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Disaster Housing Recovery

Hurricane Helene Causes Widespread Destruction in Southeastern States

TAG: Disaster *Keywords: Helene, southeast, Florida, North Carolina, tropical storm, disasters, Disaster Housing Recovery Coalition, DHRC, hurricanes, floods, flooding, FEMA*

Hurricane Helene made [landfall](#) in Big Bend, Florida at approximately 11 pm on Thursday, September 26 as a Category 4 storm with sustained winds as high as 140 mph. By Friday afternoon, Helene had been downgraded to a [tropical depression](#), but the storm's heavy rain and wind continued to cause severe damage across an [800 mile path](#) of the southeastern region of the U.S. More than [100 people](#) have lost their lives across six states, and hundreds more were reported as missing. As of Sunday evening, more than 2,000 residents were [sheltering](#) in 73 locations across five states. More than 4.5 million people lost power from the storm, and more than [2 million](#) customers remained without power at the time of writing.

President Biden [approved](#) federal disaster declarations for Florida, Georgia, Alabama, North Carolina, Tennessee, and Virginia. The Biden administration is [sending](#) "everything [they] have" to assist with storm response, including deploying more than [3,200](#) federal personnel. FEMA Acting Response and Recovery Director Keith Turi [warns](#) that many deaths and injuries occur after a storm passes and is encouraging affected individuals to proceed with caution and listen to local officials to stay safe.

Across the impacted areas, [hundreds](#) of water rescues have been performed. More than 50 people were [rescued](#) from the roof of Unicoi County Hospital in Erwin, Tennessee on Friday after being trapped by floodwaters. Many of these efforts have [required](#) helicopters, as survivors can only be reached by air in some locations. One of the [issues](#) looming largest for many communities is the lack of access to fresh water. Residents of many cities are under orders to boil water before consumption, which order has been complicated by lack of electricity.

North Carolina, which was hit especially hard by the storm, has declared a public health emergency. North Carolina Governor Roy Cooper [reports](#) that emergency responders and relief agencies are working hard to send resources and aid, despite difficulties with communication and as a result of flooded roads from the nearly 30 inches of rain that fell in some regions of the state. Flooding in North Carolina was exacerbated by rainwater [overtopping](#) Lake Lure Dam, which led to orders to evacuate and more than 25 "swift water rescue" efforts. Governor Cooper [called](#) Helene "one of the worst storms in modern history."

Florida Governor Ron DeSantis reports Helene inflicted more damage than Hurricane Idalia, the strongest hurricane to impact the Big Bend region in over 125 years when it struck in 2023. Mandatory evacuations were [issued](#) in 23 Florida counties, including Taylor County, where Helene's landfall caused a storm surge of more than 15 feet. Full damage assessments are currently difficult to determine due to remaining floodwater.

NLIHC and members of our Disaster Housing Recovery Coalition (DHRC) will continue to monitor the situation and work to assist low-income households and advocates in the wake of Hurricane Helene as part of our Disaster Housing Recovery, Research, and Resilience (DHR)

efforts. The NLIHC-led DHRC comprises over 900 national, state, and local organizations that work collaboratively to ensure that federal disaster recovery efforts reach those most impacted and most marginalized by disasters, including households with the lowest incomes and those experiencing homelessness.

[Here](#) is a list of federal safety, health, and recovery resources. Federal assistance applications can be found at [DisasterAssistance.gov](https://www.disasterassistance.gov), by calling 800-621-3362, or via the [FEMA app](#).

Read FEMA’s hurricane preparation advice at: <https://www.ready.gov/hurricanes>

Download the [FEMA app](#) to receive updates and sign up for [emergency alerts](#).

Disaster Housing Recovery Update – September 30, 2024

TAG: Disaster Keywords: *disasters, Disaster Housing Recovery Coalition, DHRC, hurricanes, floods, flooding, fires, wildfires, tornadoes, storms, FEMA, Helene, tropical storm, Florida, Georgia*

National Updates

In a Business Meeting held on September 25, the U.S. Senate’s Committee on Homeland Security and Governmental Affairs approved two critical disaster recovery bills – S. 4898 and S. 5067 – for reporting to the Senate floor.

[S. 4898](#), the “Extreme Heat Emergency Act,” was introduced by Senator Jacky Rosen (D-NV) and would include extreme heat events as major disasters to be covered under the *Robert T. Stafford Disaster Relief and Emergency Assistance Act*. FEMA would then be permitted to provide federal aid to communities experiencing extreme heat events, suggesting a newfound awareness of the increasing significance of extreme heat as a natural hazard.

The Committee also reported favorably on [S. 5067](#), the “Disaster Survivors Fairness Act,” introduced by Committee Chair Gary Peters (D-MI) and Senator Thom Tillis (R-NC). This piece of bipartisan legislation would [improve](#) how FEMA provides assistance to individuals following a disaster. Senator Tillis explained that “it’s past time we end the ‘one-size-fits-all’ approach to disaster relief” and highlighted how the plan would increase flexibility and efficiency in disaster recovery while saving tax-payer dollars by mandating more transparency and the identification of current challenges in post-disaster assistance administration by the Government Accountability Office (GAO) and FEMA.

Meanwhile, the U.S. House of Representatives’ Committee on Transportation and Infrastructure advanced [H.R. 9024](#), the “Extreme Weather and Heat Response Modernization Act.” Introduced by Congressmembers Dina Titus (D-NV-1) and Greg Stanton (D-AZ-4), the bill would [expand](#) FEMA’s capacity to assist in the response to extreme heat events by implementing emergency voucher programs and cooling centers and redefine hazard mitigation under the Building Resilient Infrastructure and Communities (BRIC) program. According to Congressman Stanton’s

[press release](#), the bill would encourage FEMA to update the *Stafford Act* and authorize aid for extreme heat events, like S.4898.

A bipartisan group of 10 senators sent a [letter](#) on September 13 to Senate leaders urging them to readminister funding for the FEMA Disaster Relief Fund (DRF) and the Community Development Block Grant-Disaster Recovery (CDBG-DR) program. However, when Congress approved a continuing resolution (CR) on September 25 to avoid a government shut down, many requested disaster funds were [not included](#). While the CR included an extension of FEMA and National Flood Insurance Program (NFIP) funds, the resolution did not include billions of dollars of supplemental disaster funding for the CDBG-DR or the Small Business Administration's disaster loans program. FEMA is facing a \$8 billion backlog, with the DRF having been forced into supplying "immediate need" assistance only due to a \$2 billion deficit. Senator Brian Schatz (D-HI), champion of the initial letter, urged colleagues "not to abandon" disaster relief aid despite the continuing resolution.

State and Local Updates

Alaska

As the Juneau mayoral election approaches, candidates are [addressing](#) the city's housing crisis – which has been exacerbated by recent flooding – to gain public support. Over the past two years, two historic flooding events from Mendenhall Glacier melt have damaged many properties in the Suicide Basin areas. Hundreds of families in Mendenhall Valley are worried about flooding impacting their homes and are looking for solutions from their electoral candidates.

Arizona

Severe flash flooding struck the Havasupai Reservation near the Grand Canyon on August 22. The flood [displaced](#) 25 families in Supai Village and [stranded](#) more than 100 hikers, resulting in one death. Furthermore, the floods destroyed the main access route to the Havasupai Tribe, hindering emergency response efforts. Over a month later, supplies must still be dropped off by helicopter, as the trails are now [impassible](#). While the Havasupai Falls have closed indefinitely, the Supai Village Campground and Lodge are set to [reopen](#) after September 30. As this date approached, Congressman Ruben Gallego (AZ-03) [called](#) on President Biden to approve the Tribe's request for a major disaster declaration to assist with home repairs and resilience.

California

Los Angeles and San Bernadino counties have begun to [lift](#) mandatory evacuation orders in place due to the Bridge Fire. The fire, which began on September 8, destroyed or damaged nearly 100 structures and displaced thousands of residents. Firefighters have [contained](#) 97% of what became the largest actively burning wildfire in California. Evacuations are also being lifted following the Airport Fire in nearby Orange and Riverside Counties, which started on September 9. The Airport Fire, which was 95% [contained](#) as of September 25, [destroyed](#) or damaged more than 80 homes and around 100 additional structures. These fires, along with the Line Fire in San Bernadino County, have burned more than 100,000 acres in Southern California and are putting stress on firefighting resources, [according to](#) Los Angeles County Fire Chief Anthony Marrone.

The locations of evacuation shelters, as well as information about food, housing, and insurance assistance for people in affected counties, can be found [here](#).

Florida

Recovery efforts that began after the arrival of Hurricane Ian two years ago are still ongoing in Florida. Lee County commissioners have [approved](#) \$89 million for affordable housing projects that were recommended by the Community Development Block Grant-Disaster Recovery (CDBG-DR) Affordable Housing Development Evaluation Committee and will include 412 affordable multi-family units and 262 affordable single-family units.

Georgia

A severe storm unrelated to Hurricane Helene [impacted](#) Atlanta on September 25, with falling trees blocking roads and felling power lines. This pre-existing damage could exacerbate the effects of the hurricane, which has the potential to cause more damage than Atlanta has seen in 35 years, according to University of Georgia meteorology professor Marshall Shepherd. At the time of writing, residents were being urged to prepare for heavy wind, rain, lightning, and possible tornados.

Louisiana

Following Hurricane Francine, Louisiana Governor Jeff Landry [stated](#) that “there really should be no excuse to increase [flood insurance] premiums just because of this storm.” The Governor argued that Louisiana’s levee system and successful rebuilding efforts after Hurricane Ida indicate that the region is improving its flood response systems and noted that roof damage from Francine was limited. Governor Landry also requested that President Biden fully reimburse Louisiana’s recovery costs, which have exceeded the state’s capacity. At its most severe point, more than 450,000 customers lost power due to the storm. Furthermore, drainage delays from pump failures [flooded](#) many homes, especially in Jefferson Parish.

President Biden [declared](#) a major disaster in eight parishes following Hurricane Francine. Apply for assistance at www.DisasterAssistance.gov, by calling 800-621-3362, or on the [FEMA App](#).

North Carolina

A potential Tropical Cyclone 8 [impacted](#) Brunswick and New Hanover counties in North Carolina beginning on September 15. The region received more than 20 inches of rain, leading the National Weather Service to call the storm a “1,000-year” flood event. [Standing water](#) remaining from the storm complicated the rescues of 115 people and continues to hinder damage assessments. Downed trees damaged multiple houses in the region and caused thousands of power outages. However, flooding posed the biggest threat and likely caused the most damage, [according](#) to Wake County Emergency Management operations manager Darshan Patel. Governor Roy Cooper [declared](#) a state of emergency for eight affected counties: Bladen, Brunswick, Carteret, Columbus, Date, New Hanover, Onslow, and Pender.

South Carolina

The South Carolina Office of Resilience is working to buy out more than 200 [repeatedly flooded homes](#) across six communities. The state has received approximately \$42 million from HUD, which funds are intended to be spent on buyout programs for low-to-moderate-income households. In practice, however, buyout programs can be slow, unequitable, and controversial. Pre-existing city and county wide buyout programs across South Carolina have generated mixed results, and residents are urging the Office of Resilience to consider individual community needs and implement resilience measures to address flooding issues rather than settle on temporary solutions.

Resilience Corner

HUD Publishes Extreme Heat “Playbook”

HUD launched its first ever Extreme Heat “[Playbook](#)” on September 23. The Playbook is intended to be an actionable guide to support communities by laying out best practices for resilience, lessening the impacts of extreme heat, and lowering cooling costs for public housing residents. The Playbook outlines 16 specific strategies to address rising temperatures and identifies HUD and other federal agency funding sources to make such actions possible. Aligning with the [National Heat Strategy](#), a “whole-of-government” approach to extreme heat to be implemented through 2030, the guide provides communities with tools and strategies to deal with the effects of extreme heat and ensure safety, health, and resilience, with a particular focus on those with the lowest incomes and from the most marginalized groups. Read the Extreme Heat “Playbook” [here](#).

FEMA Hosts National Resilience Guidance (NRG) Webinar Series

FEMA recently published its [National Resilience Guidance](#) (NRG) framework, outlining a “unifying vision of resilience and the principles and steps all communities and organizations can take to increase their resilience in every sector and discipline.” To offer a deeper dive into the handbook, FEMA will next host a series of one-hour webinars covering the NRG and other resilience resources that will take place through September and October 2024. Register for the NRG webinars [here](#).

HUD Launches Updated Environmental Justice Website

HUD launched an updated version of its Environmental Justice [website](#) on September 23. The website outlines HUD initiatives on climate resilient housing, community planning and development, harmful contaminants, and essential HUD programs that promote fair housing.

Additionally, it lays out HUD’s actions to advance the [Justice 40 Initiative](#), the federal government’s initiative to ensure that 40% of the overall benefits of certain federal climate, clean energy, affordable and sustainable housing, and other investments go to disadvantaged communities that are marginalized by underinvestment and overburdened by pollution. View HUD’s Environmental Justice website [here](#). Read more about the Justice 40 Initiative [here](#).

Renter Protections

Federal Trade Commission Reaches Settlement with Invitation Homes for Predatory Actions

TAG: Tenant Advocacy and Rights *Keywords: Invitation Homes, institutional investor, illegal eviction, hidden fees, junk fees, security deposits, inspections, Federal Trade Commission, ballot measures, eviction moratorium, tenant protections, renter protections*

The Federal Trade Commission (FTC) announced on September 24 that the agency has reached a settlement with Invitation Homes, the nation's largest landlord of single-family homes, for its predatory and unlawful behavior against renters, including wrongful evictions of tenants when the federal eviction moratorium was in place, imposition of hidden and junk fees, unfair withholding of security deposits, and failure to inspect homes. Invitation Homes has agreed to refund \$48 million to households harmed by its actions and to correct its policies and practices. The settlement must now be approved by a federal judge before it can go into effect.

"No American should pay more for rent or be kicked out of their home because of illegal tactics by corporate landlords," said FTC Chair Lina M. Khan in a press statement. "The FTC will continue to use all our tools to protect renters from unlawful business practices."

NLIHC President and CEO Diane Yentel testified before the U.S. Senate Committee on the Judiciary's Subcommittee on Competition Policy, Antitrust, and Consumer Rights on October 24, 2023 about the rise of institutional investors like Invitation Homes and the negative impact on tenants, including decreased affordability, increased fees, lack of upkeep, higher rates of eviction, and worsening displacement, particularly in Black neighborhoods. Between 2018 and 2021, for example, the average annual lease fee charged in properties owned by Invitation Homes increased from \$201 to \$449. Invitation Homes and other institutional investors have also spent millions of dollars opposing federal and state regulations and ballot measures aimed at protecting tenants from egregious rent increases or evictions.

Invitation Homes was the subject of a year-long investigation by the U.S. House of Representatives' Select Subcommittee on the Coronavirus Crisis, which culminated in a report in 2022 outlining how the organization had "failed to fully comply with the Centers for Disease Control and Prevention (CDC) eviction moratorium or to cooperate with rental assistance programs funded by Congress." The subcommittee found that Invitation Homes and other large companies engaged in abusive practices against tenants during the pandemic, despite making record profits.

Read the FTC press release at: <https://tinyurl.com/4deuwr8c>

Read Diane Yentel's testimony before the Senate Judiciary Subcommittee at: <https://tinyurl.com/4pz689dw>

Read the House Select Subcommittee report at: <https://tinyurl.com/46z6w8ww>

Budget and Appropriations

Lawmakers Depart Capitol Hill after Passing Bill to Maintain Funding for Federal Programs through 12/20 – Take Action!

TAG: Budget and Appropriations *Keywords: Appropriations, federal budget, continuing resolution, Mike Johnson, Chuck Schumer*

Congress has passed and President Biden has signed into law a continuing resolution (CR) that will extend funding for the federal government until December 20 and provide minimal needed spending adjustments for certain programs to ensure that they receive adequate funding to operate for the duration of the CR (known as “anomalies”). Passage of the CR ensures that the federal government will not be forced into a partial shutdown when the new fiscal year (FY) begins on October 1.

U.S. House of Representatives Speaker Mike Johnson (R-LA) and U.S. Senate Majority Leader Chuck Schumer (D-NY) negotiated the bipartisan CR after Speaker Johnson’s partisan proposal failed twice to garner the support needed to pass the House (see *Memo*, [9/23](#)). The bipartisan proposal passed the House on September 25 by a vote of 341 to 82 and passed the Senate later that day with a final vote of 78 to 18. With a CR enacted, members of Congress left their offices on Capitol Hill for a campaigning recess in the run-up to the November elections. Congress will return to session on November 12 and will have until December 20 to negotiate bipartisan spending agreements on all 12 FY2025 spending bills, including the Transportation, Housing, and Urban Development (THUD) bill that funds HUD’s vital affordable housing and homelessness assistance programs.

Take Action!

While Congress has avoided a shutdown, advocates should continue pressing their members of Congress to enact a final FY25 spending bill that provides increased funding for HUD’s vital affordable housing and homelessness programs. Inadequate funding, long-term CRs, and government shutdowns [have serious consequences](#) for HUD programs: because the cost of housing and homelessness programs rise every year, it is vital these programs receive increased funding every year just to maintain current levels of assistance.

Advocates can use NLIHC’s resources to take action today and push Congress to pass increased funding for affordable housing and homelessness in FY25, including 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.
- \$6.2 billion for public housing operations and \$5.2 billion for public housing capital needs.
- \$4.7 billion for HUD’s Homeless Assistance Grants (HAG) program.
- \$100 million for the Eviction Protection Grant Program.

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

Use NLIHC’s toolkits and resources to take action on FY25 funding, including 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!
- **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](#).
- **Using our “Oppose Dramatic Cuts to Federal Investments in Affordable Housing” toolkit:** This toolkit includes resources, talking points, advocacy ideas, and other helpful information on defending funding for affordable housing and homelessness resources in the FY25 federal budget. Meet with your members and urge them to provide the most possible funding for these vital programs in any final FY25 budget agreement!

National, state, local, tribal, and territorial organizations can [also join over 2,300 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.

Congress

Senate Budget Committee Holds Hearing on Economic Risks of Housing Unaffordability

TAG: Congress *Keywords: Senate Budget, congressional hearing, hearing, Congress, affordable housing, housing supply, Family Stability and Opportunity Vouchers Act, Housing for All Act, Fair Housing Improvement Act*

The U.S. Senate Committee on the Budget held a hearing, “[The Costs of Inaction: Economic Risks from Housing Unaffordability](#),” on September 25. Witnesses included the Honorable Joseph Shekarchi, Speaker of the Rhode Island House of Representatives; Paul Williams, founder and executive director of the Center for Public Enterprise; Greta Harris, president and CEO of the Better Housing Coalition; Ed Pinto, senior fellow and co-director of the AEI Housing Center; and Jack Salmon, director of policy research at Philanthropy Roundtable.

Chairman Sheldon Whitehouse (D-RI) opened the hearing by stating that housing affordability is a non-partisan issue that impacts communities across the country. He emphasized that stable, affordable housing is essential to education, employment, physical and mental health, and economic outcomes. Chairman Whitehouse highlighted his newly introduced “Affordable Housing Construction Act of 2024” and mentioned several NLIHC-endorsed bills, including the “[Family Stability and Opportunity Vouchers Act](#) (S.1257, H.R.3776),” the “[Fair Housing](#)

[Improvement Act](#)” (S.1267, H.R.2846), and the “Housing for All Act” (S.2701, H.R.5254), among others. To end his introductory remarks, the Chairman urged that “inaction is not an option!”

Ranking Member Chuck Grassley (R-IA) argued that the federal government should avoid excessive government spending, an agreement echoed by many Republican senators at the committee hearing, including Senators Ron Johnson (R-WI), John Kennedy (R-LA), and Mike Braun (R-IN). Ranking Member Grassley also stated that rent control policies are dangerous, urged Congress to focus on improving existing programs, and recommended increased enforcement related to HUD.

Speaker Shekarchi emphasized the importance of producing more affordable homes, reducing regulatory barriers, expanding accessory dwelling units and housing vouchers, and providing assistance for first-time homebuyers. He endorsed the Affordable Housing Construction Act of 2024, which would expand the Low-Income Housing Tax Credit (LIHTC) program and provide additional funds for developing affordable homes. Mr. Williams proposed improving the permitting and financing process, reforming zoning laws, and increasing the supply of houses. Ms. Harris described how 10 million Americans spend half of their income on housing and how the lack of affordable housing disproportionately harms low-income and minority communities. She emphasized that the federal government must expand housing vouchers, housing trust funds, and financial intermediaries and institutions; invest more in LIHTC; and support zoning reforms. While Mr. Pinto supported the notion that lack of supply leads to unaffordability, he argued that many of Vice President Kamala Harris’s proposals would lead to overall higher prices. This point was supported by Mr. Salmon, who argued that new deficit spending would lead to higher inflation and interest rates, which would end up hurting the lowest-income homeowners the most.

Senator Patty Murray (D-WA) used data from NLIHC’s *The Gap* to describe the affordable housing crisis in Washington State. She urged the importance of expanding the LIHTC program, removing barriers to development, and increasing federal investments in affordable housing. Furthermore, Senators Tim Kaine (D-VA), Mark Warner (D-VA), Alex Padilla (D-CA), and Chris Van Hollen (D-MD) described multiple policies that the federal government could enact to improve housing affordability. One proposal was the Housing for All Act – introduced by Senator Padilla and Representative Ted Lieu (D-CA) – which would provide robust investments in deeply affordable housing, housing vouchers, and homelessness response services (see [Memo, 2/26](#)). Senators of both parties largely agreed on the need to reduce regulations and streamline the process of building new affordable homes.

View a recording of the hearing and read the witnesses’ testimony at:
<https://tinyurl.com/5yp3wuea>

Low-Income Housing Tax Credit

NLIHC Urges Implementation of Key Tax Reform Priorities in Letter to Congress

TAG: Tax Programs & Policy *Keywords: LIHTC, Low Income Housing Tax Credit, renters tax credit, renter tax credit, Senate Finance, House Ways & Means, HoUSed campaign, tax policy*

NLIHC submitted a [letter](#) on September 23 to the chairs and ranking members of the U.S. Senate's Committee on Finance and the U.S. House of Representatives' Committee on Ways and Means, as well as the House Republicans' Tax Team on Community Development. The letter outlines priorities for tax reforms in 2025 that would help renters with the greatest needs.

In the letter, NLIHC urges Congress to prioritize affordable housing solutions for those most harmed by our nation's housing crisis by implementing the NLIHC-led national [HoUSed campaign](#)'s top tax priorities:

- Pairing any expansion of the Low-Income Housing Tax Credit (LIHTC) with reforms to better serve extremely low-income and other marginalized households, including those experiencing or at risk of homelessness and rural and Tribal communities.
- Creating a new, innovative, fully-refundable Renters Tax Credit – starting with a pilot demonstration – to help ease rental costs for millions of renters.

In 2025, Congress will work to bring about significant tax reforms, presenting a meaningful opportunity to directly address the housing crisis by expanding the supply of affordable rental homes and increasing housing affordability for those with the greatest, clearest needs: people with extremely low incomes who face the highest risk of housing instability and homelessness.

NLIHC is collaborating with members of Congress and their staffs, the Biden administration, and our housing advocacy partners to foreground these priorities and explain their importance and impact. More information about these policies will be released in the coming months.

Read the letter at: <https://bit.ly/3Y1YIUU>

Homelessness and Housing First

USICH Releases First Federal Homelessness Prevention Framework

TAG: Homelessness *Keywords: USICH, homelessness, Housing First, prevention, Homelessness Prevention Framework, Jeff Olivet, youth homelessness*

The U.S. Interagency Council on Homelessness (USICH) formally adopted and released its first-ever federal homelessness prevention framework, [Ending Homelessness Before It Starts](#), on September 23. Additionally, USICH launched a new blog series highlighting federal and local efforts to prevent homelessness. The first spotlight focuses on [youth homelessness](#).

The USICH framework is an actionable guide to help government agencies, Tribal nations, non-profits, funders, people with lived experience of homelessness or housing instability, and other partners with an interest in preventing and ending homelessness to work together to better support housing stability and prevent homelessness. The framework provides recommendations

for coordinating a community-wide approach and defines three categories of homelessness prevention for resource mapping and prevention planning: Prevention, Diversion, and Rehousing and Stabilization. Lastly, the framework shares promising practices for homelessness prevention programs and lists federal resources that can be used for homelessness prevention.

USICH's framework highlights how partners can work together to effectively allocate and distribute resources and assistance in a targeted manner to help people quickly access housing and improve housing stability once they are housed. The framework also notes that Housing First principles can be applied to homelessness prevention by reducing barriers that prevent people from maintaining their housing or obtaining new housing.

“To make progress toward ending homelessness as we know it, we must close this revolving door and stop homelessness before it starts,” said USICH Director Jeff Olivet. “To do that, USICH urges communities to work together across systems and sectors, using this prevention framework and our new homelessness prevention spotlight series, to keep people from ever experiencing the trauma of living without a home.”

Read the full federal homelessness prevention framework at: <https://tinyurl.com/bdfpabtk>

Read the press release announcing the framework at: <https://tinyurl.com/2xa3bfs2>

Register for 10/8 NLIHC, The Alliance, and CBPP Webinar on Preventing and Ending Homelessness through Innovative State and Local Legislation

TAG: Homelessness *Keywords: NLIHC, CBPP, NAEH, homelessness, Housing First, webinar, state and local, homelessness solutions*

NLIHC, the National Alliance to End Homelessness (The Alliance), and the Center on Budget and Policy Priorities (CBPP) invite advocates nationwide to [register](#) for the fourth webinar in our series on advancing solutions to the homelessness crisis. The webinar, “Preventing and Ending Homelessness through Innovative State and Local Legislation,” will take place on Tuesday, October 8, from 2 to 3 pm ET. Register for the webinar [here](#).

State and local governments can play a critical role in ending housing instability and homelessness by pursuing proven solutions that address the root causes and harmful conditions of housing injustices. On this webinar, advocates will discuss state and local policy levers to both advance housing access and create effective alternatives to punitive approaches.

Last year, more than 13,400 people participated in our monthly Homelessness and Housing First [webinar series](#). Given the tremendous interest among stakeholders and the worsening homelessness and affordable housing crises, we decided to continue and expand the series to focus on the solutions to homelessness. On the webinars, we share proven strategies to successfully end homelessness, best practices for state and local advocacy, and actions advocates can take to advance solutions.

Homelessness demands urgent action from all levels of government. We know what works to end homelessness: providing individuals with stable, accessible affordable housing and voluntary supportive services. We hope you will join us in building the political will and congressional support necessary to do so!

Please note that this webinar is not a training, and webinar attendees will not receive a certificate of completion.

Register for the webinar at: <https://tinyurl.com/2spa9f7b>

Public Charge

Protecting Immigrant Families Coalition Releases Public Charge Resources for Election Season

TAG: Other Housing Policy Issues *Keywords: immigrant housing, public charge, Trump, PIF, protecting immigrant families, resources*

The Protecting Immigrant Families Coalition (PIF) has shared materials designed to help community-based organizations reassure concerned families that the current federal public charge policy is more durable than prior policies.

As the election nears, many immigrant communities are recalling the harmful rhetoric against immigrant communities that characterized the 2016 and 2020 elections. Since the last election, the Biden administration has taken important steps to rescind, vacate, or withdraw proposed and finalized housing regulations that were intended to harm immigrant families. Yet [research](#) has shown that that even after the Biden administration halted the so-called “public charge” rule in March 2021, immigrant families have continued to be reluctant to participate in programs that provide vital food, health, and housing assistance.

PIF’s resources are intended to help counteract the “chilling effect” caused by the previous administration’s anti-immigrant rhetoric. The resources include:

- [Words that Work](#) – This brief summarizes the results of a two-year opinion research effort aimed at distilling the key messages that mitigate public charge concerns and increase immigrant families’ likelihood to seek help and care.
- [Public charge flyers](#) – Accurate, relatively accessible information about the public charge policy in 10 languages.
- [Social media samples](#) – Text and images for Twitter, Instagram, and Facebook.
- [Template Public Charge Presentation](#) – Slides that can be modified to insert into community presentations (including a version in [Español](#)).

Read more about public charge in NLIHC’s [2024 Advocates’ Guide](#).

HUD

HUD Office of Multifamily Housing Extends Compliance Date for HOTMA Income and Asset Provisions

TAG: Project-Based Housing *Keywords: HOTMA, compliance, Section 102, income limits, Section 104, asset limits, HUD, Multifamily*

HUD's Office of Multifamily Housing Programs (Multifamily) distributed an [email](#) on September 24, informing the public that [Housing Notice H 2024-09](#) extends to July 1, 2025, the date by which owners of properties assisted with Section 8 Project-Based Rental Assistance (PBRA) must comply with new household income and asset limit requirements. A [final rule](#) implementing Section 102 (regarding income limits) and Section 104 (regarding asset limits) of the "Housing Opportunity Through Modernization Act of 2016" (HOTMA) required compliance with those new provisions by January 1, 2025 (see *Memo*, [2/27/23](#)). Multifamily plans to release a series of Frequently Asked Questions (FAQs) responding to stakeholder questions about the new provisions.

Similarly, HUD's Office of Public and Indian Housing (PIH) informed public housing agency (PHA) directors on September 18 that compliance with the HOTMA household income and asset limits for public housing and Housing Choice Voucher (HCV) residents was postponed, but PIH [23](#)) did not provide a future date for PHAs to comply (see *Memo*, [9/23](#)).

Read the Multifamily email at: <https://tinyurl.com/yy6vrbeq>

Read Housing Notice H 2024-09 at: <https://tinyurl.com/a5re8h7p>

More information about Multifamily Housing and HOTMA is on [page 4-86](#) of NLIHC's *2024 Advocates' Guide*.

Our Homes, Our Votes

Register for Today's (9/30) *Our Homes, Our Votes* Webinar: "Voter Education: Combating Misinformation and Disinformation"

The [Our Homes, Our Votes: 2024 webinar series](#) provides resources, guidance, and inspiration for organizations and individuals seeking to launch or strengthen their own nonpartisan voter and candidate engagement initiatives. The next webinar in the series, "Voter Education: Combating Misinformation and Disinformation," will take place today (Monday, September 30), at 2:30 pm ET. Register for the webinar [here](#).

The rise of election misinformation and disinformation poses a threat to the democratic process and has a disproportionate effect on low-income voters. Chelsey Cartwright, Truth in Democracy Project Manager at the League of Women Voters, and Justin Kwasa, Democracy Program Director at the League of Conservation Voters Education Fund, will provide a training that

covers the basics of misinformation/disinformation and share strategies that housing organizations can employ to counter the threat of voter misinformation/disinformation targeted towards their communities.

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 and archives of past webinars, visit: www.ourhomes-ourvotes.org/webinars-2024

- Voter Education: Combating Misinformation and Disinformation (Monday, September 30)
- Knowing Your Rights: Voter Protection During Election Season (Monday, October 7)
- Countdown to Election Day: Getting Out the Vote! (Monday, October 21)
- Overcoming Voter Suppression & Boosting Election Day Voter Turnout (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/>

State and Local Innovation

National Consumer Law Center Releases Brief on Rental Junk Fees

TAG: State and Local Innovation *Keywords: tenant protections, junk fees, rental fees, brief, National Consumer Law Center, NCLC*

The National Consumer Law Center (NCLC) has released a [brief](#) examining the impacts of excessive fees on renter households in the private rental market. The new brief, which follows a [report](#) on the subject released last year, reveals how excessive rental fees have proliferated in the private rental market and details the methods by which lawmakers at the federal, state, and local levels have worked to address the negative impacts of such “junk fees” on renters. Read the new brief [here](#).

Junk fees are fees charged on top of a tenant’s base rent in relation to the rental and occupancy of a unit. They can take the form of application fees, processing fees, pet fees, convenience fees, administrative fees, late fees, and any other types of obligatory fees that raise total rental costs. As of 2024, [NLIHC has tracked](#) the passage in 16 states and eight localities nationwide of legislation addressing excessive rental fees, with [Georgia](#), [Illinois](#), and [Minnesota](#) all having passed legislation this year to regulate the types of fees that can be charged to renters.

Rental junk fees have harmful effects on most renter households but disproportionately impact the lowest-income and most marginalized tenants. Often undisclosed, unpredictable, and arbitrary, such fees can quickly accumulate for tenants, impacting their ability to access stable and affordable housing. With the costs of renting higher than in previous years, tenants must now spend greater and greater shares of their monthly income on rent and other rental costs. Indeed,

between March 2020 and July 2023, [rents rose at a rate of 26.6%](#) nationally. The U.S. Census Bureau [notes](#) that, in 2023, over 21 million renter households – or half of all renter households in the country – spent more than 30% of their monthly income on rent. (According to HUD’s [measure](#), housing is considered “affordable” if a tenant pays no more than 30% of their income on rent and utility costs.)

Renters of color are [most likely](#) to experience the burdens created by junk fees. In particular, renters of color are more likely to pay application fees than white renters, and renters of color also pay a higher median application fee than white renters. Meanwhile, renters of color are more likely to submit five or more rental applications during their housing search, often leading to hundreds of dollars spent with no guarantee that a tenant will even secure housing. According to the National Equity Atlas, the accrual of rental arrears has the [greatest impact](#) on renters of color, with 65% of renters of color having rental debts.

In NCLC’s previous report, “[Too Damn High: How Junk Fees Add to Skyrocketing Rents](#),” the organization identified 27 different types of fees that can arise at all stages of tenancy and that drive the cost of renting up. Such fees include application processing fees and inspection fees, which can arise during the housing search and application process, while fees such as trash fees, technology fees, and common area and amenity fees are levied during tenancy. NCLC also discusses fees that can be imposed post-tenancy or during the eviction process, such as notice fees, court fees, and attorney fees.

NCLC builds upon the original report in the new brief, [‘What The Heck, Dude!’ How States Can Fight Rental Housing Junk Fees](#), which outlines existing junk-fee protections while providing advocacy suggestions to state and local governments to address junk fees. The report states that because state and local governments have traditionally been the primary entities regulating rental housing, laws at the state and local level may be stronger than federal policies when it comes to imposing fee prohibitions for rental housing. NCLC’s report discusses more than a dozen instances of states that have passed laws (1) targeting screening and other fees, (2) attaching conditions to the imposition of fees that landlords must fulfill, and (3) requiring upfront fee disclosures. Included in the brief are recommendations for how best to advocate for laws that ban fees outright and do not permit exemptions. The brief also highlights regulations like those enacted in [Montgomery County, Maryland](#) and [Olympia, Washington](#), that prohibit landlords from charging fees other than those permitted explicitly by law. Montgomery County, for example, permits landlords to charge tenants a number of “regulated fees,” such as security deposit fees, late fees, lock out fees, and pet fees, while Olympia prohibits landlords from charging excessive fees related to security deposit fees and late fees, among other fees commonly charged to tenants.

NCLC’s brief also suggests [collaborative enforcement actions](#) between state attorney generals, federal agencies, and local nonprofits to ensure that new laws are upheld. The brief calls attention to the work of the Pennsylvania Attorney General, who uncovered abusive and illegal fee practices, and features similar legal enforcement efforts undertaken in Maryland, Colorado, and Cincinnati, detailing private enforcement mechanisms adopted by legal aid service providers, private attorneys, and nonprofits to ensure that tenants are protected against excessive rental fees.

The brief follows on the heels of a new NLIHC toolkit on laws that limit junk fees, which was released in August. NLIHC's junk fees toolkit is one in a series of four toolkits highlighting certain tenant protection policies (including just cause eviction standards, rent stabilization policies, and laws that strengthen habitability standards and code enforcement procedures). The toolkits each provide an overview of one major tenant protection, detail the common components of the protection, list information about state and local jurisdictions that have adopted the protection, suggest provisions that should be taken into consideration when enacting the protection, and highlight complementary policies that can be passed alongside the protection to ensure it has the greatest impact possible. The toolkits are meant to provide foundational information about the core components of select policy interventions that can keep tenants stably housed – and free from the threat of eviction – and to help spark dialogue around the critical importance of state and local tenant protections.

Read the full NCLC report [here](#).

Read NLIHC's report on laws limiting junk fees [here](#).

Opportunity Starts at Home

Recap of 9/19 Webinar on Housing Policies and Intergenerational Poverty

Tag: Opportunity Starts at Home *Keywords: Opportunity Starts at Home, multi-sector, National Academies of Sciences, Engineering, and Medicine, NASEM, Mary Patillo*

The National Academies of Sciences, Engineering, and Medicine (NASEM) hosted a virtual briefing on September 19 to highlight findings from a recent report on reducing intergenerational poverty and the methods by which housing policies can significantly mitigate the effects of long-term poverty cycles. The report, [Reducing Intergenerational Poverty](#), is a congressionally mandated, non-partisan, evidence-based analysis that reveals key drivers of long-term intergenerational poverty, evaluates racial disparities, identifies evidence-based policy solutions, and discusses gaps in existing data. [Dr. Mary E. Patillo](#), a member of NASEM's Committee on Policies and Programs to Reduce Intergenerational Poverty and Harold Washington Professor of Sociology and African American Studies Chair at Northwestern University, provided an overview of the data used in the report and reviewed its findings regarding housing.

Intergenerational poverty occurs when children who grow up in families with low incomes experience low-income status in adulthood. Analysis of intergenerational poverty requires long-term data collection, for which researchers gather data on children and as they move into adulthood. The data used in the report found that approximately a third of children who grew up in families with low incomes had low incomes in adulthood – twice the share found among those who did not grow up poor. Households in the bottom 20% of the income distribution according to IRS tax records were considered low income.

During the webinar, Dr. Patillo emphasized that housing is foundational to many components of a child's environment affecting their development: schools, safety, businesses, parks,

transportation, health care, childcare, and air quality. She also discussed how the housing unit itself is relevant to intergenerational poverty since income affects housing crowding, housing stability, and housing affordability. She went on to highlight racial disparities in household mobility, concentration of poverty, housing quality, and housing cost burden. Among other disparities, the report finds that Black and Native American children are more than seven times as likely, and Latino children more than four times as likely, as white children to live in neighborhoods with poverty rates of 30% or more.

Dr. Patillo also reviewed the standards used for the report’s policy recommendations: the direct evidence standard (evidence of long-term outcomes into adulthood) and the strong evidence standard (causal evidence that a policy improves a correlate of adult poverty, e.g. earnings, health, or education completion). Based on these standards, the report finds promising evidence of the benefits of the “Family Stability and Opportunity Vouchers Act” (FSOVA), which would expand the Housing Choice Voucher program to an additional 250,000 families with children under the age of six and couple vouchers with customized counseling services to enable families to access well-resourced neighborhoods of their choice.

The FSOVA is a top policy priority for the [Opportunity Starts at Home](#) (OSAH) campaign, and its enactment would represent a major step forward in tackling the nation’s housing crisis.

Read the report [highlights](#) and the NASEM issue brief on [housing](#).

Research

Report Details Key Considerations for Designing Renter’s Tax Credit

TAG: Housing Affordability & Cost Burden *Keywords: renters, renter’s tax credit, tax credits, housing costs, cost burdens, housing affordability*

A report published by the Turner Center for Housing Innovation, “[Options for Addressing Rent Burdens through the Tax Code: Considerations for Designing a Renter’s Tax Credit](#),” details key questions for policymakers to consider when designing a tax credit to address the high costs of rental housing. A renter’s tax credit could assist renters by either reducing their taxable incomes or by providing them with an income tax refund. However, key design and implementation options – such as whether the credit would be available to all renters or targeted to some; refundable or nonrefundable; based on income or housing cost burdens; and how eligibility would be verified – could impact who would benefit from the credit and which affordability goals would be advanced. The report also provides estimates of the probable costs of various tax credit models if implemented in California.

One critical design consideration for a tax credit is whether a renter’s eligibility should be based on their income alone, or both income and rent, and how each is calculated. A credit based solely on income would be the simplest to implement. Income could be calculated using existing Adjusted Gross Income (AGI) or taxable income – the income that remains after subtracting deductions from AGI. Considering total income net of taxes – including adding nontaxable

income, subtracting existing credits, and accounting for payroll taxes – would more accurately represent income renters can use for housing. This method would involve tradeoffs as well. Accounting for payroll taxes would increase eligibility for workers and their families, while including credits like the Child Tax Credit would reduce eligibility for families with children.

Eligibility could also be determined by using both income and rent to identify tax filing units with housing cost burdens – those spending more than 30% of their income on housing costs. Rents used to calculate cost burdens could be determined based on reported rent, a predefined rent standard such as HUD’s Fair Market Rents (FMRs), or a combination of the two. The authors estimate that 57% of California’s renter tax-filing units would qualify if reported rents were used to calculate cost burdens, and 78% would qualify if FMRs were used. If renters report the amount of rent paid but the credit is capped at the local FMR, half of renter tax-filing units would be eligible for the credit. While this approach increases administrative burden, it reduces the likelihood that those who live in more expensive housing units benefit more than those who do not. If rent is determined based on reported rent, self-attestation of rent paid would reduce administrative burdens and remove barriers to applying for the credit, particularly for renters who sublet, lack formal leases, or have unresponsive landlords.

Credits could be designed to assist all renters or to target populations of renters, such as those with the lowest incomes or those with the highest cost burdens. In California, for example, renters with annual incomes below \$30,000 account for half of all cost-burdened renters in the state and 76% of all severely cost-burdened renters. It would take \$10.4 million in assistance to end cost-burdens for California’s 1.3 million rent-burdened tax units. Narrowing eligibility to the 490,000 cost-burdened tax units with incomes below \$30,000 reduces the assistance needed by more than half to \$4.9 million.

Credits could be refundable or nonrefundable. Nonrefundable tax credits only reduce income tax liability and would not result in a refund if the amount of the credit is more than taxes owed. Refundable credits, in comparison, would result in a refund of any remaining balance of the credit that exceeds taxes owed (or the entire credit if no taxes are owed). Two in three of California’s rent-burdened tax-filing units do not owe state taxes and would only benefit from a state refundable tax credit, and less than half do not owe federal taxes and would only benefit from a federal refundable tax credit. More than half of renter tax units with incomes below \$30,000 and all with incomes below \$10,000 do not have income tax liabilities, making them ineligible for nonrefundable tax credits.

The authors also discuss the impacts of decisions such as when the credit could be claimed and when it could be dispersed, as well as eligibility for renters who receive other housing subsidies but still experience cost-burdens. They discuss how complexities with credit design and required documentation could negatively impact renters’ ability to apply for a credit. Notably, the authors estimate that 16% of cost-burdened renters do not ordinarily file taxes and suggest the use of administrative data and outreach to identify these populations and inform them about the credit. The authors conclude that a renter’s tax credit is just one tool to relieve affordability challenges. However, other solutions, such as increasing the supply of affordable housing, are still needed.

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

From the Field

Apply to Join NLIHC's New "Generation Housing Justice" Initiative

TAG: From the Field Keywords: *young, generation, fellow, Generation Housing Justice, housing justice*

NLIHC is excited to announce the launch of a new initiative, "Generation Housing Justice"! Designed to bring more young advocates into the housing justice movement, Generation Housing Justice will run from January to May 2025 and equip 20 fellows, ages 18 to 24, with the knowledge and resources needed to successfully advocate for federal affordable housing solutions. [Apply](#) for Generation Housing Justice today!

Young advocates selected as *Generation Housing Justice* fellows will receive a \$1,000 stipend upon successfully completing the program, as well as travel support to attend NLIHC's Housing Policy Forum and Capitol Hill Day in Washington D.C. The program will involve monthly virtual meetings, attendance at Housing Policy Forum and Capitol Hill Day in March, and a final project that contributes to NLIHC's mission. Projects may include but are not limited to writing and publishing an op-ed, starting a campus or community housing advocacy group focused on NLIHC's priorities, or planning and facilitating a discussion with elected officials. Applications will be accepted until November 1 at 5 pm ET, and fellows will be notified of decisions by December 2. People with lived experience of housing instability or homelessness are encouraged to apply.

Learn more and apply by November 1 at: <https://www.surveymonkey.com/r/XDXBWSG>.

Michigan Achieves Numerous Housing Wins in FY25 Budget

Tag: From the Field Keywords: *source of income, CEDAM, MCAH, MHCDF, RTC, permanent supportive housing*

Legislators in Michigan succeeded in including several major housing provisions in the state's fiscal year (FY) 2025 budget following efforts by local advocates. The budget provides an estimated \$100 million to maintain the state's existing housing programs and initiatives, as well as \$50 million for the Michigan Housing Community Development Fund (MHCDF), which aims to rejuvenate downtown communities across the state, lower hurdles to affordable home construction, and support plans to increase the affordable housing stock ([see Memo, 2/13/2023](#)). The budget also allocates \$2.3 million for the Housing Readiness Incentive Grant Program, which covers fees related to upholding land use regulations, changing zoning rules, and improving community plans, as well as \$8.5 million to expand the number of family shelters and support homeless families and \$20 million for the [Permanent Supportive Housing Program](#), which helps homeless individuals and families with at least one person experiencing disability to

secure housing. Likewise, the budget provides \$1.5 million for a right-to-counsel (RTC) initiative in Detroit aiming to support residents facing eviction.

More than 60 bills related to housing were introduced in Michigan's legislature this session, with many involving tenant protections. The Michigan Coalition Against Homelessness (MCAH), an NLIHC partner, advocated strongly for the investments in the MHCDF, housing programs, and permanent supportive housing, and Lisa Chapman, MCAH's director of public policy, testified on behalf of an RTC bill. Because numerous renter protection bills have still not been passed, MCAH plans to work with The Rent is Too Damn High Coalition on a Housing Homestretch Campaign, as well as other partners across the state to push for bills before the session ends in December.

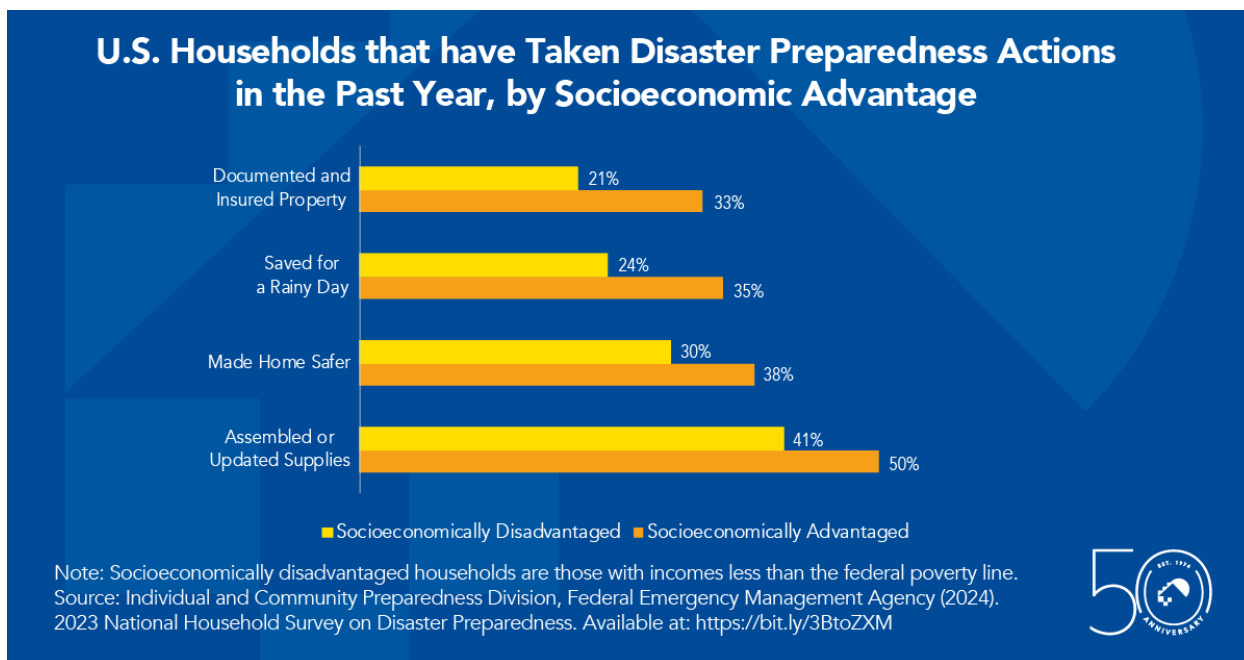
A recent victory on September 26 was the passage of a suite of source-of-income anti-discrimination bills that would prohibit Michigan landlords with rental properties with five or more units from refusing to lease apartments to people using public assistance and federal housing vouchers to pay their rent. "We are extremely grateful to our legislative champions for sponsoring [these bills] and extend our deep appreciation to the superb work of our housing advocates and colleagues on these bills," said Lisa Chapman. "This is the third time this has been introduced in the legislature and it could not have been realized without the deeply committed advocacy of the Coalition for Expanding Housing Access workgroup that MCAH facilitates. When enacted, this legislation will expand housing opportunities for the many families and individuals that receive income supports. Vouchers and other forms of rental assistance and income support can be a lifeline for Michiganders who are struggling to get back on their feet."

NLIHC wishes to thank all the advocates who worked tirelessly to achieve these victories. NLIHC also thanks Community Economic Development Association of Michigan (CEDAM), an NLIHC partner, for compiling a summary of the budget that can be found [here](#).

Fact of the Week

Socioeconomically Disadvantaged Households Are Less Prepared for Disasters

TAG: Fact of the Week *Keywords: disaster preparedness, FEMA, National Household Survey*



Note: “Socioeconomically disadvantaged households” are those with incomes less than the federal poverty line.

Source: Individual and Community Preparedness Division, Federal Emergency Management Agency (2024). *2023 National Household Survey on Disaster Preparedness*. Available at: <https://bit.ly/3BtoZXM>

NLIHC Careers

NLIHC Seeks Fund Development Director

NLIHC seeks a fund development director to work closely with the NLIHC vice president of external affairs to support NLIHC’s development and fundraising endeavors. The fund development director will develop and execute multi-year fundraising plans to include major gifts, annual appeal, planned giving, event sponsorship, and campaigns. The fund development director will supervise two staff (fund development coordinators) and will report to the vice president of external affairs.

Responsibilities/Duties:

- Lead organizational fundraising strategy and implementation plan to grow current annual fundraising.
- Expand NLIHC planned giving initiatives.
- Manage NLIHC’s donors and prospects base, developing and implementing tailored cultivation, solicitation and stewardship plans.

- Manage major donor engagement – to include effective solicitations and other fundraising activities.
- Manage research and apply to foundations for grant awards for various programs as needed; manage all aspects of post-award grants including reporting requirements.
- Evaluate progress toward organizational goals/budgets and provide regular reporting to NLIHC CEO and vice president of external affairs.
- Manage systems, processes, and tools to maximize fundraising capacity including overseeing donor management database.
- Work closely across NLIHC’s external affairs and other teams to ensure brand representation in all communication outreach and efforts.
- Lead and collaborate with staff on the management and planning of fundraising events and donor receptions.
- Work with communications team to develop print, digital, and social media marketing collateral related to fundraising.
- Plan and manage e-communications, to deliver NLIHC updates across donor base.
- Plan and lead fundraising special events and drives.
- Manage and maintain gift recognition policies.
- Work closely with NLIHC’s finance team to manage financial reporting and tracking of donor contributions.
- Manage development and execution of reports and proposals – oversee writing and archiving of all proposals with a long-term relationship-management approach.
- Oversee monitoring of all donor information and use of Salesforce for donor contact management.
- Monitor and report regularly on the progress of the development program, including NLIHC board reports
- Work closely with the fund development committee of NLIHC’s board of directors on planning for annual fundraiser.
- Lead planning and implementation of securing event sponsorships.
- Other duties as assigned.

Qualifications

This is a full-time position, and candidates must be physically located in the metropolitan Washington, DC area. Applicants must have a bachelor’s degree. Applicants must have a strong commitment to social justice and NLIHC’s mission. This position would be ideal for someone with eight or more years of directly relevant fund development experience, and five or more years of management experience. Proficiency with Salesforce is required. Proficiency in grant writing is required.

The salary range for this position is contingent upon experience and is from \$92,000 - \$138,000. This position requires physical time in the office and the candidate must be located in the metropolitan Washington, DC area or be able to commute to our office located in DC for a hybrid work schedule.

A person will be most successful in this role if you have knowledge and experience in all aspects of philanthropy, giving trends, benchmarks, and best practices; research; fundraising techniques

and strategies; data analytics; and development operations such as gift processing, prospect and donor research, and fundraising reporting.

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

Interested candidates should submit a resume, cover letter with salary requirement, and one writing sample to Jen Butler, NLIHC VP of External Affairs, via email at jbutler@nlihc.org.

NLIHC in the News

NLIHC in the News for the Week of September 22

The following are some of the news stories to which NLIHC contributed during the week of September 22:

- “Why Nevada’s housing crisis is about more than Californians driving up home prices” *NPR*, September 25, at: <https://tinyurl.com/592vmydn>
- “Low-Paid Workers Seek Contract Gains at Delaware North And LSG Sky Chefs” *Forbes*, September 27, at: <https://tinyurl.com/56tr72y2>
- “Will New Orleans dedicate millions of dollars a year to housing? It’s up to the voters” *The Times-Picayune*, September 23, at <https://tinyurl.com/3v9ztcay>

NLIHC News

Denisse Rodriguez Joins NLIHC as Fall 2024 Research Intern

NLIHC is excited to welcome Denisse Rodriguez as our Fall 2024 Research Intern! Denisse is a first-generation, third-year undergraduate student at the University of California, Los Angeles (UCLA), where she is pursuing dual bachelor of arts degrees in public affairs and global studies. This fall, she is participating in the University of California District of Columbia (UCDC) Program. Over the summer, Denisse served as a Departmental Intern at UCLA’s Community Programs Office (CPO), where she conducted in-depth research and presented findings on critical social issues, such as basic needs, food and racial injustice, and educational inequality. She also promoted support services aimed at combating student hunger through CPO’s food closet and basic needs collective. Additionally, she concluded her roles as a Legal Assistant and Spanish Interpreter at the Immigration Family Legal Clinic at the UCLA School of Law, as well as a File Clerk at Lurie, Zepeda, Schmalz, Hogan, & Martin. In these roles, she assisted Spanish-speaking clients during consultations and helped families apply for legal status, while also maintaining legal materials and performing administrative tasks. Denisse’s interest in joining the Coalition stems from her first-hand experience witnessing the Latine community face significant challenges related to housing safety, affordability, and the criminalization of homelessness.

During her time with the Coalition, she hopes to help address the systemic barriers in equitable housing that affect low-income and marginalized communities.

Where to Find Us – September 30

- Non-Profit Housing Association of Northern California [45th Annual Affordable Housing Conference](#) – San Francisco, CA, October 4 (Sarah Saadian)
- ANC 1A Housing Committee Meeting – Washington, D.C., October 7 (Billy Cerullo)
- International Union of Bricklayers and Allied Craftworkers (BAC) Executive Council Meeting – Washington, DC, October 7 (Sarah Saadian)
- Metro Housing Boston [Celebration of Section 8](#) – Virtual, October 8 (Sarah Saadian)
- Georgia ACT 2024 Annual Fall Affordable Housing Conference – Atlanta, GA, October 8 (Diane Yentel)
- Metro Housing Boston “A Celebration of Section 8” – Virtual, October 8 (Sarah Saadian)
- Hilton Foundation Annual Partner Convening – Los Angeles, CA, October 10 (Diane Yentel)
- SCANPH Annual Conference, “Our Voice, Our Vote” – Pasadena, CA, October 10 (Courtney Cooperman)
- 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)
- NC Balance of State CoC LEAC – Virtual, October 24 (Billy Cerullo)
- American Association of Service Coordinators National Conference – Indianapolis, IN, October 29 (Courtney Cooperman)
- Educare DC – Washington, D.C., November 6 (Billy Cerullo)
- National Housing Conference [2024 Solutions for Affordable Housing](#) – Washington, D.C., December 4 (Sarah Saadian)

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