

Volume 29, Issue 38
October 21, 2024

NLIHC News

- NLIHC Announces Leadership Transition with Upcoming Departure of President and CEO Diane Yentel

Budget and Appropriations

- Bipartisan Support for Disaster Recovery Package Grows on Capitol Hill, Casting 12/20 Funding Deadline into Doubt – Take Action!

Disaster Housing Recovery

- Join Upcoming (10/24) National Call for Equitable Disaster Housing Recovery for Hurricanes Helene and Milton
- DHRC Joins More Than 20 National Organizations in Call for Eviction and Foreclosure Moratorium in North Carolina Following Hurricane Helene

Housing Policy Forum

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

LIHTC

- NLIHC Joins Letter Addressing LIHTC Qualified Contract Process and Nonprofits' Right of First Refusal

Public Charge

- Protecting Immigrant Families Coalition to Host Administrative Advocacy Webinar

Our Homes, Our Votes

- Register for Today's (10/21) *Our Homes, Our Votes* Webinar: "Getting Out the Vote!"
- *Our Homes, Our Votes* Updates – October 21, 2024

Opportunity Starts at Home

- National Fair Housing Alliance Releases Health and Housing Equity Report

Research

- Voucher Recipients Who Port Their Vouchers Tend to Move to Higher-Opportunity Neighborhoods

State and Local Innovation

- Richmond Passes Resolution to Support Tenants' Access to Legal Representation in Eviction Filings

From the Field

- NLIHC Releases Spanish Edition of Most Recent *Tenant Talk*
- Reminder: Participate in "Tenant Talk Live" Feedback Survey!

Fact of the Week

- Billion Dollar Disasters Are On the Rise

NLIHC Careers

- NLIHC Seeks Development Coordinator
- NLIHC Seeks Fund Development Director

NLIHC in the News

- NLIHC in the News for the Week of October 13

Additional NLIHC News

- Where to Find Us – October 21

NLIHC News

NLIHC Announces Leadership Transition with Upcoming Departure of President and CEO Diane Yentel

Tag: NLIHC News *Keywords: Diane Yentel, President and CEO, leadership transition*

NLIHC announced on October 17 that Diane Yentel, president and CEO, is stepping down from her position early next year after nearly nine years at the organization's helm and 12 years at NLIHC. The NLIHC Board of Directors will soon launch a nationwide search for the organization's next president and CEO.

"Diane's leadership as president and CEO of NLIHC has been truly transformative, not only for NLIHC but for the movement for housing justice," said Dora Leong Gallo, chair of NLIHC's Board of Directors. "Under her leadership, NLIHC achieved exponential growth and financial stability, expanded our foundational work on racial justice and centering impacted people, and led visionary national campaigns to historic success. Diane has ensured NLIHC is positioned for continued growth and success into the future. On behalf of everyone at NLIHC, I thank Diane for her dedication, perseverance, and powerful leadership throughout her time at NLIHC, and wish her the best."

"Diane is an extraordinary leader who has truly transformed NLIHC during her tenure," said Anne Mavity, 1st Vice Chair of NLIHC's Board of Directors. "She built a strong, talented team and leaves a legacy of stewardship and fierce advocacy. NLIHC is ready to successfully launch its next leader because of the success Diane has driven."

"Through weathering challenges and storms such as the pandemic, Diane held each low-income tenant and resident close, leading the way for essential tenant and resident protections, staving off inequities and other harms, and saving lives," said Zella Knight, tenant leader and at-large member the Executive Committee of NLIHC's Board of Directors. "We are eternally grateful for Diane's bravery, strength, tenacity, and visionary leadership."

"Leading NLIHC has been a joy, challenge, and honor, and I am tremendously proud of the progress we've made together," said Diane Yentel. "I believe one of the most important things a leader must do is know when it's time to make room for new leadership. By every measure, NLIHC and our movement for housing justice are stronger than ever and poised for further success. Now is the right time for me to pass the torch to NLIHC's next leader to continue working with its exceedingly skilled and dedicated team and partners."

"I am – as ever – deeply grateful, optimistic, and confident in both NLIHC's future and in our country's ability to end homelessness and housing poverty, once and for all." Diane continued. "Until then, whether leading here or elsewhere, I'll be with NLIHC in the struggle for housing justice."

Diane's last day at NLIHC will be **January 3, 2025**. She will soon share what is next for her.

NLIHC's Board of Directors has established a search committee and will share more information about the search for a successor in the coming weeks.

Budget and Appropriations

Bipartisan Support for Disaster Recovery Package Grows on Capitol Hill, Casting 12/20 Funding Deadline into Doubt – Take Action!

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

While Congress is in recess until November 12, conversations about passing a disaster aid package before the end of the year are picking up among congressional leaders. The aid package, which U.S. House of Representatives Speaker Mike Johnson (R-LA) has estimated could include as much \$100 billion, would be targeted to survivors and communities impacted by Hurricanes Helene and Milton.

However, while aid for disaster recovery is needed, Congress will not readjourn to begin negotiating a potential aid package until November 12, at which point members will have only eight legislative days when both chambers are in session before they adjourn again for the Thanksgiving holiday and reconvene on December 3. This schedule leaves only a few short weeks for members of Congress to negotiate and pass a disaster aid package and finish their work on a fiscal year (FY) 2025 spending bill. The federal government is currently being funded by a continuing resolution (CR) that maintains funding for federal programs until December 20. Allowing the CR to expire without final bills or another CR to continue funding would result in a partial shutdown of the federal government.

Lawmakers have a steep road ahead when it comes 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, while the Senate's bill provides sufficient funding to renew all existing housing voucher contracts, the House's 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 disasters, 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 for the webinar [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!](#)

DHRC Joins More Than 20 National Organizations in Call for Eviction and Foreclosure Moratorium in North Carolina Following Hurricane Helene

TAG: Disaster *Keywords: Disaster Housing Recovery Coalition, DHRC, disaster recovery, North Carolina, eviction, foreclosure, moratorium, NCIDR*

NLIHC’s [Disaster Housing Recovery Coalition](#) (DHRC) joined more than 20 other national organizations in sending a letter to North Carolina Governor Roy Cooper and North Carolina Supreme Court Chief Justice Paul Newby. The letter urged the governor and chief justice to utilize their executive authorities to prevent evictions and foreclosures for 90 days in areas of the state impacted by Hurricane Helene.

The letter was sent shortly after the [NC Inclusive Disaster Recovery Network](#) (NCIDR) sent another state-wide letter calling on the governor and chief justice to enact an eviction and foreclosure moratorium immediately. NCIDR convenes a collaborative of more than 300 public, non-profit, and faith-based organizations seeking channels for the expression of community voices and equitable access to resources in the disaster recovery system.

Hurricane Helene brought about widescale destruction throughout the southeastern U.S. and had [caused](#) more than 200 deaths as of October 2, making it one of the deadliest storms to hit the U.S. since Hurricanes Katrina and Maria. Governor Cooper and Chief Justice Newby now have the power to prevent the needless displacement of thousands of impacted households, including many of the hardest hit disaster survivors who will need the greatest amount of assistance to recover from this catastrophic storm. Advocates and organizers are thus imploring the governor and chief justice to take action immediately. In support of this goal, [Western North Carolina Tenants Network](#) recently hosted a press conference at the Buncombe County Courthouse to demand that the government take action before it is too late.

Read the DHRC's national letter [here](#).

Read NCIDR's letter [here](#).

Read more about the Western North Carolina Tenants Network's press conference [here](#).

Housing Policy Forum

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

Tag: Housing Policy Forum *Keywords: Housing Policy Forum, Save the Date*

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!

LIHTC

NLIHC Joins Letter Addressing LIHTC Qualified Contract Process and Nonprofits' Right of First Refusal

TAG: LIHTC *Keywords: Low-Income Housing Tax Credit, LIHTC, qualified contract loophole, QC loophole, right of first refusal, letter, sign on*

NLIHC joined a [sign-on letter](#) addressed to the chair, the vice-chair, and members of the U.S. House of Representatives Republicans' Tax Team on Community Development, which comprises members of the House's Committee on Ways and Means. The letter urges two key policy reforms to the Low-Income Housing Tax Credit (LIHTC): closing the so-called Qualified Contract (QC) loophole; and providing a purchase option to nonprofit organizations at "Year 15" (the end of the LIHTC compliance period).

QC Loophole Reform

The QC loophole allows LIHTC property owners to discontinue federal and state affordability restrictions after just 15 years, rather than the 30-year minimum affordability requirement usually in place for LIHTC properties. The QC loophole has led to a substantial loss of affordable rental homes, harming low-income residents and resulting in the waste of scarce federal investments. Fully eliminating QCs would help protect the affordability of LIHTC properties by holding developers to the 30-year minimum affordability period.

The sign-on letter urges the Ways and Means Committee to repeal the QC provision for future allocations of Low-Income Housing Tax Credits and modify the rule for existing properties so that in the case of a QC, the “purchasers may acquire an existing Housing Credit property at its fair market value as affordable housing rather than the faulty formula in current law, which ascribes a fictional, elevated value to the property.”

Reforms Involving Purchase Option for Nonprofits

LIHTC rules allow for investor limited partners (LPs) and nonprofit general partners (GPs) to agree to give the nonprofit GP a “right of first refusal” (ROFR) when an LP exits the partnership after the compliance period ends, at year 15. This provision gives the GP the right to purchase the LP’s share of the property before the LP sells to another buyer. The provision is designed to make it easier for the GP to maintain ownership of the property and preserve the property’s affordability restrictions.

ROFR had worked as intended until recent years, when some entities that control LPs began to challenge this right in the hopes of generating windfall returns. As stated in the sign-on letter, “the most egregious practices involve so-called “Aggregators,” which are companies who acquire control of existing Housing Credit investor limited partnerships for the purpose of generating profits by refusing to recognize GP post-year-15 acquisition rights.”

The sign-on letter urges the Ways and Means Committee to modify the LIHTC section of the Internal Revenue Code to permit GPs and LPs to agree on language in the partnership agreement that gives the nonprofit a purchase option. Additional language should provide clarification and strengthen the current rule for the right of first refusal.

These two provisions are important to preserve the long-term affordability of LIHTC properties. With the opportunity for major tax reform coming in 2025, NLIHC will continue to push for LIHTC reforms that increase the supply of affordable, available, accessible housing for households with the greatest need, including these two reforms.

Read the sign-on letter at: <https://tinyurl.com/nzd7u2e8>

Public Charge

Protecting Immigrant Families Coalition to Host Administrative Advocacy Webinar

TAG: Public Charge Keywords: immigrant housing, public charge, Trump, PIF, protecting immigrant families, resources

The Protecting Immigrant Families Coalition (PIF) will host a webinar, “[Administrative Advocacy: Blocking Bad Policies in 2025 and Beyond](#),” on October 22 at 2:30 pm ET. The webinar is meant to help attendees prepare to respond to policies that harm immigrant families during any new presidential administration, including policies concerning the “public charge” rule and access to public benefits for immigrants. NLIHC has supported reforms to the public charge rule in the past and urges the implementation of policies that provide accessible, decent, and safe housing for everyone.

The Biden administration’s public charge rule replaced a rule established during the previous administration that put green card applications at risk if lawfully present immigrants used public charge programs. The previous rule was shown to undermine the pandemic response and widen racial disparities in health, hunger, and poverty. A 2021 poll [found](#) that nearly half (46%) of people in immigrant families who needed help or health care during the pandemic did not seek it because of immigration concerns. The Biden rule, which was finalized in 2022, implements a much clearer framework. It restored the traditional definition of “public charge” and made clear which benefits count toward the test. It did not expand eligibility for public benefits to any new households. When the Biden proposed rule was announced in 2022, NLIHC joined [over 1,000 organizations](#) urging finalization of the rule. [Research](#) from late 2023 meanwhile showed that even after the Biden administration’s decision to halt the public charge rule in March 2021, immigrant families continued to be reluctant to participate in programs that provide vital food, health, and housing assistance.

During the upcoming webinar, attendees will learn how to respond to administrative changes to important policies like public charge or those regulating access to public benefits for immigrants, and speakers will discuss a recent Supreme Court case that may make it more difficult to block federal regulations in court. Speakers will include Amanda Baran, former policy director at the U.S. Citizenship and Immigration Services and a consultant at the Immigrant Legal Resource Center; Adam Carbullido of the Association of Asian Pacific Community Health Organizations; Betzabel Estudillo of Nourish California; and Ed Walz of Protecting Immigrant Families Coalition.

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

Our Homes, Our Votes

Register for Today’s (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 today (Monday, October 21) at 2:30 pm ET. Register for the webinar [here](#).

Early voting and Election Day involve an all-hands-on-deck effort to get voters to the polls – the culmination of months of voter registration, education, and mobilization activities. Panelists in this webinar 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; Jen Thomas, community engagement manager at the Housing Alliance of Pennsylvania; and Jan Bechtel, resident services program manager at HDC MidAtlantic.

The upcoming 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

- 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/>

***Our Homes, Our Votes* Updates – October 21, 2024**

TAG: OHOV Keywords: *Our Homes Our Votes, nonpartisan campaign, voting, elections, voting rights, disaster recovery, Vote Early Day, pilot communities*

Celebrate Vote Early Day on October 29!

[Vote Early Day](#) is a nonpartisan Civic Holiday dedicated to helping voters learn about their options for casting their ballots ahead of Election Day. NLIHC’s nonpartisan *Our Homes, Our Votes* campaign is proud to join thousands of Vote Early Day partners nationwide to empower Americans to vote early and make their voices heard. Vote Early Day will take place on Tuesday, October 29.

Long lines at the polls, voter disinformation, and confusing election laws all have a disenfranchising impact that disproportionately affects low-income voters. Early voting gives voters the opportunity to overcome these obstacles and ensure that they can cast their ballots. Millions of Americans have options to vote ahead of Election Day by mail or in person.

To find your state-specific early voting rules, use the *Our Homes, Our Votes* TurboVote platform: <https://ourhomes.turbovote.org/vote-early>.

NLIHC Joins Pilot Community Partners for Nonpartisan Voter Education Events

Our Homes, Our Votes Project Manager Courtney Cooperman joined Georgia Advancing Communities Together (Georgia ACT), an NLIHC state partner and pilot community partner, for a nonpartisan voter education event in Atlanta on October 8. Georgia ACT held a pizza and ice cream social with NCNW Morris Brown Collegiate Section and Morris Brown Alpha Phi Alpha fraternity to build enthusiasm around voting, help students and community members confirm their voter registration status, and ensure that voters have a plan to cast their ballots in the upcoming election. [Click here](#) for a social media recap of the event.

Courtney joined the Southern California Association for Nonprofit Housing (SCANPH), an NLIHC state partner and pilot community partner, for its “Our Voice, Our Vote” conference in Pasadena, CA, on October 10. Courtney hosted an *Our Homes, Our Votes* exhibitor table and shared resources that conference attendees can use to increase voter turnout in their communities in the remaining weeks before the election. She also spoke on a “Nonpartisan Voter Engagement 101” panel featuring Arianna Bankler-Jukes, advocacy manager and organizer at SCANPH; An Le, assistant director of community building and engagement at Little Tokyo Service Center; and Coach Ron Crockett, resident leader with Residents United Network- Los Angeles (RUN-LA). [Click here](#) for a social media recap of the event.

To learn more about the *Our Homes, Our Votes* pilot communities initiative, visit: www.ourhomes-ourvotes.org/pilot-communities

Updates and Resources for North Carolina Voters Affected by Hurricane Helene

In the aftermath of Hurricane Helene, the [North Carolina State Board of Elections](#) and nonpartisan organization [Democracy NC](#) have compiled updated information for voters affected by the disaster, including emergency provisions to protect access to the ballot.

According to the North Carolina State Board of Elections (NCSBE), there are nearly 1.3 million registered voters across the 25 counties in North Carolina’s designated Helene disaster area. NCSBE’s [website](#) provides guidance for absentee voting, in-person early voting and Election Day voting, meeting photo ID requirements, and other emergency provisions for voters affected by Hurricane Helene.

Democracy NC has also compiled a [summary](#) of information for voters affected by Hurricane Helene. Voters who have been temporarily displaced due to the hurricane, but who intend to return to their original residence, retain their original residence for voting purposes. Voters in the counties covered by the federal disaster declaration can fill out an “ID Exception Form” and cast a provisional ballot without presenting a photo ID. All mail-in ballots contain an ID Exception Form.

Voters in the 25 counties in North Carolina’s designated Helene disaster area should contact the NC State Board of Elections and their County Board of Elections for any updates to early voting and Election Day in-person voting locations. Voters in these counties also have expanded options for requesting, returning, and receiving assistance with their mail-in ballot.

For more comprehensive information from Democracy NC, visit:

<https://democracync.org/resources/voting-information-for-people-affected-by-hurricane-helene/>

Voting Resources for Survivors of Domestic Violence

Content warning: domestic violence

The No More Foundation, a nonpartisan organization dedicated to ending domestic and sexual violence by increasing awareness and fueling cultural change, recently published a blog post titled “[Hidden Barriers: Domestic Violence and Obstacles to Voting](#).” The blog post details the ways in which an abusive partner can suppress critical information, threaten or intimidate a victim into voting a certain way or not at all, and deter survivors from registering to vote due to the public status of registration records. By highlighting these barriers and providing guidance for survivors and their loved ones to make voting plans, No More aims to ensure that all survivors can safely exercise their voting rights.

No More has also released its [State Voting Guide for Survivors \(2024\)](#), which provides state-specific descriptions of the provisions available to help domestic violence survivors vote safely and confidently. The programs listed are the Address Confidentiality Program (ACP), confidential registration options, early voting, same-day registration, and vote-by-mail. ACPs are programs which allow survivors to withhold their address from public records, including voter registration lists, which can help survivors avoid being located by current or former abusers. In states where ACP programs are available, the guide provides deadlines associated with the service and where survivors can learn more about their state’s requirements. The voting guide can be found [here](#).

Additional voting resources for survivors of domestic violence include:

- An [overview of Address Confidentiality Programs](#) from the National Domestic Violence Hotline.
- A [detailed description of the relationship between voting and survivor privacy](#) from the National Network to End Domestic Violence (NNEDV)’s Safety Net Project.
- A [compilation of safe voting tips for survivors](#) from the National Network to End Domestic Violence.

Demos and Organize Tennessee Release Analysis of Tennessee’s Missing Voters

[Demos](#), a nonprofit policy organization working to build a just, inclusive, and multiracial democracy, recently partnered with [Organize Tennessee](#), a nonprofit targeting voter suppression and protection in Tennessee, to analyze why nearly 2.3 million of Tennessee’s eligible voters are considered “missing,” having not voted in the past three general federal elections. The [report](#) examines why Tennessee has some of the lowest voter turnout and voter registration rates in the country, especially among voters of color.

The analysis challenges the narrative of a disinterested electorate, which blames low voter turnout on individuals’ lack of priority placed on elections. Rather, low voter turnout in Tennessee is a result of systemic underinvestment and discriminatory voter suppression laws

primarily targeting communities of color within Tennessee. The report presents an overall description of Tennessee’s missing voters, policy recommendations to increase voter engagement, and county-level profiles of missing voters in Organize Tennessee’s priority areas. While the report focuses on Tennessee, its insights can be applied to understand the root causes of low voter turnout rates among historically disenfranchised communities in all states.

Preview and download the full report here: <https://www.demos.org/policy-briefs/tennessees-missing-voters-state-and-county-analysis>.

Host a Nonpartisan Party at the Polls with When We All Vote!

When We All Vote, a national nonpartisan initiative formed to increase voter participation, invites individuals to host their own “Party at the Polls” to make voting a memorable community event. Research shows that voter turnout can increase by as much as 4% when voting is a fun, celebratory activity. When We All Vote’s step-by-step [Party Host Guide](#) and promotional materials are available to all.

The guide provides instructions for remaining nonpartisan and following all applicable laws, choosing a location and date, promoting and hosting the event, and ensuring that attendees make a plan to vote. The first 100 “Party at the Polls” volunteers will also receive a free party pack, which can be requested at weall.vote/volpartypack at least seven business days before the event.

More information can be found at weall.vote/partyhost.

Opportunity Starts at Home

National Fair Housing Alliance Releases Health and Housing Equity Report

Tag: Opportunity Starts at Home *Keywords: Opportunity Starts at Home, OSAH multi-sector, National Fair Housing Alliance, NFHA, equity, health*

National Fair Housing Alliance (NFHA), a member of the [Opportunity Starts at Home](#) (OSAH) campaign Roundtable, released an action guide demonstrating the connections between fair housing and health outcomes. The report, “[Affirmatively Furthering Fair Housing as a Tool to Further Health Equity](#),” highlights the increasing importance of social determinants of health to improved health outcomes and explains how the [Affirmatively Furthering Fair Housing](#) (AFFH) mandate can be used to address longstanding racial inequities in access to places that provide the best conditions for healthy living. The report provides guidance to healthcare entities and fair housing stakeholders on building relationships between sectors and aligning their work in advancement of equitable housing and neighborhood opportunity and health outcomes. Read the report [here](#).

For healthcare entities, the report provides an overview of the Affirmatively Furthering Fair Housing (AFFH) mandate and outlines steps to align their work with fair housing stakeholders to build community health improvement partnerships. The guide also gives fair housing stakeholders an introduction to community health needs assessments (CHNAs) and guidance to

engage and build relationships with healthcare entities. The report features case studies, evidence-based approaches, and recommendations from practitioners who have facilitated successful partnerships.

The report was created in collaboration with Health Management Associates to outline the parallels between the goals of AFFH and CHNAs, including the requirement to allocate resources to best meet community needs. A CHNA provides state and local health entities and community members with detailed information about a specific community's health status, needs, and assets. The assessment serves as a guide to decide where resources should be allocated and can be combined with AFFH and broader health planning processes to create an intersectional approach to addressing fair housing issues and their health impacts.

The report concludes with a call to action, stating that “aligning fair housing and healthcare community health planning, investments, and strategies will accelerate health benefits for communities and quickly bring more planning efforts into action. Community members have provided input and recommendations through these community processes for many years, not always seeing improved health conditions or improved health outcomes. It is our responsibility to leverage our community health, healthcare, and AFFH data to drive toward the elimination of racism and improved health outcomes.”

Read the report [here](#).

Research

Voucher Recipients Who Port Their Vouchers Tend to Move to Higher-Opportunity Neighborhoods

TAG: Housing Choice Vouchers *Keywords: porting; port; housing choice voucher; HCV program; rental assistance; upward mobility; neighborhood opportunity; moving*

A recent *Cityscape* article, “[Porting to Opportunity: An Analysis of Portability in the Housing Choice Voucher Program](#),” examines the association between porting and neighborhood-based opportunity outcomes for Housing Choice Voucher (HCV) recipients. “Porting” is the process through which voucher recipients transfer their rental housing subsidy to another public housing authority (PHA) when they move to a location outside of their initial PHA’s jurisdiction. The researchers found that nearly 10% of voucher tenants ported and one-third of these tenants ported more than 250 miles away from their initial PHA. They also found that porting moves were generally to higher-opportunity neighborhoods.

The researchers relied on HUD’s administrative data to create a database of over 150,000 households who were admitted to the voucher program in 2012 and tracked program exits and moves for each household through 2022. The researchers used American Community Survey (ACS) data to identify changes in neighborhood opportunity, measured at the census tract-level, for porting households as well as households who moved within their initial PHA’s jurisdiction.

The researchers found that 38% of tenants moved to different neighborhoods and nearly 10% of tenants ported. Both moves and porting were most common in the first couple of years of a voucher's being issued and generally declined overtime. Most porting moves were to rental homes more than 50 miles away, with about 9.6% of tenants moving to a new residence within five miles of their original residence, 35.8% moving five to 50 miles, 22.5% moving 50 to 250 miles, and 32.2% moving more than 250 miles. The researchers also measured the likelihood of porting based on household demographic characteristics. The likelihood of porting increases by 12.5% for households with children and 22% for households with a member with a disability. Households that are lower-income, younger, and larger are more likely to port than households that are higher-income, older, or smaller, respectively. Black and Hispanic households are more likely to port compared to white households.

The researchers also found that porting moves tended to be from census tracts with lower opportunity to census tracts with higher opportunity and generally provided greater neighborhood opportunity than within-PHA moves. On average, porting moves were to census tracts with median household incomes that were \$3,174 higher and had a 1.6 percentage point lower poverty rate compared to the initial tract. Porting moves were also to census tracts that had greater high school and college education rates and decreased income inequality. However, households that originated from tracts in higher-opportunity neighborhoods tended to move to lower-opportunity neighborhoods. For example, households that originated from tracts where poverty rates were less than 20% generally moved to tracts where poverty rates were higher than the original tract. The researchers found that porting moves were still associated with increased neighborhood opportunities compared to within-PHA moves even after controlling for other factors.

The researchers conclude that porting is an important mechanism for increasing neighborhood opportunity for voucher recipients and can particularly benefit their children through access to higher education and economic opportunities. They discuss the importance of increasing tenant awareness about their right to port and steps needed. For example, they recommend targeted outreach by PHAs to tenants; a plain-language, user-friendly webpage that explains the right to port and needed steps; and housing mobility services to help voucher recipients navigate the process and housing market. They also recommend regionalizing PHAs to facilitate access to a larger geographical area without the need to port.

Read the report at: <https://bit.ly/4f5fBIG>

State and Local Innovation

Richmond Passes Resolution to Support Tenants' Access to Legal Representation in Eviction Filings

TAG: State and Local Innovation *Keywords: tenant protections, Richmond, eviction, Virginia, right to counsel, RTC*

The City Council of Richmond, Virginia, unanimously passed on September 23 a [resolution](#) declaring that the right to counsel (RTC) is a “critical necessity” and that a lack of legal representation for tenants in Richmond constituted a “public crisis” due to the staggering rate of evictions in the Richmond area. Right to counsel is meant to ensure that tenants have access to legal representation during eviction proceedings. By passing the new resolution, the City Council will strengthen its support of existing programs in the city that increase tenants’ access to legal representation when they are facing eviction.

The resolution cites [a 2023 study](#) from the RVA Eviction Lab at Virginia Commonwealth University that found that Richmond had the [second-highest eviction rate in the country](#), with over 11% of all households in the city having received an eviction judgment. The study additionally found that when tenants have access to legal representation, they are nearly [eight times more likely](#) to receive an outcome in their favor, including not being forcibly displaced from their residence. In a typical year, [the favorable eviction court outcome-rate for Richmond residents is 2.4% for tenants who do not have legal representation in court](#). For tenants who do have access to legal counsel during an eviction hearing, however, the number is exponentially higher, at 18.4%.

Typically, the average eviction hearing in Richmond lasts [fewer than three minutes](#), with approximately 40% of hearings lasting under a minute. This short timespan reflects tenants’ inability to ask questions or learn more information about relevant housing protections in court – information that could greatly strengthen their case. Across Richmond, the same study found that in eviction cases with tenant legal representation, hearings are [twice as long](#) as those without a tenant attorney present, indicating a greater ability for tenants to assert their rights and remain stably housed.

RTC policies and programs are critically important for protecting tenants against the disparate impact of evictions. As cited by both the RVA study and the Richmond City Council in its resolution, evictions have effects beyond displacement, including impacts to tenants’ physical and mental well-being. According to the Eviction Lab at Princeton University, [an average of 3.6 million evictions were filed annually between 2000 and 2018](#), with low-income women of color being at the greatest risk of eviction. Research conducted by Boston University, meanwhile, [found](#) that tenants who are threatened with an eviction typically suffer from poor health, high blood pressure, depression, anxiety, and psychological distress as a result of an eviction filing, even before they are forced to move from their residence.

According to the [National Coalition for a Civil Right to Counsel](#), across the country, an average of [83% of landlords have legal representation in court today, while only 3% of tenants do](#). When tenants are guaranteed access to counsel during an eviction hearing, this pronounced power imbalance shifts and empowers tenants to assert a defense, allowing them to fight back against the eviction case and prevent an involuntary move. As of 2024, [17 cities and two counties have enacted RTC policies and programs](#), with New York City being the first to implement such protections for tenants (in 2017). Meanwhile, five states – Washington, Maryland, Connecticut, Minnesota, and Nebraska – guarantee tenants the right to counsel during eviction proceedings, though the scope of these protections differs based on state context. For example, in Nebraska, RTC measures passed in 2024 through “[LB840](#)” only grant protections to tenants in public housing located in metropolitan cities with 400,000 or more residents.

RTC policies and programs have been successful in protecting tenants. Data compiled nationally on such programs suggest that they increase the ability of tenants to access rental assistance, remain in their homes, and in some cases avoid eviction filings altogether. In Boulder, Colorado, for example, after RTC was passed in 2020 through “[Ordinance No. 8412](#),” 63% of represented cases avoided eviction, resulting in a 26% increase in the number of cases that avoided eviction.

In the case of Richmond, findings gathered by the City Council resulted in a [recommendation](#) that the city implement a civil right to counsel based on the notion that the presence of a lawyer or legal advocate in housing court leads to increases in hearing times and to more favorable tenant outcomes. While the resolution does not formally create a right to counsel in the city, it supports greater resource allocation to Richmond’s right-to-counsel pilot program. The proposed 2025 city budget designates [\\$500,000](#) to the pilot program to expand available legal services to tenants. According to the RVA Eviction Lab, every dollar spent on legal assistance to tenants [will save \\$2 in eviction and involuntary displacement costs](#). This funding will go to Central Virginia Legal Aid Society to support [one new housing paralegal and three new housing attorneys](#). These new Legal Aid members will grant free legal resources to an estimated [450 tenant families](#) facing evictions in the next year. [Advocates hope](#) that data on the impact of the pilot-program will push state legislators to pass full RTC.

More information about the City of Richmond’s RTC initiative can be found [here](#).

From the Field

NLIHC Releases Spanish Edition of Most Recent *Tenant Talk*

Tag: **From the Field** Keywords: *Tenant Talk*, Spanish, voting

NLIHC has released a Spanish language edition of the newest issue of [Tenant Talk](#), our semiannual newsletter designed to engage residents in housing advocacy. The new issue, *Tenant Talk: El voto como accion colectiva (Voting as Collective Action)*, features articles on the importance of elections in tenant communities. [Download the Spanish edition of Tenant Talk!](#)

Census data reveal that low-income people vote at lower rates than those in higher income brackets. This pattern is due in large part to long-standing barriers, such as difficulties taking time off from work to vote, obtaining legal identification, and accessing transportation to polling places. In addition, racial and other forms of discrimination, as well as increased exposure to misinformation about voting, further hinder voter participation. People experiencing homelessness, returning citizens, and survivors of disasters face especially tough barriers to voting. These challenges are exacerbated by efforts in some states to suppress the votes of low-income tenants, who are disproportionately people of color, young people, senior citizens, and people with disabilities.

Higher voter turnout among low-income households is essential for convincing policymakers to address the housing needs of the lowest-income tenants. But achieving the goal of higher turnout is challenging, and we cannot do it alone – we must act collectively! The new edition of Tenant

Talk explores how advocates and others can best ensure that low-income tenants make their voices heard at the polls.

The new edition brings together a spectrum of perspectives on why voting matters and a range of nonpartisan resources to help ensure higher voter turnout among low-income renters. Articles cover topics like the long struggle for voting rights, voting while experiencing homelessness, civic engagement beyond voting, and NLIHC's nonpartisan Our Homes, Our Votes campaign. The edition also offers tools for nonpartisan voter engagement, ideas for Get Out the Vote efforts, and tips for how tenants and residents can engage candidates, as well as updates on NLIHC's policy work and new research.

[Download the Spanish edition of *Tenant Talk*!](#)

Reminder: Participate in “Tenant Talk Live” Feedback Survey!

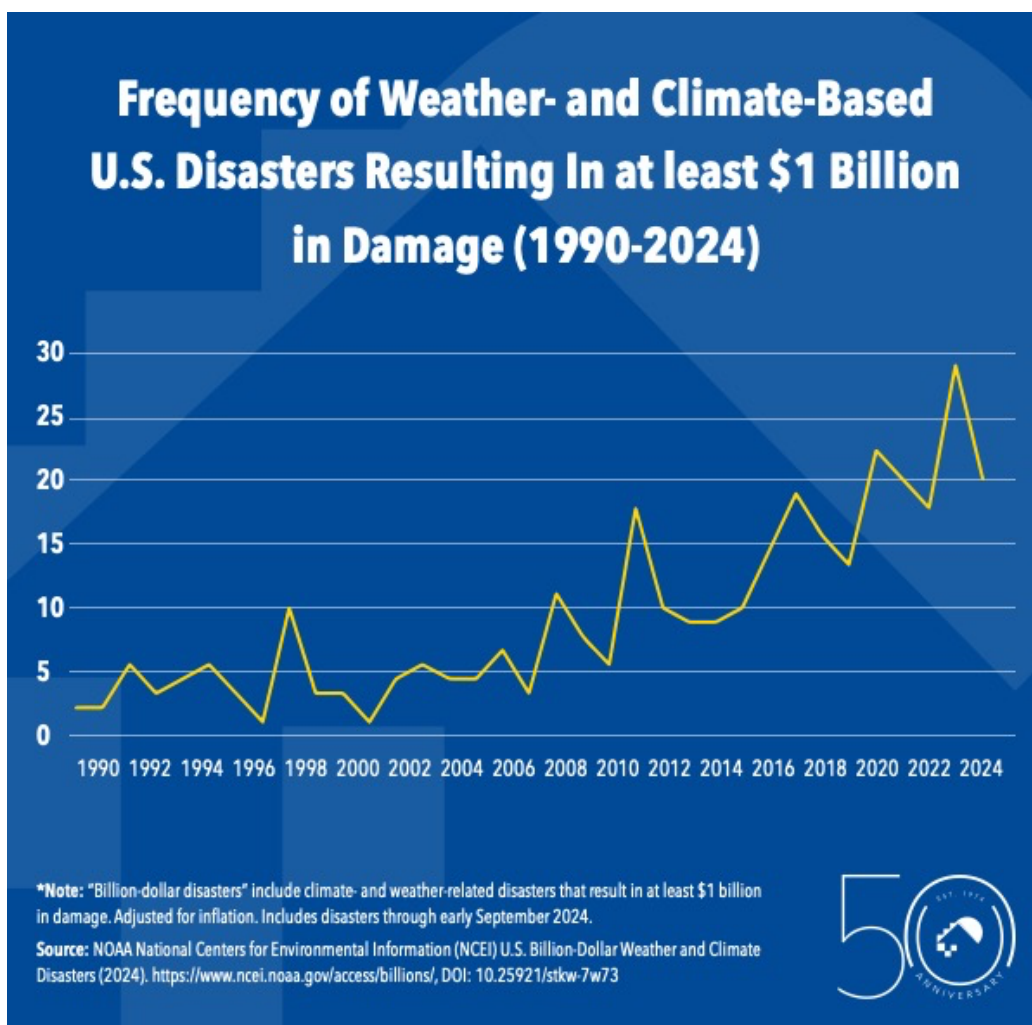
TAG: Webinars/Tenant Talk Live *Keywords: Tenant Talk Live, survey, feedback*

NLIHC invites all past and present “Tenant Talk Live” attendees to participate in the 2024 Tenant Talk Live feedback survey. Your feedback will help us plan for the 2025 meetings and ensure that the meetings align with participants’ interests. The survey will close on October 31. Fill out the survey [here](#). The next Tenant Talk Live meeting will be held on November 4 at 6 pm ET. Register for the webinar [here](#).

Fact of the Week

Billion Dollar Disasters Are On the Rise

TAG: Fact of the Week *Keywords: disaster, damage, climate change, weather*



Source: NOAA National Centers for Environmental Information (NCEI) U.S. Billion-Dollar Weather and Climate Disasters (2024). <https://www.ncei.noaa.gov/access/billions/>, DOI: 10.25921/stkw-7w73

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.

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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 13

The following are some of the news stories to which NLIHC contributed during the week of October 13:

- “More than 20% of Des Moines renters spend half their income on rent” *Axios*, October 15, at: <https://tinyurl.com/236zscy7>
 - “Could mixed-income public housing help fix Boston’s affordability crisis? These city councilors think so” *Boston Globe*, October 17, at: <https://tinyurl.com/4x8wywrn>
 - “Nevada grapples with a housing crisis, a central theme of the presidential campaign” *Le Monde*, October 17, at: <https://tinyurl.com/35crjtb6>
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Additional NLIHC News

Where to Find Us – October 21

- 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)
 - HUD Data Knowledge Collaborative – Washington, D.C. November 6 (Dan Emmanuel)
 - [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
Adelle Chenier, Director of Events
Matthew Clarke, Director, Communications, x207
Courtney Cooperman, Project Manager, Our Homes Our Votes, x263
Lakesha Dawson, Director of Operations
Lindsay Duvall, Senior Organizer for Housing Advocacy, x206
Thaddaeus Elliot, Housing Advocacy Coordinator
Dan Emmanuel, Manager, Research, x316
Sarah Gallagher, Vice President, State and Local Policy Innovation, x220
Jamaal Gilani, Director of People and Culture
Ed Gramlich, Senior Advisor, x314
Raquel Harati, Research Analyst
Danita Humphries, Senior Executive Assistant, x226
Nada Hussein, ERASE Project Coordinator, x264
Kenza Idrissi Janati, Tenant Leader Intern
Kim Johnson, Public Policy Manager, x243
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
Libby O'Neill, Senior Policy Analyst
Noah Patton, Manager, Disaster Recovery, x227
Mackenzie Pish, Research Analyst
Benja Reilly, Development Coordinator, x234
Denisse Rodriguez, Research Intern
Dee Ross, Tenant Leader Fellow
Gabrielle Ross, Project Manager, Diversity, Equity, and Inclusion, x208
Sarah Saadian, Senior Vice President for Public Policy and Field Organizing, x228
Craig Schaar, Data Systems Coordinator
Brooke Schipporeit, Director, Field Organizing, x233
Hillary Poudeu Tchokothe, Our Homes, Our Votes Intern
Tejas Telkar, Homelessness and Housing First Policy Intern
Tia Turner, Housing Advocacy Organizer
Julie Walker, OSAH Campaign Coordinator
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