

Volume 29, Issue 37
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HoUsed Campaign for Universal, Stable, Affordable Homes

Join Today's (10/15) National HoUsed Campaign Call for Universal, Stable, Affordable Homes!

Tag: HoUsed *Keywords: HoUsed campaign, Dave Heisterkamp, United Native American Housing Association, UNAHA, Sharon Vogel, tribal, Northern Plains, Our Homes, Our Votes, OHOV, Griffin Hagle-Forster, Association of Alaska Housing Authorities*

[Join](#) today's (October 15) national HoUsed campaign call from 2:30 to 3:30 pm ET. NLIHC's Kim Johnson will kick off the call with a discussion about Congress's recently passed continuing resolution and what to expect when members of Congress return from recess. NLIHC's Noah Patton will give updates about the impacts of Hurricanes Helene and Milton. Dave Heisterkamp, a counsel with NLIHC Tribal partner United Native American Housing Association (UNAHA), will join UNAHA Chair and member of NLIHC's Board of Directors Sharon Vogel to discuss UNAHA's work advancing affordable housing solutions in tribal communities in the Northern Plains region. NLIHC's nonpartisan *Our Homes, Our Votes* (OHOV) Project Manager Courtney Cooperman will share information about the upcoming elections and available OHOV resources. We will also receive updates from the field. Register for today's webinar [here](#).

Agenda:

Welcome and Updates

- Sarah Gallagher, NLIHC

Policy Updates

- Kim Johnson, NLIHC
- Noah Patton, NLIHC

Affordable Housing Solutions in Northern Plains Tribal Communities

- Dave Heisterkamp, UNAHA, Counsel
- Sharon Vogel, UNAHA, Chair

Our Homes, Our Votes Project

- Courtney Cooperman, NLIHC

Field Update

- Griffin Hagle-Forster, Association of Alaska Housing Authorities

Budget and Appropriations

Urge Congress to Increase Affordable Housing and Homelessness Resources in Final FY25 Spending Bill!

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

Congress remains in recess until November 12, having passed 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 they receive adequate funding to operate for the duration of the CR (known as “anomalies”). When they return to Capitol Hill – and regardless of the outcomes of elections – members of Congress will need to work quickly to finalize 12 fiscal year (FY) 2025 spending bills before the current CR expires, including the Transportation, Housing, and Urban Development (THUD) bill that funds HUD’s vital affordable housing and homelessness assistance programs. Allowing the CR to expire without passing final bills or another CR to continue funding would result in a partial shutdown of the federal government.

Despite the urgency, lawmakers have a steep road ahead to reaching a final agreement on FY25 spending. The House’s proposed FY25 budget for HUD would cut funding to the department by 3%, while the Senate’s proposal would provide a 10% increase to HUD programs. Moreover, the Senate bill provides sufficient funding to renew all existing housing voucher contracts; the House bill would come up short, failing to meet the full funding required to ensure vouchers remain available to households in need.

Take Action!

Advocates should continue pressuring 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.

Disaster Housing Recovery

Join Upcoming (10/24) National Call for Equitable Disaster Housing Recovery for Hurricanes Helene and Milton

The NLIHC-led Disaster Housing Recovery Coalition (DHRC) is launching a series of national calls – **starting on October 24 at 3 pm ET** – to share critical information about the devastating impacts of Hurricane Helene and Hurricane Milton. Advocates nationwide are invited to join the national calls to learn more about the immediate response to the disaster, hear directly from advocates and community-based organizations on the ground, and find out how to help the lowest-income and most marginalized disaster survivors receive the assistance they need to fully and equitably recover. [Register here!](#)

Background

After making landfall on September 26, Hurricane Helene severely impacted the Southeast region, including North Carolina, South Carolina, Tennessee, Florida, and Georgia. Historic rain fell in eastern Tennessee and western North Carolina, leading to a “14,000-year flood” in Asheville, North Carolina. Multiple smaller towns in western North Carolina have been severely impacted, and portions of western North Carolina and eastern Tennessee remain inaccessible. Search and Rescue personnel attempted to reach stranded survivors using mule trains, as many roads in the area no longer exist and the steep terrain prevented evacuation by air. Other communities, including northern Tampa Bay, Florida, and coastal towns, including Cedar Key and Perry, were directly impacted, and parts of Georgia – including southern and coastal Georgia and the Augusta area – suffered from hurricane force winds that felled trees, damaged roofs, and brought down powerlines. Throughout Atlanta and upstate South Carolina, torrential rains caused catastrophic flooding.

Shortly after the arrival of Hurricane Helene, Hurricane Milton, a historically powerful hurricane, flooded Florida communities and spawned a barrage of deadly tornadoes, killing at least eight people. While the storm did lessen in intensity prior to landfall, damage has been widespread in impacted areas.

As part of its Disaster Housing Recovery, Research, and Resilience initiative (DHR), NLIHC leads the [Disaster Housing Recovery Coalition](#) of [more than 900 national, state, and local organizations](#), including many working directly with disaster-impacted communities and with first-hand experience recovering after disasters. The DHRC works to ensure that federal disaster recovery efforts reach all impacted households, including disaster survivors with the lowest incomes and those who are most marginalized. Learn more about the NLIHC's DHR initiative [here](#).

[Register for the webinar here!](#)

Advancing Homelessness Solutions

Recap of 10/8 Advancing Homelessness Solutions Webinar

TAG: Homelessness *Keywords: NLIHC, CBPP, NAEH, homelessness, Housing First, webinar, criminalization, advocacy, state and local, advancing homelessness solutions, Grants Pass v. Johnson, housing subsidy, housing vouchers, rental assistance, eviction prevention, eviction diversion*

NLIHC, the National Alliance to End Homelessness (The Alliance), and the Center on Budget and Policy Priorities (CBPP) hosted a webinar, “Preventing and Ending Homelessness through Innovative State and Local Legislation,” on October 8. Anna Bailey, senior policy analyst at CBPP, moderated the webinar, which was also joined by Audrea Rease, executive director of Star-C in Atlanta, Georgia, and Leepi Shimkhada, deputy director of the Los Angeles County Department of Health Services Housing for Health division.

Anna opened the webinar by discussing how state and local governments can play a powerful role in preventing and addressing homelessness if they adopt and prioritize the evidence-based approach we know works: affordable housing and voluntary supportive services. Yet too many states have introduced laws that punish people experiencing homelessness, particularly after this summer's Supreme Court decision in [Grants Pass v. Johnson](#). Anna highlighted a [new resource](#) for advocates and policymakers that outlines examples of affirmative state and local policies that can help address homelessness and advance housing equity.

Audrea spoke about [Star-C's Eviction Diversion Program](#), which helps keep families in the Metro Atlanta region stably housed. She provided an overview of the program, including its funding mechanisms, and emphasized the importance of building partnerships and ensuring funders know who you are.

Leepi shared about the [Flexible Housing Subsidy Pool](#) that was launched in 2014 as a public-private partnership led by the Los Angeles County Department of Health Services Housing for

Health division and operated by nonprofit partner and supportive housing provider Brilliant Corners. She provided an overview of the Flex Pool, which coordinates available funding sources to house individuals experiencing homelessness.

During the panel discussion, Audrea and Lippi discussed the importance of both long-term rental assistance and short-term eviction prevention assistance, described how a focus on racial equity has informed the need for their programs and how they are being implemented, and shared their thoughts on opportunities to replicate or build on the programs, among other topics.

We have uploaded a [recording](#) of the call, as well as the [presentation slides](#).

State and Local Innovation

Los Angeles County's Rental Inspection Program Set to Begin Next Month

TAG: State and Local Innovation *Keywords: Los Angeles, rental inspections, tenant protections*

Routine rental inspections in unincorporated areas of Los Angeles County, California, will begin in November following a unanimous decision by the Los Angeles County Board of Supervisors in April 2023 to support greater habitability protections. Created by “Ordinance No. 2024-0020” and “Ordinance No. 2024-0021,” which both go into effect on October 23, the protections will support renters by (1) mandating routine inspections every four years for each unit in unincorporated areas; and (2) establishing a Rent Escrow Account Program (REAP) that allows renters to pay rent at a reduced rate into an account inaccessible to their landlords if landlords fail to make necessary repairs to renters’ units after 21 calendar days have passed since notification. The law does not apply to rental housing units in buildings also occupied by a landlord, short-term rentals, or other properties already subject to habitability inspections under federal, state, or local law.

Under Los Angeles County’s new renter protections, building inspectors may allow an extension to the repair timeframe of up to 30 calendar days if necessary to ensure the completion of any mandated repairs flagged during the inspection process. However, any repair that imminently endangers the tenant’s safety and well-being must be remedied within 24 hours of notice of the violation being issued to the landlord by a building inspector. If landlords fail to make repairs and their properties are placed under REAP, tenants can use the money placed into the escrow account to pay for repairs themselves, or they can choose to wait for landlords to complete the repairs themselves.

Landlords whose properties are placed into REAP are also subject to added fines and penalties up until the time their units are able to meet habitability standards, including a [\\$500 administrative fee](#) for each unit that continues to have unaddressed repair needs. Under the law, landlords are required to have a local contact representative to act on behalf of the landlord, accept any inspection notices, and ensure that all repairs are completed in a timely manner.

Los Angeles County's rental inspection program occurs in two-phases. This month, the Department of Public Health's Environmental Health Division will begin to administer thirty-day notices of rental inspections for residential buildings across LA County, starting with properties that have a documented record of continuous health and safety violations. Landlords are then required to display the notices in public places or common areas where tenants can easily see them. After a building has been inspected, individual residential units can be placed under a more routine inspection process if there are persistent habitability issues within a residential unit. Landlords must give tenants a written notice within 24 hours if their individual units have been selected for inspection.

Under the new inspection program, approximately [115,761 LA County renters](#) will have their units assessed for needed repairs and will have the opportunity to utilize REAP if repairs are not made. Previously, in unincorporated areas, only properties with [five or more rental units](#) were subject to regular inspection. Other properties were inspected on a complaint-driven system, though such a system has failed to capture the repair needs of tenants who may have been reluctant to report concerns for numerous reasons, including fear of retaliation. The new proactive inspection process will put the burden of reporting housing code violations on the county rather than the tenant. This can increase compliance – by ensuring that a locality's rental housing stock is maintained and that residents live in healthy conditions – and reduce the opportunity for landlord retaliation and retaliatory rent increases or evictions.

These protections will also help to improve housing conditions, promote housing stability, and reduce the financial burden of repairs for LA County tenants. Faulty housing structures and conditions can reduce the safety and quality of housing and have detrimental impacts on tenants' health, well-being, and overall housing stability. Substandard housing conditions pose a particular risk to young children, seniors, and people with chronic illnesses. The presence of habitability-related concerns can also increase a tenant's risk of experiencing housing instability. Mandating regular inspections will help to ensure that tenants have quality living environments fit for habitation that they can live in for the long-term without risking their health or compromising on housing that is safe, stable, and affordable.

The presence of health and safety issues can result in increased financial burdens for tenants, as tenants may try to remedy the problem themselves, or in increased housing instability, as tenants may choose to relocate rather than report an issue to a landlord they fear may be unresponsive or may retaliate. The ability to use rent funds held in escrow to directly pay for repairs will alleviate some of this financial burden for tenants. Requirements that landlords respond to repairs in a timely manner will also prevent the forced relocation of tenants, as landlords will face financial consequences if they fail to address repair needs within a reasonable period of time.

Speaking about the importance of the passage of LA County's new protections, [Residents United Network \(RUN\)](#) leader and activist and NLIHC board member Zella Knight stated that “every resident deserves an affordable, safe, habitable place to call

home. Protecting residents from harm is essential for our communities to enhance and sustain a greater quality of life and stress relief.”

LA County’s new rental inspection program will be funded through an annual \$86 program fee per unit, which covers the cost of administering the program and inspections. Under the law, a landlord can “passthrough” or require a tenant to pay up to 50% of the yearly fee, however. More information about LA County’s new rental inspection and rent escrow account program can be found [here](#).

NLIHC released in August 2024 four toolkits highlighting key tenant protections that support tenant’s rights at the state and local level, including laws that strengthen code enforcement processes and habitability standards in the rental market. Each toolkit provides an informational overview of the core elements of the four identified protections. Read more about the importance of code enforcement and habitability standards [here](#).

Our Homes, Our Votes

Register for Upcoming (10/21) *Our Homes, Our Votes* Webinar: “Getting Out the Vote!”

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, “Countdown to Election Day: Getting Out the Vote,” will take place on Monday, October 21, at 2:30 pm ET. Register for the webinar [here](#).

Early voting and Election Day are an all-hands-on-deck effort to get voters to the polls – the culmination of months of voter registration, education, and mobilization activities. Panelists will review effective and creative Get Out the Vote (GOTV) tactics, such as coordinating rides to the polls, reaching out to community members who have not yet voted, and activating voters through artistic expression. The panel will feature Sarah Kovich, founder of Rideshare2Vote Aware; Krystal Barrett, programs coordinator at the Center for Artistic Activism; and Jen Thomas, community engagement manager at the Housing Alliance of Pennsylvania.

The upcoming webinar dates and topics are listed below. All webinars are 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

- 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/>

Opportunity Starts at Home

OSAH Campaign Releases Updated Fact Sheet on Housing Needs of Survivors of Domestic Violence

Tag: Opportunity Starts at Home *Keywords: Opportunity Starts at Home, multi-sector, domestic violence, fact sheet*

NLIHC's Opportunity Starts at Home (OSAH) campaign has released an [updated fact sheet](#) underscoring the critical need for safe, accessible, and affordable housing for survivors of domestic violence. As research consistently shows, securing affordable housing is a top priority for survivors of domestic violence seeking safety and stability. Yet many survivors continue to face significant barriers, including limited housing options and financial insecurity. Developed in collaboration with key partners, such as the National Network to End Domestic Violence – a member of OSAH's Steering Committee – the updated fact sheet sheds light on these challenges and calls for urgent policy solutions to address the housing crisis impacting survivors across the nation.

In total, the OSAH campaign has posted [16 multi-sector fact sheets](#) to its website. Each fact sheet compiles landmark research to help policymakers, opinion leaders, and the public understand the deep connections between housing and other national priorities, from healthcare to education and economic growth. Advocates are encouraged to download these fact sheets to help them reach out to potential allies in other fields to make the case for cross-sector collaboration. To broaden the movement for housing justice, we must ensure allies in other sectors fully appreciate the extent to which housing influences their own priorities and goals.

See the full list of fact sheets [here](#).

Housing Policy Forum 2025

Save the Date for Housing Policy Forum 2025 on March 24-27!

Tag: Housing Policy Forum *Keywords: Housing Policy Forum*

NLIHC's Housing Policy Forum 2025 will take place on March 24-27 in Washington, D.C.! The 2025 Forum will give attendees the opportunity to engage with and learn from thought leaders, policy experts, researchers, tenant advocates, affordable housing practitioners, and members of Congress about how to end the housing crisis impacting the lowest-income and most marginalized renters in America. Speakers and panelists will be announced in the coming weeks, and registration will open on Friday, November 1. Stay tuned for more information about Housing Policy Forum 2025!

Research

New Research Examines Efforts to Expand Housing Access for Foster Youth through the Foster Youth to Independence Initiative

TAG: Housing Assistance & Foster Youth *Keywords: public housing agencies, foster youth, on-demand vouchers*

A report by HUD’s Office of Policy Development and Research (PD&R), [“Foster Youth to Independence Initiative: Implementation and Evolution,”](#) examines the Foster Youth to Independence (FYI) initiative, a program launched in 2019 to provide housing assistance to youth aging out of foster care who are at risk of homelessness. FYI is important for youth exiting the foster care system as they face challenges such as the sudden loss of housing stability, limited access to financial resources, and a lack of familial support. To evaluate the implementation of the FYI initiative from the perspective of those involved, PD&R researchers interviewed staff at select public housing agencies (PHAs) administering FYI and their partnering public child welfare agencies (PCWAs), as well as HUD staff involved in the design and management of the program. The authors found that FYI has received widespread support due to its collaborative approach involving PHAs and PCWAs and its on-demand voucher process but that obtaining applicant documentation to confirm eligibility and landlord engagement remain significant challenges.

The FYI program has grown rapidly since its inception, from nine participating PHAs in March 2020 to 185 by July 2022. The program operates similarly to the Family Unification Program (FUP), which provides housing assistance to families and youth in foster care, but FYI focuses exclusively on youth aging out of care. Eligible participants include youth under 25 who have left foster care at or after the age of 16 and are at risk of homelessness. However, unlike FUP, the FYI program offers on-demand vouchers, which allows PHAs to request vouchers directly from HUD based on individual youth needs. This feature was a deliberate part of the program’s design to make the process predictable and universally accessible to foster youth aging out of care. This flexibility has allowed PHAs to respond more quickly to housing needs than through the FUP program, ensuring that vulnerable youth are not left waiting for critical support.

The report aimed to answer how the implementation of the FYI initiative has been experienced from the perspectives of public housing agencies (PHAs), their partnering public child welfare agencies (PCWAs), and HUD staff involved in the program. To gather insights, researchers conducted one-hour, semi-structured interviews at seven FYI sites between August and November 2021 with PHA and PCWA staff, and between August and September 2022 with HUD staff. These interviews focused on the experiences of staff involved in the program’s administration and programmatic practices, including the challenges and successes of the development of FYI Initiative.

Nearly everyone interviewed for the report expressed enthusiasm about the FYI initiative. HUD and PHA staff consistently cited collaboration with partner agencies as both a benefit and a key

strength of the FYI program. According to the report, 86% of interviewees noted that strong partnerships with PCWAs helped streamline the referral process, with most PHAs reporting that referrals from their partnering PCWAs were pre-screened for eligibility. This pre-screening contributed to a high rate of referred youth receiving vouchers and ultimately securing housing. The ability to request vouchers on demand was also cited by interviewees as a major strength of FYI, making it easier for PHAs to provide timely assistance. Staff emphasized that they were able to process voucher requests “in a timely fashion, in the timeframe that we established, in a way that communities can plan for.”

Despite the program’s success, there are ongoing challenges that limit its effectiveness. One of the main challenges is the difficulty that youth experience in obtaining essential documents, such as birth certificates and Social Security cards, which can lead to significant delays in processing applications and assessing eligibility for vouchers. Similarly, some youth struggled to pass background checks due to prior involvement with the criminal justice system. Additionally, many PHAs reported difficulties in securing housing placements for youth. One reason for this is misconceptions about or biases against voucher programs in general by landlords, especially in areas with tight rental markets. However, unlike other voucher programs, the FYI initiative must also convince landlords to rent to youth living independently. The effects of trauma on youth also present complications; trauma often reduces their ability to engage with voluntary supportive services, which are critical for maintaining long-term housing stability. PHA staff reported that in some cases, it has been difficult to provide the necessary level of case management and individualized attention for youth need due to limited resources.

The report outlines several key recommendations to improve the FYI initiative. One suggestion is to streamline the documentation process by allowing youth to apply for vouchers with verification that they have requested essential documents, rather than requiring the documents upfront, to help expedite voucher approval. Moreover, the authors recommend proactive steps to address the challenge of finding landlords willing to rent to former foster youth is, such as engaging in outreach to property owners and real estate agencies, offering landlord mediation when issues arise, and providing financial incentives. For example, Clackamas County, Oregon’s *Rent Well* program helps participants overcome rental barriers by providing training and guaranteeing financial compensation for landlords if a lease is broken. Interviewees also suggested extending the voucher term beyond 36 months, reducing redundancies in the HUD voucher request process, and additional funding from HUD to cover move-in costs and supportive services for participating youth.

Read the article at: <http://bit.ly/4dGcVAa>

From the Field

New York’s Monroe County Launches Eviction Diversion Resource Center Inside State Court Building

TAG: From the Field *Keywords: New York, eviction prevention, rental assistance, resources, Monroe County, New York, Rochester*

New York's Monroe County launched on September 30 a new [Eviction Diversion Resource Center \(EDRC\)](#) – the first of its kind in a New York State court located outside of New York City. The EDRC is situated inside the Rochester Hall of Justice and is linked with the Housing Court. Tenants who visit the EDRC can receive help applying for rental assistance and other public assistance programs and work with paralegals to resolve problems with landlords. Advocates are pleased to see Monroe County investing in a comprehensive approach to support tenants facing challenges related to hunger, childcare, and housing in a single location.

Eviction rates exhibit marked racial disparities, and eviction diversion programs play an important role in keeping marginalized groups housed. According to [ACT Rochester](#), in 2022, approximately 50% of households in Monroe County were rent-burdened, with 53% of rent-burdened tenants living in Rochester, and Black and Latino neighborhoods were [found](#) to have twice the number of notices of eviction sent as white neighborhoods in New York. Moreover, while Monroe County was able to stave off a wave of evictions during the pandemic through its successful implementation of nearly [\\$22 million](#) of Emergency Rental Assistance Program (ERAP) funds, eviction filings are rising now that federal ERAP funding has been depleted. In 2024, Rochester Housing Court handled more than [5,000](#) cases involving eviction, according to Judge Melissa Barrett. The [Housing Council at PathStone](#), an NLIHC member, received 667 calls on its housing hotline from people facing eviction in the past year alone.

The EDRC builds on many years of collaboration across the housing and supportive services sectors, including the implementation of Monroe County's ERAP program. County Executive Adam Bello and Rochester Mayor Malik Evans have both prioritized addressing the area's affordable housing crisis and its disproportionate impact on communities of color and have worked in close collaboration with service providers, legal aid organizations, and advocates to craft solutions. In 2020, former Rochester Mayor Lovely Warren and Monroe County Executive Bello established a [Commission on Racial and Structural Equity](#) to review existing policies for racial equity and recommend changes. The commission's [report](#) "No Time for Excuses: It's Time for Action" included nearly 40 recommendations, including the enactment of several tenant protections. Soon after, a [right-to-counsel program](#) began in Rochester according to which tenants could phone an eviction hotline for help and receive legal consulting at no cost. The City of Rochester created a [Housing Quality Task Force](#) in 2021 which has also made strides in addressing the concerns of low-income tenants. The [Rochester Monroe Anti-Poverty Initiative](#) has convened a Housing Working Group since 2021 focused on long-term, systemic changes needed in the area's housing market.

Advocates say that the desire for the centralization of community services as well as navigation support have been consistent themes heard during community feedback sessions. Advocates are pleased to see the County investing in programs that respond to this feedback and offer holistic solutions to the affordable housing crisis. In March, for example, Monroe County [announced](#) plans to allocate \$7.8 million in *American Rescue Plan Act* funding to pilot several affordable housing initiatives, including the EDRC. Details about additional projects, including expanded funding for housing navigation and emergency rental assistance, are expected to be announced shortly.

"The Eviction Diversion Resource Center is an innovative and vital initiative that brings multiple critical services together at a single point of intervention in a family's housing crisis," said Mary

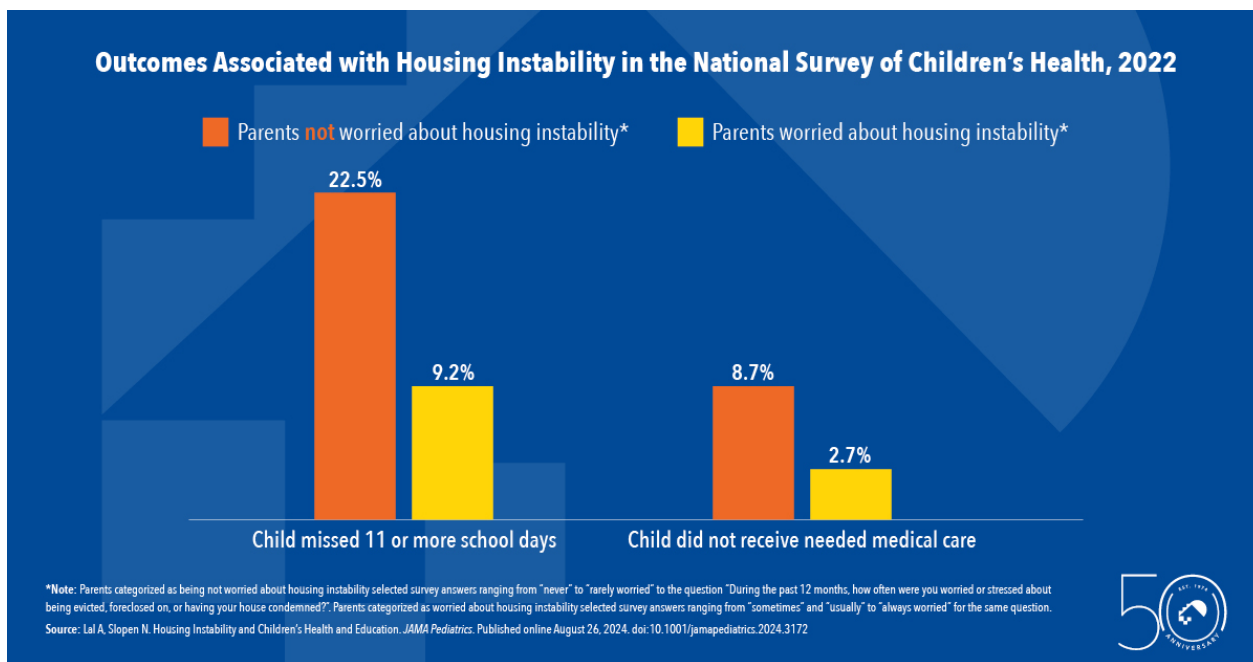
Leo, executive director of The Housing Council at PathStone. “At The Housing Council, we know that preventing the disruption caused by eviction must be addressed holistically – eviction is not just a legal or financial issue, but one that affects every aspect of a family’s stability, from employment to health and education. The strength of the EDRC lies in its ability to provide legal aid, financial supports, and social services in one place, addressing the multifaceted challenges families face as they struggle to maintain a home. We are deeply grateful to County Executive Adam Bello for his administration’s visionary leadership in developing this service. As members of the National Low Income Housing Coalition (NLIHC), we stand firm in our commitment to meeting communities where they are and removing the barriers that perpetuate housing insecurity.”

The EDRC is an example of how communities are innovating to continue the eviction prevention programs created during the pandemic while existing infrastructure and relationships are still intact. NLIHC has called for Congress to pass the bipartisan [Eviction Crisis Act](#) (S.2182) to create a permanent emergency assistance fund. Tenant protections included in the [National Tenants Bill of Rights](#) are also needed to rebalance the power between landlords and tenants which fuels racial inequity. To learn more about these and other federal advocacy opportunities, please visit <https://nlihc.org/take-action>.

Fact of the Week

Parental Concerns about Housing Instability Associated with Children Missing School and Need for Medical Care

TAG: Fact of the Week *Keywords: housing instability, education, medical care*



***Note:** Parents categorized as being not worried about housing instability selected survey answers ranging from “never” to “rarely worried” to the question “During the past 12 months, how often were you worried or stressed about being evicted, foreclosed on, or having your house condemned?”. Parents categorized as worried about housing instability selected survey answers ranging from “sometimes” and usually” to “always worried” for the same question.

Source: Lal A, Slopen N. Housing Instability and Children’s Health and Education. *JAMA Pediatrics*. Published online August 26, 2024. doi:10.1001/jamapediatrics.2024.3172

NLIHC Careers

NLIHC Seeks Development Coordinator

NLIHC seeks a development coordinator who will have prime responsibility for a portfolio of development/fundraising activities for the Coalition. The activities, along with those of another development coordinator with a separate portfolio, will ensure the Coalition secures the necessary resources to support its mission of advancing racially and socially just public policy to ensure that the lowest-income people in America have decent, accessible, and affordable homes. The individual will also support NLIHC with other key operational and event-management needs. The coordinator will report to the NLIHC vice president of external affairs. The salary range for this position is contingent upon experience and is from \$75,000 to \$78,000. This position requires physical time in the office, and the candidate must be located in the metropolitan Washington D.C. area or be able to commute to our office in Washington D.C. for a hybrid work schedule. The Development Coordinator role is a two-year position.

RESPONSIBILITIES:

- Coordinate/manage reports, proposals, relationship management, and research/prospect development for corporate and non-corporate foundations.
- Track progress on current grants and reports due, as well as other requirements for each funder, and draft reports and proposals. Coordinate calls and meetings with current and new funders.
- Coordinate/manage NLIHC's end-of-year fundraising campaign, drafting language (postcards, emails, etc.), creating outreach list, mailing them out, etc.
- Handle inquiries about individual giving, particularly end-of-year requests to contribute stocks or other donations, and cultivate individual donors as needed.
- Coordinate/manage NLIHC special members renewals, invoicing, provision of benefits, procurement of ads and complimentary event registrations, and efforts to recruit additional special members. Track progress on special member benefits (ads needed for the annual Leadership Awards Celebration, publications to be mailed, etc.)
- Along with the other Development Coordinator produce a list of previous year donors and their giving levels for *Annual Report*.
- Coordinate with contracted agency (currently Cogency Global) on state charitable registrations, ensuring annual registrations for all states in which registrations are required.
- Produce list of previous year donors and their giving levels for *Annual Report*.
- Monitor NLIHC's various webpages that recognize donors for any missing logos, ensure updates are made.
- Maintain files of copies of all acknowledgment/grant letters.
- Assist in the coordination of other events and activities for which fundraising is involved, such as NLIHC's anniversary events.
- Attend all meetings of the NLIHC Board of Directors and Board committees, as needed.

CRM

- Be an expert administrator of, and make ongoing improvements to, Salesforce infrastructure for all aspects of the development team.
- Coordinate uploading of new lists secured from partners into Salesforce/Mailchimp.
- Monitor incoming data to Salesforce for any irregularities.
- Ensure all grant agreement and follow-up information for foundation and corporate funders is up-to-date and accurate in Salesforce database.

Organizational/Operations Support

- Support VP of External Affairs with various operations activities.
- Ensure successful NLIHC business licenses and Good Standing reports with DC government.
- Attend all meetings of the NLIHC Board of Directors and Board committees, as needed. Participate in staff meetings, retreats, trainings, and all Coalition events.
- Other duties as assigned.

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

- A bachelor's degree.
- A strong commitment to the alleviation of poverty and social justice (affordable housing knowledge/experience a plus).
- Demonstrated strong organizational skills and attention to detail.
- Excellent communications skills, both orally and in writing.
- Experience successfully building and maintaining professional partnerships and relationships.
- Experience in funder/donor research and cultivation, proposal- and report-writing, and fundraising appeals.
- Experience in event coordination.
- Experience using Salesforce CRM a plus.
- An ability to work in a diverse, fast-paced environment.

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. The Development Coordinator role is a two-year position.

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 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 October 6

The following are some of the news stories to which NLIHC contributed during the week of October 6:

- “As affordable housing disappears, states scramble to shore up the losses” *ABC News*, October 6, at: <https://tinyurl.com/362z5p5t>
 - “Extended-stay hotels, a growing option for poor families, can lead to health problems for kids” *CBS News*, October 8, at: <https://tinyurl.com/4hvx8s7m>
 - “Why wealth homeowners stay in Florida and other storm zones” *Slate*, October 9, at: <https://tinyurl.com/bdhy3hue>
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NLIHC News

NLIHC Welcomes Brandon Weil as Graphic Communications Manager!

NLIHC is excited to welcome Brandon Weil as our new Graphic Communications Manager. In his role, Brandon will work closely with the other members of NLIHC’s communications team to ensure effective and efficient NLIHC graphic communications project management. Before joining NLIHC, Brandon was art director at Urban Land Institute, where he oversaw digital, print, and video collateral and evolved the global brand to ensure culturally appropriate design and consistency across the organization. In addition to his work at Urban Land Institute, Brandon has significant real estate design experience in both in-house and agency positions. Brandon holds a BFA from Kent State University.

NLIHC Welcomes New Members in Third Quarter of 2024

Tag: NLIHC News *Keywords:* membership, members, third quarter

NLIHC welcomes the following individuals and organizations who joined our organization as members during the third quarter of 2024! NLIHC members support strategic advocacy for our policy priorities and build connections across our nationwide network. Benefits of membership include invitations to quarterly members-only Policy Advisory Committee [meetings](#), discounted print publications, discounted tickets to our annual Housing Policy Forum, and more! To become an NLIHC member, visit nlihc.org/membership. Contact outreach@nlihc.org for more information.

New Organizational Members

- African American Clergy Collective of Tennessee
- Baltimore Renters United
- City of Wilmington Autonomous Tenants Union
- Heritage Education Land Prosperity (H.E.L.P.) Center, Inc.
- Hudson Valley Pattern for Progress
- Mickle Towers Resident Council
- Pinehurst Tenants Union
- Project Community Connections, Inc.
- The Tides Center
- TN4SafeHomes

New Individual Members

- Alexis Hoggard
- Amy Peltin
- Ananya Joyita
- Andrea Vadala
- Andrea Walsh
- Angela McCauley
- Angela Stone
- Ben Brown
- Brenda Emperor
- Carla Bouknight
- Catera Hill
- Colleen Grady
- Dylan Kaplan
- Ebony Fadis
- Emily Cindy Wood
- Erin McBride
- Grady Hart
- Hannah Bracken
- Jackie Graham
- Jamie Seagraves
- Jennifer Skoog
- Jim Hennigan
- John Davis
- Joyce Mortimer
- Kaitlin Johnson
- Karesha Boyd
- Katherine Corbett
- Katie Brown
- Kellie Brownlow

- Kelly A. McConnell
- Kendra Lee
- Kenny Rooker
- Keyarra Ruehl
- Kristy Smith
- Martha Forbes
- Michael Donnan
- Michael Younger
- Michaeline Buchanan
- Mykel Parham
- Nate Lichti
- Nichole Flory
- Nicole Ferguson
- Niki Williams
- Noah Block
- Osei Kwarteng
- Perry Medina
- Phoebe West
- Portland Jackson
- Princess Hester
- Sade Dennis
- Sandy Range
- Sean Moore
- Sharon Pevey
- Theresa O'Connor
- Tina Kirk
- Victoria Brown
- William Duncan

Where to Find Us – October 15

- Rainbow 16th Annual Awards Banquet – Scottsdale, AZ, October 17 (Diane Yentel)
- [*Our Stories, Our Solutions: A Summit on Transformative Solutions for Economic Equity*](#) - New York, NY, October 17-18 (Raquel Harati)
- Neighborhood Preservation Coalition of New York Annual Conference – Poughkeepsie, NY, October 22 (Lindsay Duvall)
- Shalom House Why We Vote Workshop – October 23, Washington, D.C. (Courtney Cooperman & Billy Cerullo)
- 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)

- [South Carolina Association of Community Action Partnerships Conference](#) – Myrtle Beach, SC, November 19 (Julie Walker)
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NLIHC Staff

Sarah Abdelhadi, Senior Research Analyst
Millen Asfaha, Operations Coordinator
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
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Matthew Clarke, Director, Communications, x207
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Lakesha Dawson, Director of Operations
Lindsay Duvall, Senior Organizer for Housing Advocacy, x206
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Dan Emmanuel, Manager, Research, x316
Sarah Gallagher, Vice President, State and Local Policy Innovation, x220
Jamaal Gilani, Director of People and Culture
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Raquel Harati, Research Analyst
Danita Humphries, Senior Executive Assistant, x226
Nada Hussein, ERASE Project Coordinator, x264
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Nara Kim, Policy Intern
Kayla Laywell, Housing Policy Analyst, x231
Sasha Legagneur, Field Intern
Mayerline Louis-Juste, Senior Communications Specialist, x201
Meghan Mertyris, Disaster Housing Recovery Analyst
Khara Norris, Vice President of Operations and Finance, x242
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Noah Patton, Manager, Disaster Recovery, x227
Mackenzie Pish, Research Analyst
Benja Reilly, Development Coordinator, x234
Denisse Rodriguez, Research Intern
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Gabrielle Ross, Project Manager, Diversity, Equity, and Inclusion, x208
Sarah Saadian, Senior Vice President for Public Policy and Field Organizing, x228
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Brooke Schipporeit, Director, Field Organizing, x233
Hillary Poudeu Tchokothe, Our Homes, Our Votes Intern

Tejas Telkar, Homelessness and Housing First Policy Intern
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Brandon Weil, Graphic Communications Manager
Chantelle Wilkinson, OSAH Campaign Director, x230
Renee Willis, Senior Vice President for Racial Equity, Diversity, and Inclusion, x247
Diane Yentel, President and CEO, x225
Carly Zhou, Research Intern