimer (D-NJ)
- Vincente Gonzalez (D-TX)
- Sean Casten (D-IL)
- Ayanna Pressley (D-MA)
- Steven Horsford (D-NV)
- Rashida Tlaib (D-MI)
- Ritchie Torres (D-NY)
- Sylvia Garcia (D-TX)
- Nikema Williams (D-GA)
- Wiley Nickle (D-NC)
- Brittany Pettersen (D-CO)

Look up your member of Congress using NLIHC’s Take Action Center [here](#).

Learn more about the markup [here](#).

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## **Senate Banking Subcommittee Announces 4/16 Hearing on Preserving Housing Stock**

The U.S. Senate Committee on Banking, Housing and Urban Affairs’ Subcommittee on Housing, Transportation and Community Development announced that it will hold a hearing, “Challenges in Preserving the U.S. Housing Stock,” on April 16.

Witnesses for the hearing will include:

- Jesse Ergott, president and CEO, NeighborWorks of Northeastern Pennsylvania
- Robin Davey Wolff, senior director for rural communities, Enterprise Community Partners
- Christopher Volzke, deputy executive director, Wyoming Community Development Authority

Hearing materials, including the subcommittee’s memorandum, speaker testimony, and a link to watch the hearing live, will be available on the Banking Committee’s website [here](#).

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## **Disaster Housing Recovery**

### **Senator Schatz Calls for Additional Federal Long-Term Disaster Recovery Funding**

Senator Brian Schatz (D-HI) [took to the floor of the U.S. Senate](#) on April 10 to call for additional federal long-term disaster recovery funding for the island of Maui, which was struck by catastrophic wildfires during the summer of 2023, and other disaster impacted communities across the country. Senator Schatz, who is a primary sponsor of the “Reforming Disaster Recovery Act” (RDRA), an NLIHC-supported bill that would permanently authorize the Community Development Block Grant-Disaster Recovery (CDBG-DR) program – HUD’s long-term disaster recovery program – pushed for longer term recovery funding as conversations evolved about the need for a supplemental spending bill to fund the repair of Baltimore’s Key Bridge, which collapsed on March 26.

“It’s been almost six months since the president called on Congress to help communities recover from disasters,” said Senator Schatz. “We’ve waited a long time, but we can’t wait any longer. The disasters keep piling up, and with them, the urgent needs of survivors. People need help. And so we need to pass this supplemental and make sure all survivors are getting the relief they need. This is not each against all...we’re all in this together. Every community deserves help – and Congress must provide it.”

The RDRA was introduced in the Senate on a firmly bipartisan basis by Senators Schatz, 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). A companion bill was passed by the U.S. House of Representatives in both 2019 and 2022.

Although other federal agencies have standing resources to quickly serve communities when disasters strike, CDBG-DR funds are only made available through special congressional approval. Due to the program’s lack of permanent authorization, HUD must write a new set of regulations to guide state and local grantees each time it appropriates funds. This ad hoc system can delay funding for as long as three years after a disaster occurs. As a result, recovery

timelines are lengthened, state and local economies stagnate, and homelessness and out-migration from disaster-impacted areas increase.

If enacted, the RDRA would permanently authorize HUD's CDBG-DR program, helping ensure that long-term disaster recovery funds are made quickly available after disasters and that all disaster survivors and their communities can fully and equitably recover.

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## **Disaster Housing Recovery Update – April 15, 2024**

### **Congressional and National Updates**

Representatives Doug LaMalfa (R-CA) and Mike Thompson (D-CA) [introduced](#) the “[Disaster Resiliency and Coverage Act of 2024](#)” in the U.S. House of Representatives on April 1. The bill aims to solve California's ongoing insurance crisis, which has led insurance companies to raise their rates and often abandon disaster survivors completely. The bill would give grants of up to \$10,000 to individual households to conduct a variety of mitigation work. The bill would also give individuals who conduct mitigation work a 30% tax credit.

A Fannie Mae [survey](#) highlighted increasing concern among homeowners and renters regarding the financial impact of extreme weather events on their homes. The survey showed that extreme heat and strong winds from hurricanes and tornadoes are the top weather-related concerns nationwide, with 24% and 23% of respondents worried, respectively. Insurance premiums for many insured homeowners have risen due to weather events, with 66% of homeowners taking preventive actions to mitigate damage.

The 4.8-magnitude [earthquake](#) that shook the East Coast from Philadelphia to Boston on April 5 underscored the lack of disaster preparedness, particularly among Black communities. While not indicating any major threats, the earthquake highlighted how Black residents are often hit hardest by disasters due to residing in aging infrastructure and having fewer resources for recovery. Despite being in a less active quake region than West Coast quakes, East Coast quakes travel farther, and cities like New York lack earthquake protocols. Black New Yorkers expressed concern over potential building collapses since many predate seismic codes. A FEMA analysis found that adopting California-like building codes in the Northeast, though increasing costs slightly, could save significantly on disaster recovery expenses that disproportionately impact Black communities lacking preparedness.

### **State and Local Updates**

#### **Mississippi**

In March 2023, a powerful [tornado](#) swept through Rolling Fork, Mississippi, leaving a path of devastation in one of America's poorest regions. With winds reaching 200 mph, it obliterated homes, businesses, and lives, emphasizing the vulnerability of the Mississippi Delta community. Many residents lived in mobile homes that offered little resistance to such fierce storms. The disaster compounded the economic struggles in Sharkey County, leading to job losses and further straining limited local resources.



## **North Carolina**

North Carolina's efforts to rebuild affordable housing following Hurricane Florence have been significantly [delayed](#), taking over five years to materialize. Despite the intention to promptly restore low-income housing and prevent the displacement of renters, the delayed timeline has resulted in many original victims being unable to benefit from new developments. Of the 16 apartment projects selected for funding with HUD resources after Hurricane Florence, seven, including Palatine Meadows, have been completed or are nearing completion, while six others are under construction at different phases. Two projects have obtained HUD's approval but have not started yet, and one was unable to proceed after failing to secure a suitable developer. Additionally, an independent initiative aimed at reconstructing one of New Bern's major public housing projects with FEMA funds has not yet begun.

## **Ohio**

Ohio Governor Mike DeWine said on April 11 that the state had asked FEMA to perform a damage assessment on impacted homeowners, businesses, and renters who were affected by the [tornadoes that struck Ohio last Thursday \(April 8\)](#). At least nine tornadoes struck the central region of the state, killing three people and injuring at least 25 others. Many were left to [pick up the pieces of their homes](#). The nine tornadoes ranged from EF-1 to EF-3. "Ohioans are resilient. When I toured the damage at Indian Lake, I heard over and over again from the residents I talked to about their resolve to rebuild. Having FEMA assess the damage is the next step in helping the affected communities recover," said Governor DeWine.

## **Oklahoma**

Approximately 5,000 acres have [burned](#) in Woodward County, Oklahoma, after a wildfire began Saturday near Sharon. As of April 7, the fire – dubbed the 57 Fire – remained wholly uncontained, prompting firefighters from across the state to assist and FEMA to approve grants to help recover costs. No inhabited homes were destroyed, but two Mooreland volunteer firefighters were injured, one seriously, when their truck was overrun by flames. Evacuations occurred near Sharon but had ended by 9 pm Saturday. The Red Cross and Oklahoma Baptist Disaster Relief provided meals for first responders, while the State Emergency Operations Center was activated, receiving eight fire reports from six counties on Sunday, including a reignited blaze in Woods County requiring all fire departments to respond.

## **Pennsylvania**

Pittsburgh experienced its highest river levels in nearly two decades this week as [heavy rainfall](#) drenched the region for 72 hours, dropping more rain than in all of March. The rivers crested at 28.8 feet early Thursday, exceeding the 28.5-foot threshold for major flooding according to the National Weather Service and resulting in the worst flooding since January 2005 and September 2004, when crests reached 28.43 feet and 31 feet, respectively. The flood prone "bathtub" section of the Parkway East was closed, as was Point State Park, which saw extensive flooding not experienced since 2005. The Army Corps of Engineers' control of reservoir water helped prevent catastrophic 40-foot level flooding that could have inundated PNC Park, the Rivers Casino, and a power station. River levels are now slowly dropping, but some road closures remain in effect.

Towns around Pittsburgh also experienced heavy flooding and landslides, closing roads and businesses and forcing some from their homes.

## **Southeastern U.S.**

Destructive storms and tornadoes hit multiple states in the Southeast U.S., including Louisiana, Texas, Florida, and Alabama, on April 10. A large portion of the region experienced severe thunderstorms, flash floods, ocean surges, hail, and tornadoes, resulting in injuries, home damage, and mass power outages. About 250,000 people from Texas to Louisiana lost power. An [EF 1 tornado hit Katy, TX](#), and an [EF 2 tornado caused damage in Lake Charles, LA](#). [Slidell, LA](#), also experienced a damaging tornado that caused many injuries and much damage to apartment complexes.

Flooding and intense thunderstorms also impacted [New Orleans, where a flash flood emergency](#) was declared. New Orleans saw more than half a foot of rain, [its second-highest April calendar day total on record](#). The city also saw winds up to 70 mph. Baton Rouge was placed under a “destructive” severe thunderstorm warning, and the Weather Service warned of hurricane-force winds after the area experienced gusts of 70 to 80 mph. Louisiana, Mississippi, southern Alabama, and parts of East Texas also experienced flash flood warnings. [Interstate 10 near Mobile, AL, was flooded](#), leaving vehicles stranded by severe rain and an ocean surge. Newton, TX, alone received 18 inches of rain. Florida’s Panhandle was also struck by a multitude of storms.

## **Texas**

The aftermath of natural disasters like [Hurricane Harvey](#) reveals the intricate dynamics at play between local demographics, housing markets, and economic activities. In Houston, the immediate disruption caused by Harvey included significant damage to over 200,000 homes and a direct financial toll of \$125 billion, leading to short-term shocks in real estate transactions. Over time, the disaster influenced individual and household decisions regarding relocation, with a noticeable shift from homeownership to renting among those significantly affected by flooding. This transition not only reflected changes in housing market activities but also underscored the broader socio-economic implications, such as the potential loss of wealth due to missed property appreciation and altered neighborhood compositions. These patterns emphasize the critical role of disaster aid and policy in shaping recovery trajectories and long-term community resilience.

## **West Virginia**

[Governor Jim Justice is working on a disaster declaration request for FEMA](#) in response to severe weather events that occurred across West Virginia last week. If Governor Justice’s request is approved, it would bring relief for those affected by [flooding](#), [tornadoes](#), and [destructive winds](#). Governor Justice has also advocated for an ongoing \$50 million emergency fund that would allow the state to address unexpected crises. “The \$50 million in regard to emergency funds, because of catastrophic events within our state, is something that is so important,” he said.

## **Resiliency and Mitigation Corner**

Families in Cincinnati [impacted](#) by severe flooding are worried that they will not receive help to recover, and because of the current state of flood insurance, they are right to be worried. On April 2, floodwaters destroyed families' homes and apartments. Any objects touched by flood water will most likely be headed to the trash, resulting in tens of thousands of dollars in damage. Such has been the case for Brianna Delmoral, a renter in Columbia-Tusculum. Flood waters rose three feet above her first floor, soaking carpeting, drywall, and almost all her belongings. "I don't think I'm getting any help," Delmoral said.

## **National Mitigation Planning Program Webinar Series: From Policy to Action**

FEMA is hosting a webinar series for anyone involved in community and hazard mitigation planning. This series focuses on putting mitigation planning policy into action. Each webinar discusses and highlights key policy topics, planning resources, best practices, and lessons learned from case studies across the country.

This week's webinar, "How Hazard Mitigation and Water Resource Planning Flow Together," will explore how mitigation planning and water resource programs share common goals but often exist in silos. By integrating program efforts, it is possible to build resilience. When planners and water resource managers work together, they can advance community priorities, reduce disaster risk, and safeguard vital water resources. [Register here.](#)

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## **Native Housing**

### **HUD Announces Continuum of Care Tribal Homelessness Network for Tribes and Tribally Designated Housing Entities**

In a "Dear Tribal Leader" letter sent on April 11, HUD's Office of Special Needs Assistance Programs (SNAPS) [announced](#) two opportunities for Tribes and Tribally Designated Housing Entities (TDHEs) to learn more about resources for addressing homelessness using the Continuum of Care (CoC) program. According to the announcement, Tribes or TDHEs can learn more about the CoC program by (1) joining an information sharing network connecting Tribes and TDHEs around the country and (2) joining HUD's Tribal Homelessness Network, which offers HUD Technical Assistance through online, group learning, and peer-to-peer collaborative approaches.

The "Consolidated Appropriations Act of 2021" included language allowing the participation of Tribes and Tribally Designated Housing Entities (TDHEs) in the CoC program, which is one of two primary funding programs for addressing homelessness (see [Memo 2/13/2023](#)). Given that Tribes have not had access to this funding source, HUD acknowledged a need to provide information and offer guidance to Tribes and TDHEs about the CoC program. The purpose of the announcement is to inform Tribes and TDHEs about the CoC program so they may choose whether to participate in it now or at some point in the future. In addition to the "[CoC Program](#)

[Resources for Tribal Communities](#),” the Tribal Homelessness Network adds to existing HUD resources meant to help Tribes use the CoC program for homeless services.

The Dear Tribal Leader letter notes that participation in the Tribal Homelessness Network (THN) is voluntary and is intended to enable Tribes and TDHEs to take advantage of peer-sharing opportunities. THN participants will decide on how frequently they would like to meet. If your Tribe or TDHE wants to share its contact information with other Tribes or TDHEs working to address homelessness, please send an email to [THN@icf.com](mailto:THN@icf.com) with the subject line “Connect with Other Tribes and TDHEs.” Additionally, if your Tribe or TDHE is interested in future Tribal Homelessness Network learning opportunities, monitor [this webpage](#).

Read the Dear Tribal Leader letter [here](#).

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## **HUD’s Office of Native American Programs Announces Webinar on Urban Indian Housing**

HUD’s Office of Native American Programs (ONAP) [announced](#) a national webinar highlighting best practices from Urban Indian Housing. The webinar will take place on Monday, April 15, from 2 to 4:30 pm ET and include speakers from two Native nonprofit organizations: Derrick Belgarde, executive director of the Chief Seattle Club in Seattle, WA, and Michael Goze, chief executive officer of the American Indian Community Development Corporation in Minneapolis, MN. The discussion will focus on how exerting greater control over the development and management of housing enables organizations to center Native cultural experience more effectively. Register for the April 15 webinar [here](#), and learn more about ONAP’s Best Practice webinars, case studies, and other resources [here](#).

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## **Our Homes, Our Votes**

### ***Our Homes, Our Votes: 2024 Webinar Series Launches Today (4/15)!***

NLIHC’s *Our Homes, Our Votes* campaign is a nonpartisan initiative to boost voter turnout among low-income renters and elevate housing as an election issue. To educate housing advocates, tenant leaders, and direct service providers on nonpartisan ways to engage voters in their communities, the campaign hosts a [webinar series](#) in major federal election years. The *Our Homes, Our Votes: 2024* webinar series will provide resources, guidance, and inspiration for organizations and individuals seeking to launch or strengthen their own nonpartisan voter and candidate engagement initiatives. The series will launch today (April 15) at 2:30 pm ET. Register for the webinar series [here](#)!

The *Our Homes, Our Votes: 2024* kickoff webinar will provide an overview of the connection between housing justice and political participation, the effectiveness of nonpartisan voter engagement campaigns, and why housing and homelessness advocates should get involved in the 2024 election cycle. The webinar will feature Diane Yentel, president and CEO of NLIHC; Dr.

Bambie Hayes-Brown, president and CEO of Georgia Advancing Communities Together; and Courtney Cooperman, project manager of *Our Homes, Our Votes*. The webinar will also include a presentation by Gwen Stembridge, education and partnerships coordinator at Nonprofit VOTE, on the newly released “[2024 Nonprofit Power Report](#),” and a special message from Representative Nikema Williams (D-GA), lead sponsor of the “Unhoused VOTE Act.”

The webinar dates and topics are listed below. All webinars will be held from 2:30 to 3:30 pm ET. For full descriptions of each session, visit: [www.ourhomes-ourvotes.org/webinars-2024](http://www.ourhomes-ourvotes.org/webinars-2024)

- *Our Homes, Our Votes: 2024 Kickoff* (Monday, April 15)
- *Laying the Groundwork for Your Campaign* (Monday, April 29)
- *Voter Registration 101* (Monday, May 20)
- *Forming Partnerships in Your Community* (Monday, June 3)
- *Tenant Organizing and Elections: Getting Out the Renter Vote* (Monday, June 17)
- *Voting While Experiencing Homelessness* (Monday, July 1)
- *Transportation to the Polls* (Monday, July 15)
- *Housing Providers and Voter Engagement* (Monday, July 29)
- *Getting Candidates on the Record about Housing and Homelessness* (Monday, August 19)
- *Celebrating the Civic Holidays* (Tuesday, September 3)
- *Voter Education: The Who, What, Where, When, Why, and How* (Monday, September 16)
- *Voter Education: Combating Misinformation and Disinformation* (Monday, September 30)
- *Overcoming Voter Suppression* (Monday, October 7)
- *Countdown to Election Day: Getting Out the Vote!* (Monday, October 21)
- *Knowing Your Rights: Voter Protection on Election Day* (Monday, November 4)
- *A Look Ahead: Next Steps for Civic Engagement and Housing Justice* (Monday, November 18)

For more information about the *Our Homes, Our Votes* campaign, visit: <https://www.ourhomes-ourvotes.org/>

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## Opportunity Starts at Home

### Catholic Health Association Shares Article on Health and Housing Partnerships and Will Host Upcoming Webinar

Opportunity Starts at Home (OSAH) Roundtable Member Catholic Health Association has shared an [article](#) highlighting local partnerships between health care and housing providers. The article recounts how two Oklahoma City Catholic hospitals and a nonmedical respite care center partnered to ensure adult patients experiencing homelessness could recover safely and receive wraparound services, including support finding permanent housing. The article also discusses examples from two other cities with transitional respite programs and suggests that partnerships

between health and housing providers can serve as models for cities looking for ways to better care for residents experiencing homelessness.

Catholic Health Association will maintain its focus on housing and health by hosting a free [webinar](#), “Housing Security and Health Equity: A We Are Called Webinar,” on April 18, from 2 to 3 pm ET. OSAH Steering Committee member Catholic Charities USA will join Catholic Health Association, along with Ascension and Mercy Housing, for a discussion about opportunities for Catholic health organizations to collaborate with social services organizations to better understand the challenges and needs of people experiencing homelessness.

Read the article [here](#). Register for the webinar [here](#).

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## Research

### **New Research Addresses the Growing Challenge of Ownership Obscurity in Rental Properties**

New research published in *Housing Studies*, “[Linking Landlords to Uncover Ownership Obscurity](#),” examines challenges in identifying the owners of rental properties in the context of the increasing financialization of housing. The authors of the study find that these challenges stem from the increasing prevalence of rental property investors who operate through multiple corporate entities, commonly LLCs (Limited Liability Companies), to protect their assets, effectively obscuring their ownership. Ownership obscurity hinders efforts to understand trends in property consolidation, eviction, exploitative property management strategies, and other issues associated with the financialization of housing. Through innovative matching of corporate and tax data with property records, the authors find evidence of growing consolidation of rental housing ownership and an unequal concentration of evictions and other housing issues among the most consolidated landlords in Boston, MA. The authors recommend reforming LLC laws to continue providing landlords with important liability protections while improving ownership transparency.

In the wake of the 2008 global financial crisis, the U.S. experienced a surge in foreclosures of family-owned homes followed by the acquisition of these properties by investors seeking to operate them as rental properties. Since then, investors, especially institutional investors, have taken a greater interest in rental housing as an investment vehicle, a trend often referred to as “financialization.” This trend towards the financialization of housing is associated with significant consequences, including higher rates of evictions, housing cost burdens, and gentrification.

To better understand the prevalence of ownership obscurity and the extent to which it undermines efforts to study issues associated with the financialization of housing, the authors matched 15 years of tax records and corporate filings data to property ownership records in Boston, MA. Their findings revealed a notable trend of increasing consolidation of rental properties among larger landlords, particularly among those utilizing complex ownership structures. By accurately linking landlords to their properties, the researchers found a

disproportionately large concentration of housing issues and eviction filings among the largest landlords in Boston. Specifically, the top 1% of landlords are responsible for more than half (52.8%) of all eviction filings. The top 5% of landlords cause over two-thirds (67.1%) of eviction filings, while the bottom 50% of owners only account for a small fraction (10.1%) of eviction filings in Boston.

As more landlords operate through LLCs, ownership obscurity will continue to grow. Meanwhile, efforts to accurately understand rental housing trends and attribute responsibility for housing outcomes to owners will remain a challenge. The authors recommend reforming LLC laws to provide greater transparency about ownership while continuing to afford landlords important protections from legal liabilities. To improve transparency even further, the authors argue for the creation of rental registries in which landlords are required to list all properties they own and operate.

Read the article at: <https://bit.ly/3JcST38>

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## From the Field

### **Kentucky Legislature Passes Preemption Legislation, Restricting States and Localities from Passing Tenant Protections Prohibiting Housing Discrimination**

Lawmakers in Kentucky voted on March 6 to codify into law “[House Bill 18](#),” a contentious piece of preemption legislation that targets tenant protections in the state. Under the new law, which went into effect immediately upon passage, localities are restricted from advancing or enforcing ordinances that would outlaw housing discrimination based on a renter’s verifiable and legal form of income used to pay rent, known commonly as “source-of-income” (SOI) protections. Instead, “[House Bill 18](#)” grants the power to enact SOI laws solely to the state, consequently invalidating ordinances that were previously implemented.

Existing ordinances in Louisville and Lexington were repealed as a result. Lexington’s ordinance had only been in effect for six days. In February, city leaders in Lexington [voted 13-2 to advance](#) crucial protections that would ban landlords from discriminating against a tenant based on their verifiable form of income by refusing to rent to a recipient of public assistance. The campaign to enact SOI protections was supported by tenant advocates, specifically tenant organizing group [Kentucky Tenants](#) and the [Coalition for the Homeless](#), a previous cohort member of NLIHC’s [End Rental Arrears to Stop Evictions](#) (ERASE) project, which ran from 2021 to 2023 and sought to ensure that emergency rental assistance funds were disbursed equitably and efficiently to those renters most in need.

Speaking about the passage of Lexington’s SOI bill, George Eklund, director of education and advocacy of the Coalition for the Homeless, emphasized the role of advocates in passing the protections, noting that “as a community, Louisville worked to eliminate sources of income as a barrier to housing. The Louisville Metro Council unanimously passed an ordinance that made it illegal to automatically disqualify a person from housing because they had a housing voucher. We worked with the local apartment association, housing authority, and partners to train our

community on these fair housing changes.” The bill officially went into effect for renters on March 1 before being repealed by state law.

SOI laws are a useful tool for upholding fair housing laws and ensuring that the lowest-income renters across the country can access safe, stable, and affordable housing options of their choosing. When such protections are implemented, public assistance recipients, most commonly those who participate in the Section 8 Voucher Program, are safeguarded against [social biases](#) that exist due to the presence of a housing voucher on a pending rental application. By ensuring that federal, state, and local assistance recipients are protected under a state or locality’s fair housing laws, landlords and property owners are not only prohibited from denying a prospective tenant housing solely on their payment source, but landlords and property owners cannot [discriminate](#) against a prospective tenant due to their voucher status by making it difficult to secure housing, such as by requiring a tenant to pay a larger security deposit.

Led by Representative Ryan Dotson, R-Winchester, “[House Bill 18](#)” was introduced in the state’s legislature on January 2 with overwhelming support from both House and Senate Republicans. During the two-month period leading up to the final House vote, however, the bill faced overwhelming [opposition](#) from tenant advocates, [Democratic legislators](#), and even the Governor of Kentucky, who affirmed that the bill would disproportionately harm the lowest-income and most marginalized renters across the state, especially children and veterans. Despite the advocacy efforts conducted by tenant advocates to halt the bill, and a veto by Governor Andy Beshear that sent the bill back to both chambers for reconsideration in February, the final bill passed with 76 Senate members and 31 House members in support.

In addition to enabling landlords and property owners to deny prospective tenants housing based on their status as a voucher holder, SOI preemption laws can have other negative consequences for tenants, especially the most marginalized renters, who presently represent more than [two-thirds](#) of all voucher recipients. For voucher holders, the inability to find housing within a certain period, especially in a tight rental market with limited housing options, can put individuals at risk of having to return their voucher, which can in turn force them to rejoin a [years-long](#) waiting list to receive assistance. This reproduces a cycle of poverty for the lowest-income tenants, who are thus barred from housing opportunities they would otherwise have had without SOI laws.

“We are deeply saddened that the Kentucky General Assembly has passed ‘[House Bill 18](#)’, a bill that will preempt our source-of-income protection and invalidate the hard work our community has done to get people into housing,” said Eklund. Confirming the harms posed by the preemption bill, Eklund noted that at the local level, “this means that our case managers, homeless families, homeless veterans, and seniors on fixed incomes will have to work three times as hard to find a home that will accept their voucher or social security income.”

With the passage of “[House Bill 18](#),” Kentucky joins a growing number of states – including Idaho, Indiana, and Iowa– that have enacted source-of-income preemptions for localities. Idaho is the most recent jurisdiction to have enacted such prohibitions. In 2024, the Idaho Legislature passed “[House Bill 545](#)” to mandate that landlords and property owners are not required to accept a tenant’s voucher or any assistance received from participation in a federal housing assistance program, thereby creating an unfettered path for housing discrimination.



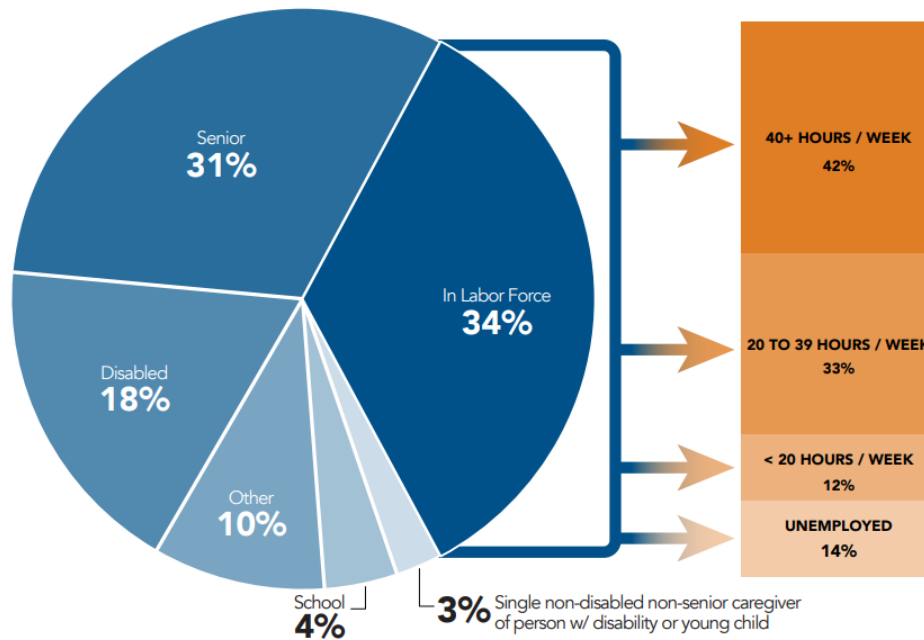
To read more about Kentucky’s preemption bill, please visit: <https://apps.legislature.ky.gov/record/24rs/hb18.html>

To learn more about source-of-income protections, please visit: <https://www.prrac.org/source-of-income-discrimination/>

## Fact of the Week

### Who Are Extremely Low-Income Renters?

FIGURE 7. MOST EXTREMELY LOW-INCOME HOUSEHOLDERS ARE IN LABOR FORCE, ARE SENIORS, OR HAVE A DISABILITY



Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or of a household member with a disability, and other. Senior means householder or householder's spouse (if applicable) is at least 62 years of age. Disabled means householder and householder's spouse (if applicable) are younger than 62 and at least one of them has a disability. Working hours refers to the number of hours usually worked by householder and householder's spouse (if applicable). School means householder and householder's spouse (if applicable) are enrolled in school. Thirteen percent of extremely low-income renter households include a single adult caregiver, 53% of whom usually work more than 20 hours per week. Eleven percent of extremely low-income renter households are enrolled in school, 48% of whom usually work more than 20 hours per week.  
SOURCE: 2022 ACS PUMS.

Source: NLIHC, 2024

## NLIHC Careers

### NLIHC Seeks Housing Advocacy Coordinator/Organizer

NLIHC seeks a housing advocacy coordinator/organizer (depending on experience) who will be responsible for building relationships around the country, mobilizing advocates to take action on

NLIHC's federal policy priorities and campaign efforts, and maintaining and expanding NLIHC membership with individuals and organizations. The housing advocacy coordinator/organizer will report to the director of field organizing.

### **Responsibilities:**

- Build and maintain relationships with NLIHC state and tribal partners, members, people directly impacted by housing instability and homelessness, and other housing and homelessness advocates and service providers.
- Conduct outreach to maintain and expand NLIHC's membership with individuals and organizations through monthly mailings, emails, and phone calls.
- Mobilize NLIHC's network of advocates to take action on federal affordable housing policy issues.
- Present at meetings and conferences in D.C. and around the country to share NLIHC's research, policy priorities, and how advocates can get engaged in NLIHC's work.
- Respond to requests for information from NLIHC state and tribal partners, members, the media, and the public.
- Track field activity in assigned region and promote activities of NLIHC's network, especially state and tribal partners and members, through NLIHC's communication platforms.
- Create and maintain advocacy tools in collaboration with the Policy Team, such as NLIHC's Legislative Action Center, advocacy toolkits, how-to tutorials, sample emails and phone call scripts, and sign-on letters.
- Contribute to field communications, including NLIHC's weekly e-newsletters *Memo to Members and Partners* and *The Connection*, calls to action and other eblasts, website pages and materials, blog posts, social media, and NLIHC's *Tenant Talk* publication.
- Maintain contact database in Salesforce and other platforms. Produce membership reports and lists as needed to support the work of NLIHC.
- Identify and cultivate potential new state and tribal partners in places where NLIHC seeks to build a stronger base of advocates.
- Support planning and implementation of NLIHC's annual Housing Policy Forum, including speaker recruitment and organizing participants of Capitol Hill Day.
- Participate in NLIHC staff meetings, staff training, monthly state and tribal partner Zoom meetings, and other meetings as assigned.
- Other duties as assigned.

### **Qualifications:**

- The housing advocacy coordinator will hold a bachelor's degree (master's degree preferred) and have up to two years of experience in policy advocacy, community or macro organizing, membership coordination, or direct assistance to low-income communities. People with lived experience of housing instability or homelessness who hope to shape housing policy at a national level and who have experience in lieu of a degree are encouraged to apply.
- The housing advocacy organizer will hold a master's degree and have at least two years of work experience in policy advocacy, community or macro organizing, membership

coordination, or direct assistance to low-income communities. Candidates with an additional three years of work experience in lieu of a master's degree will be considered.

- Candidates should have the ability to work in a diverse, fast-paced environment; strong organizational skills; oral and interpersonal communication skills; networking skills; writing skills; and attention to detail.
- Strong commitment to social, racial, and housing justice and knowledge of the fundamentals of affordable housing or homelessness.
- Demonstrated ability to cultivate positive relationships with marginalized individuals, including those with lived experiences with housing insecurity and homelessness.
- Demonstrated experience and ability to recognize and respond to the ways race, ethnicity, sexual orientation, and gender identity intersect to further promote racial equity and social justice.
- Ability to travel to speaking engagements several times a year.
- Proficiency in the Microsoft Office suite and Zoom. Familiarity with Salesforce, Mailchimp, GiveSmart, or Phone2Action a plus.

An equal opportunity, affirmative action employer, NLIHC offers a competitive benefits package. These are full-time positions located in Washington, D.C. on hybrid work schedules. The housing advocacy coordinator salary range is \$67,000-\$90,000 (depending on experience). The housing advocacy organizer salary range is \$87,000-\$102,000 (depending on experience).

### **How to Apply:**

Interested candidates should submit a resume, cover letter, and two writing samples to Sarah Saadian, senior vice president of public policy and field organizing, and Brooke Schipporeit, director of field organizing, at: [ssaadian@nlihc.org](mailto:ssaadian@nlihc.org) and [bschipporeit@nlihc.org](mailto:bschipporeit@nlihc.org)

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## **NLIHC in the News**

### **NLIHC in the News for the Week of April 7**

The following are some of the news stories to which NLIHC contributed during the week of April 7:

- “Sarasota City Manager to pitch new affordable housing idea,” *Yahoo News*, April 11 at <https://tinyurl.com/mv3aemeh>
  - “Trenton took on affordable housing – will it work?,” *Politico*, April 8 at: <https://tinyurl.com/2srd82ju>
  - “In New Jersey, the Fight for Affordable Housing Is Becoming Everybody’s Obligation,” *Yahoo News*, April 5 at: <https://tinyurl.com/48m75b4d>
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## NLIHC News

### Consider Joining NLIHC's 2024-2025 Collective Cohort!

NLIHC's Collective is a cohort of tenant leaders from around the country who work closely with NLIHC and leverage their lived experience to elevate concerns, chart an advocacy path, and ensure that NLIHC effectively addresses the needs of low-income people and families. NLIHC is currently recruiting members for the 2024-2025 Collective cohort. Tenant leaders interested in participating in the Collective are encouraged to [fill out this interest form!](#)

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### NLIHC Welcomes Craig Schaar as Data Systems Coordinator!

NLIHC welcomes Craig Schaar as our new data systems coordinator! Craig has extensive experience in non-profit membership management. Previously, he worked as the membership engagement manager with the International Association for Dental Research. Craig holds a master's degree in international political economy from American University and a bachelor's degree in political science from Arcadia University. As data systems coordinator, Craig will manage the NLIHC database and provide innovative data management solutions for all team members.

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### Where to Find Us – April 15

- Columbia Business School – New York, NY, April 17 (Diane Yentel)
- [Feeding America Annual Conference](#) – Las Vegas, NV, April 18 (Chantelle Wilkinson)
- SCOTUS National Event on Opposing the Criminalization of Homelessness – Washington, D.C., April 22 (Diane Yentel)
- NALEO Policy Institute: Tackling the Housing Crisis – Tempe, AZ, April 23 (Kayla Laywell)
- [Housing Matters Symposium](#) - Des Moines, IA, April 26 (Dan Emmanuel)
- [CHAPA Annual Federal Forum](#) – Boston, MA, May 3 (Sarah Saadian)
- [2024 National Voluntary Organizations Active in Disaster Conference](#) – Phoenix, AZ, May 6 (Noah Patton)
- The Housing Ohio Conference – Columbus, OH, May 7-8 (Diane Yentel; Courtney Cooperman)
- [Stewards of Affordable Housing for the Future \(SAHF\)/NAHT Retreat](#) – May 15 (Diane Yentel)
- [2024 National Mass Care Exercise](#) – Shippensburg, PA, May 23 (Noah Patton)
- Mississippi Center for Justice Social Justice Empowerment Dinner (Keynote Speaker) – Washington, D.C., June 5 (Diane Yentel)
- [22<sup>nd</sup> Annual New York Supportive Housing Conference](#) – New York, NY, June 20 (Sarah Saadian)

- A Home for Everyone Conference (Keynote Speaker) – Madison, WI, July 17 and 18 (Diane Yentel)
- Rainbow 16th Annual Awards Banquet – Scottsdale, AZ, October 17 (Diane Yentel)
- Neighborhood Preservation Coalition of New York annual conference - Poughkeepsie, NY, October 22 (Lindsay Duvall)

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## NLIHC Staff

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 Lindsey Aramah, Communications Intern  
 Andrew Aurand, Senior Vice President for Research, x245  
 Sidney Betancourt, Project Manager, Inclusive Community Engagement, x200  
 Victoria Bourret, Project Manager, State and Local Innovation, x244  
 Jen Butler, Vice President, External Affairs, x239  
 Alayna Calabro, Senior Policy Analyst, x252  
 Billy Cerullo, Housing Advocacy Organizer  
 Matthew Clarke, Director, Communications, x207  
 Courtney Cooperman, Project Manager, Our Homes Our Votes, x263  
 Lindsay Duvall, Senior Organizer for Housing Advocacy, x206  
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 Sarah Gallagher, Vice President, State and Local Policy Innovation, x220  
 Jamaal Gilani, Director of People and Culture  
 Ed Gramlich, Senior Advisor, x314  
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 Danita Humphries, Senior Executive Assistant, x226  
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 Kim Johnson, Public Policy Manager, x243  
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 Steve Moore Sanchez, Development Coordinator, x209  
 Khara Norris, Vice President of Operations and Finance, x242  
 Noah Patton, Manager, Disaster Recovery, x227  
 Mackenzie Pish, Research Analyst  
 Ikra Rafi, Creative Services Manager, x246  
 Benja Reilly, Development Specialist, x234  
 Dee Ross, Tenant Leader Fellow  
 Gabrielle Ross, Project Manager, Diversity, Equity, and Inclusion, x208  
 Sarah Saadian, Senior Vice President for Public Policy and Field Organizing, x228  
 Craig Schaar, Data Systems Coordinator  
 Brooke Schipporeit, Director, Field Organizing, x233  
 Lauren Steimle, Web/Graphic Design Specialist, x246  
 Tia Turner, Housing Advocacy Organizer  
 Julie Walker, OSAH Campaign Coordinator  
 Chantelle Wilkinson, OSAH Campaign Director, x230

Renee Willis, Senior Vice President for Racial Equity, Diversity, and Inclusion, x247  
Diane Yentel, President and CEO, x225