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Budget and Appropriations

Senators from States Impacted by Recent Hurricanes Call on Biden Administration to Submit Disaster Recovery Funding Request to Congress – Take Action!

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

Senators from Virginia, Georgia, and North Carolina sent a joint [letter](#) to President Biden on October 16 urging the White House's Office of Management and Budget (OMB) to "submit to Congress a detailed supplemental appropriations request that considers the full cost of recovering from Hurricanes Helene and Milton...so Congress can quickly consider supplemental appropriations this year, and affected communities can begin to heal." The letter reflects growing bipartisan calls for additional funding to help communities recover from Hurricanes Helene and Milton. The storms made landfall on September 27 and October 9, respectively, and devastated communities across Florida, Georgia, South Carolina, North Carolina, Tennessee, and Virginia.

"The Federal Emergency Management Agency (FEMA) will require significant additional funding to ensure it has the resources it needs for Hurricane Helene and Milton recovery, and additional federal funding will be required to support states and federal agencies' emergency response efforts," the senators write. "Likewise, as communities begin to rebuild, uninterrupted access to key disaster assistance loans from the U.S. Small Business Administration (SBA) is imperative. Agricultural producers will also need financial assistance to help them recover from yet another natural disaster that is further compounding their already tenuous economic situation, and small businesses will need support to help cover the damage to their livelihoods and rebuild, so they can reopen their doors to communities."

While FEMA's disaster relief fund received an infusion of \$20.3 billion before Congress adjourned for its pre-election recess, it is not clear how long that funding will last. More urgently, the SBA's disaster loan account, which provides needed financing to help with rebuilding in the wake of a disaster, ran out of money on October 15, although the program is still processing applications to quickly disburse assistance when additional funding is provided by Congress.

Congress will remain recessed until November 12 and will need to move quickly to negotiate a disaster aid package and enact a final funding package for fiscal year (FY) 2025 before December 20, when Congress adjourns for the year. However, there is growing speculation about whether Congress will be able to tackle both projects in such a limited amount of time; some anticipate Congress will pass a disaster package along with a continuing resolution (CR) to maintain federal funding until February or March of next year.

Take Action!

Join an organizational sign-on letter supporting the "Reforming Disaster Recovery Act"

The potential disaster aid package represents an opportunity for Congress to enact the "Reforming Disaster Recovery Act" ([RDRA](#)) into law. The RDRA – a priority for NLIHC's

Disaster Housing Recovery Coalition – is a bipartisan bill that would permanently authorize HUD’s Community Development Block Grant-Disaster Recovery ([CDBG-DR](#)) program, which provides states, tribes, and communities with flexible, long-term recovery resources needed to rebuild affordable housing and infrastructure after a disaster. The bill also provides important safeguards and tools to ensure federal disaster recovery efforts reach all impacted households, including the lowest-income and most marginalized survivors, who often hardest hit and have the fewest resources to recovery

Organizations can [join](#) over 500 other organizations from around the country on a sign-on letter from NLIHC, the National League of Cities, the National Association of Counties, and Enterprise calling on Congress to enact the RDRA.

Urge Congress to pass a final FY25 spending bill with increased funding for HUD’s affordable housing and homelessness programs

Regardless of the timing of the disaster aid bill, Congress will need to enact a final FY25 spending bill to ensure federal programs – including HUD’s vital affordable housing and homelessness programs – receive increased funding in the coming year. Because the cost of housing and homelessness assistance rises every year, it is [crucial](#) that HUD receive increased funding every year to maintain the number of people served. 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.

Our Homes, Our Votes

Celebrate Vote Early Day Tomorrow (10/29)!

TAG: OHOV Keywords: *Our Homes Our Votes, nonpartisan campaign, voting, elections, Civic Holidays, Vote Early Day, early voting*

[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 tomorrow (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.

Our Homes, Our Votes encourages partners to celebrate Vote Early Day and spread the word about early voting through social media, email communications, phone calls, texts, or in-person voter outreach. Vote Early Day provides a [nonprofit toolkit](#) with print-at-home swag, sample social media language and graphics, email templates, voter outreach template messages, and additional tools.

To find your state-specific early voting rules and make a voting plan, use the *Our Homes, Our Votes* TurboVote platform: ourhomes.turbovote.org/vote-early.

To learn more about Vote Early Day, visit: www.voteearlyday.org

To download resources from the Vote Early Day Nonprofit Toolkit, visit: www.voteearlyday.org/toolkit/nonprofit/

Register for Next Monday's (11/4) *Our Homes, Our Votes* Webinar: "Overcoming Voter Suppression and Building Confidence in Elections"

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, "Overcoming Voter Suppression and Building Confidence in Elections," will take place next Monday, November 4, at 2:30 pm ET. Register for the webinar [here](#).

Deliberate voter suppression tactics, including restrictive voter ID laws, tend to disenfranchise members of the same communities that are at disproportionate risk of housing insecurity and homelessness. Survivors of domestic violence also face a unique set of barriers to safely participating in elections. Misinformation about the voting process can also discourage voters from casting their ballots. This webinar will cover ways that housing and homelessness organizations can empower low-income renters to overcome these obstacles to voting, understand the voting process, vote safely, and go into Election Day with confidence that their ballots will be counted. The panel will feature Kat Calvin, founder of Spread the Vote/Project ID; C. Jay Coles, deputy director of legislative affairs at Verified Voting; and Lyndsey Dearlove, global director of operations at the NO MORE project.

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

- Overcoming Voter Suppression and Building Confidence in Elections (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/>

Homelessness and Housing First

USICH Releases New Spotlight in *Homelessness Prevention Series*

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

The U.S. Interagency Council on Homelessness (USICH) released on October 21 a new [spotlight on family homelessness](#) as part of its *Homelessness Prevention Series*. The spotlight focuses on local and federal efforts to prevent homelessness.

According to the 2023 Point-In-Time (PIT) Count, the number of caregivers and children living without a home is increasing after a decade of national declines in family homelessness. The PIT counted 57,563 families (covering 186,084 people), meaning nearly three of every 10 people experiencing homelessness on a night in 2023 were parents and their children. Over 17,300 of those families were also living unsheltered on the street.

For mothers and children experiencing homelessness, domestic violence is a primary cause of homelessness, often leading to serious consequences such as developmental delays, chronic health conditions, mental illness, and substance use disorders. Furthermore, parents experiencing homelessness are also more likely to disproportionately suffer from major depressive disorder.

However, communities across the country are undertaking initiatives to address family homelessness. The USICH spotlight highlights how programs that focus on early rental assistance are supporting families in Boise, Idaho, and Cincinnati, Ohio. In Boise, for example, the Jesse Tree of Idaho prevented evictions from occurring in approximately 30% of all cases filed in Ada County in 2023 by providing tenants with rental assistance and case management directly in court. In Cincinnati, Strategies to End Homelessness uses predictive data analytics to identify and help families who are at risk of homelessness and proactively offer them financial assistance and services. USICH highlights additional strategies and local examples, including focusing on families in subsidized housing and identifying individuals at risk of homelessness, fostering collaboration between schools and community-based organizations to help families at risk of eviction, and offering direct cash assistance.

USICH's [*All In: The Federal Strategic Plan to Prevent and End Homelessness*](#) cites federal strategies and actions to prevent family homelessness, including reducing housing instability for survivors of domestic violence, promoting child welfare services, updating zoning laws, and improving the supply and impact of permanent supportive housing for families, among other solutions. USICH's homelessness prevention framework, [*Ending Homelessness Before It Starts*](#), identifies how partners can work together to effectively allocate and distribute resources and assistance to help people quickly access housing and improve housing stability (see *Memo, 9/30*). The framework also identifies how Housing First principles can be applied to homelessness prevention by reducing barriers to maintaining or obtaining new housing. Lastly, USICH highlights federal actions taken in the last year to prevent family homelessness. These include President Biden's request that Congress invest more in families, HUD's decision to award \$10 million in housing vouchers through the Family Unification Program, the creation of the Affordable Housing and Supportive Services Demonstration Program to improve affordable housing supply and support services, and others.

Read USICH's Spotlight on Family Homelessness at: <https://tinyurl.com/2cc7r2wb>

Read USICH's federal homelessness prevention framework at: <https://tinyurl.com/yx5t6pxp>

Events

Register for Tomorrow's (10/29) Joint NLIHC, NHLC, and SEAP Webinar on Housing and Homelessness in the Wake of Natural Disasters

Tag: Webinar *Keywords: NLIHC, NHLC, SEAP, Disaster Recovery Housing Coalition, DHRC, Milton, Helene, hurricanes, homelessness, criminalization, webinar*

NLIHC will co-host a webinar with the National Homelessness Law Center (NHLC) and the Southern Economic Advancement Project (SEAP) tomorrow (October 29) at 12 pm ET. Led by Noah Patton of NLIHC and Eric Tars of NHLC, the webinar will focus on the connections between housing instability, homelessness, and natural disasters and explore opportunities for improved post-emergency policies, how disaster recovery efforts intersect with criminalization trends, and how to push for complementary policy solutions to address these challenges.

Attendees will also hear from on-the-ground partners, who will discuss the realities faced by individuals experiencing homelessness in the aftermath of natural disasters. Register for webinar [here!](#)

Opportunity Starts at Home

New Poll Reveals Ohio and South Carolina Voters Are Deeply Concerned about Affordable Housing

Tag: Opportunity Starts at Home *Keywords: Opportunity Starts at Home, OSAH, multi-sector, Ohio, South Carolina, polls, elections*

The Opportunity Starts at Home (OSAH) campaign released the results of two statewide opinion polls in Ohio and South Carolina that it recently commissioned through Hart Research Associates. The polls reveal that a vast majority of South Carolina (87%) and Ohio (84%) voters believe that it is harder to find stable, affordable housing now compared to five years ago, with many worried about evictions. Voters in both states want to see their elected leaders take action on affordable housing. Additionally, four out of five voters in both states support government action to address the housing affordability crisis.

While nine out of 10 voters in both states say that stable affordable housing is one of the most important things or very important to people's security and well-being, a majority (76% in Ohio and 84% in South Carolina) say that finding quality, affordable rental housing in their community is challenging. Significant majorities across the political spectrum in both states (75% in Ohio and 79% in South Carolina) believe that housing affordability is a serious problem in their community. Those experiencing housing insecurity are making sacrifices in order to pay their rent or mortgage; top sacrifices include cutting back on healthy foods, racking up credit card debt, borrowing money, and not saving for retirement.

Voters in South Carolina and Ohio identify the cost of living and inflation as the most pressing issues, ranking them above concerns like immigration, abortion, healthcare, education, taxes, and climate change. When asked further about the economic concerns associated with the cost of living, the cost of food and cost of housing were the top issues. Strong majorities in both states agree that the recent increases in the cost of living have demonstrated that the government needs to invest more in affordable housing over the long-term (87% in Ohio and 82% in South Carolina).

Strong bipartisan majorities favor a variety of policies included in the OSAH campaign National Policy Agenda that are designed to address housing affordability and stability. For example:

- 92% of voters in Ohio and 90% of voters in South Carolina support policies that protect renters from excessive rent increases, unfair evictions, harassment, and discrimination by landlords.

- 89% of voters in Ohio and 90% of voters in South Carolina support policies that provide emergency assistance to help cover rent if low-income households face an unexpected hardship, such as losing a job or a medical emergency.
- 84% of voters in both Ohio and South Carolina support policies that expand investments to build more rental homes that are affordable for the lowest-income people.
- 84% of voters in Ohio and 86% of voters in South Carolina support policies that expand rental assistance to help households with the lowest incomes afford housing.
- 88% of voters in both Ohio and South Carolina support policies that ensure families with young children who receive rental assistance can afford to live in neighborhoods that are safe, have good schools, and have job opportunities.
- 84% of voters in both Ohio and South Carolina support policies that expand rental assistance to help the 17 million households who currently qualify for assistance but are not receiving it.

With strong support for the OSAH policy agenda, Ohio and South Carolina voters favor elected officials with a detailed plan to make housing affordable that includes the policies surveyed. Over 70% of voters in both states say that the government is doing too little to ensure people can cover their housing costs. Majorities also oppose recent housing policies that are harmful to people experiencing homelessness. Most Ohioans across the political spectrum oppose arresting, ticketing, and fining people who are unhoused and sleep in public spaces, even when there is nowhere else for them to go (84% of Democrats, 83% of Independents, and 64% of Republicans). South Carolina voters share a similar opposition (83% of Democrats, 77% of Independents, and 62% of Republicans). Furthermore, large majorities in both states share a belief in the detrimental impact that these policies have on housing stability and employment. In Ohio, more than 80% of voters say that these policies would make it harder to find and keep housing and employment. In South Carolina, nearly 80% say that these policies would make it harder to find and keep housing and over 80% say that they would make it harder to find and keep employment.

The polls highlight that voters believe younger generations, renters, and low-income families face the most severe challenges in affording housing. These groups are especially vulnerable to rising housing costs. Additionally, the demand for affordable rental housing extends beyond renters; homeowners also acknowledge the growing need. Both renters and homeowners share the perception that finding affordable, quality rental housing is becoming increasingly difficult. This consensus underscores the urgent need for action on housing affordability across the electorate.

The OSAH campaign commissioned the poll to test specific policy solutions from its National Policy Agenda, including (1) expanding rental assistance through vouchers or tax credits, (2) investing in the Housing Trust Fund to increase the supply of affordable housing, and (3) creating an emergency fund to prevent evictions and homelessness during financial hardships. The poll shows strong bipartisan support for these solutions and increased investments.

View more in-depth fact sheets of the poll results [here](#).

View the campaign's Policy Agenda [here](#).

Read Coalition on Homelessness and Housing in Ohio's press release [here](#).

Read South Carolina Association of Community Action Partnerships' (SCACAP) press release [here](#).

State and Local Innovation

NLIHC to Host Tenant Protections Webinar Series Beginning on 11/20!

TAG: State and Local Innovation *Keywords: tenant protections, junk fees, webinar, state and local innovation*

NLIHC's [State and Local Innovation \(SLI\) project](#) will soon initiate the next component of its *State and Local Tenant Protection Series: A Primer on Renters' Rights* with a webinar series focused on state and local tenant protections. The first webinar in the series, taking place November 20, will give attendees the opportunity to learn more about efforts undertaken at the federal, state, and local levels to address excessive rental fees, known commonly as rental "junk fees." Registrants will hear from a broad range of speakers, including tenant advocates, members of national housing organizations, and legal service providers, about specific campaigns, resources, and efforts to advocate for laws limiting junk fees. The webinar will take place from 2 to 3:30 PM ET and will be co-hosted with the [National Consumer Law Center](#) (NCLC), the [Housing Policy Clinic at the University of Texas at Austin's Law School](#), and [Building and Strengthening Tenant Action](#) (BASTA). Stay tuned for information about how to register.

For millions of renters today, the high cost of housing has far outpaced wages, forcing tenants to spend greater shares of their monthly income on rent and other rental expenses, including fees. Such fees, which can include application fees, processing fees, pet fees, convenience fees, administrative fees, late fees, and other types of obligatory fees, can raise total rental costs and quickly accumulate for tenants, putting safe and decent rental housing out of reach. Indeed, according to a [2023 NCLC report](#), a survey of legal services and nonprofit attorneys found that there were more than 27 different types of fees that these groups had seen assessed in the rental market. These fees can show up at all stages of a renter's tenancy and can even be undisclosed from prospective tenants in rental listings, forcing tenants to be uninformed about the total cost of renting, even before a lease is signed.

Lack of awareness about the types and cost of fees charged during tenancy leads to a host of problems for tenants. Rental fees imposed at the outset of a tenant's rental search – such as application fees, security deposit fees, key fees, and holding fees – can create barriers for tenants in accessing housing, while rental fees that are not advertised as part of the monthly rate can lead tenants to spend more than their anticipated budgets. According to the NCLC survey, [not accurately disclosing fees to tenants upfront can lead tenants to spend hundreds of dollars per month alone in rental fees](#).

To address these concerns, states and local governments have undertaken efforts to address excessive rental fees in the private rental market. As of 2024, NLIHC has [tracked](#) 16 states and

eight localities that have passed such protections for tenants. In the upcoming webinar, attendees will have the opportunity to hear from tenant advocates from Connecticut about [efforts to enact “Senate Bill 998” in 2023](#). The bill addresses rental application fees, security deposit fees, tenant screening fees, and fees for non-payment of rent.

In August 2024, NLIHC’s SLI initiative released a toolkit on protections against excessive rental fees, which includes an overview of such protections, the common components of laws that limit junk fees, information about state and local jurisdictions that have adopted such protections for renters, and suggestions about provisions that can be considered when enacting or advocating for such protections. The toolkit was the first in the State and Local Innovation Tenant Protection Series, which also includes toolkits on [“just cause” eviction standards](#), [rent stabilization laws](#), and laws that strengthen [code enforcement procedures and habitability standards](#). The toolkits are meant to provide foundational information about the core components of select policy interventions that can keep tenants stably housed – and free from the threat of eviction – and to help spark dialogue around the critical importance of state and local tenant protections. Alongside the toolkits, the SLI team has also released a series of tenant case studies focused on state and local campaigns to enact the same four tenant protections.

Learn more about laws limit excessive rental fees [here](#).

Learn more about NLIHC’s SLI project at: <https://nlihc.org/state-and-local-innovation>

Research

NLIHC Disaster Recovery Research Consortium Meets in D.C. to Discuss Opportunities for Collaboration

Tag: Research *Keywords: research, disaster, consortium*

NLIHC’s Disaster Recovery Research Consortium met in Washington, D.C. between October 22 and 24 to discuss opportunities for collaboration between advocacy and community organizations and research institutions. In addition to discussing possibilities for collaboration, the consortium – which consists of researchers and advocates working together to share their research challenges – discussed their current research questions and how to advocate for better data access. The meeting also included conversations about what advocacy organizations need from researchers and how advocacy organizations can ensure they benefit from partnering with research institutions. Participants highlighted the need for advocacy and community organizations to be involved in projects from the very early stages and the importance of clear understandings of each partner’s goals, roles and responsibilities, expectations about acknowledgements, and final outputs. For more information about the research consortium, please contact NLIHC Vice President of Research Andrew Aurand at aurand@nlihc.org.

Demographic Shifts and Higher Housing Costs Are Leading to More Cost Burdens among Veteran Renters

TAG: Housing Affordability & Cost Burden *Keywords: veterans, housing unaffordability, demographic change, housing cost burden, Social Currents*

An article published in *Social Currents*, “[Rent Burden and Demographic Change Among Veterans: A Research Brief](#),” aims to understand recent trends in rental housing cost burdens and housing affordability among military veterans in the U.S. Historically, the veteran subpopulation has been relatively insulated from housing affordability challenges compared to members of the public, even while veterans remain overrepresented among people experiencing homelessness. The new paper finds that the share of veteran renters who are cost-burdened has drastically increased over the last five decades and is now similar to the share among the general renter population. The researchers attribute this shift in large part to growing demographic diversity in the veteran population, with an increasing share of veterans belonging to groups that are known to be at greater risk of housing cost burden and housing unaffordability.

The researchers utilized data from the Panel Study of Income Dynamics (PSID), a nationally representative longitudinal survey that began in 1968 and tracks the economic, social, and health-related behaviors of multiple generations of U.S. families over time. Drawing upon PSID data collected between 1976 and 2021, the researchers created statistical models to estimate the average housing cost burden over time for veteran and non-veteran renter households based on the ratio of total housing costs to total family income (rent-to-income ratio). They caution that because the PSID does not consider utilities in housing costs, it may underestimate the actual housing cost burden renters face. Veteran households were defined as those in which the head of household self-reported being a veteran of the U.S. armed forces. Cost-burdened (or rent-burdened) households were defined as those with a rent-to-income ratio over 30%; severely cost-burdened households were those with a rent-to-income ratio over 50%. The researchers also examined how trends in experiences of cost burden over time varied between veteran renter households with different demographic characteristics.

The researchers found that, at the beginning of the study period, the share of cost-burdened veteran renters (6%) was considerably lower than the share of cost-burdened non-veteran renters (17%). By 2021, about a third of both veteran and non-veteran renters were cost burdened. Similarly, the share of severely cost-burdened renters increased from 1% among veteran renters and 7% among non-veteran renters in 1976 to roughly 17% among both groups in 2021. Upon examining how these trends varied across demographic subgroups within the veteran population, the researchers discovered that changes in cost burden were associated with increases in the shares of veteran renters who are female, non-white, new householders, or who have disabilities, as well as decreasing shares of veteran renters living with a spouse or cohabitating partner. Prior research on the general renter population has demonstrated that these groups are at greater risk of housing unaffordability due to structural disadvantages in housing and labor markets, which suggests that these disadvantages have become more prominent among the veteran renter population as it has diversified over time.

The researchers noted that changes in the share of persons with disabilities among the veteran renter population were particularly associated with growing cost burdens. Upon closer

examination, they discovered that the prevalence of cost burden among disabled veteran renters was 20% in 1976 – higher than that of both the broader veteran renter population and the general renter population. By 1999, the share of cost-burdened disabled veteran renters had nearly doubled. By 2021, nearly half of disabled veteran renters were cost-burdened, and about a third were severely cost-burdened. Veterans with disabilities are more likely to rely partially or completely on fixed incomes such as disability benefits, which can make them particularly vulnerable to housing instability when housing costs rise.

The authors conclude by offering several policy recommendations aimed at alleviating the housing burden on veteran renters, specifically those most vulnerable to rent affordability issues. First, they recommend adjusting disability benefits to reflect local variations in cost-of-living, similar to the Basic Allowance for Housing (BAH) provided to active-duty service members. This would ensure that disabled veterans in high-cost housing areas receive adequate support to cover their rent, addressing the growing issue of rent burdens in regions with rapidly increasing housing costs. Secondly, they highlight the importance of expanding the Low-Income Housing Tax Credit (LIHTC), a federal program that incentivizes the development of affordable housing by providing tax credits to private developers. This expansion could lead to more affordable housing units, particularly for families and female veterans, who are disproportionately impacted by housing cost burdens. The authors suggest that targeting LIHTC to create mixed-income communities could further support vulnerable veteran populations. Lastly, the authors propose expanding the Grant and Per Diem (GPD) program, a community-based initiative that provides transitional housing and supportive services to veterans experiencing homelessness, to provide emergency housing assistance to new veteran households, particularly those transitioning from military to civilian life or dealing with life-altering events such as divorce or family loss. These expansions would offer critical support at a time when veterans are most vulnerable to housing instability.

Read the article at: <https://bit.ly/3Y8vMhy>

From the Field

Tenant Screening Discrimination Case Settled in D.C.

TAG From the Field: *Keywords: DC, legal services, source of income, discrimination, tenant protections, tenant rights, screening*

In July, the [Equal Rights Center](#) (ERC) of Washington, D.C., in partnership with [Cohen Milstein Sellers & Toll](#) and NLIHC member [Washington Lawyers Committee for Civil Rights and Urban Affairs](#) (WLC), secured an important legal victory for certain tenants living in the D.C. area. After a yearlong investigation into allegations of discrimination in the tenant screening processes of AIR Property Management TRS, LLC (AIR), a [lawsuit](#) originally filed in February of 2024 was settled, with the result that AIR must now update its tenant screening processes in three buildings located in the Northwest Quadrant of D.C. – Latrobe Apartment Homes in Logan Circle, Upton Place in Cathedral Heights, and Vaughan Place in McLean Gardens – in order to ensure equal access for all applicants, including those with Housing Choice Vouchers (HCVs).

Among the specific allegations against AIR were accusations that the company:

- Preemptively disqualified applicants to Latrobe Apartment Homes and Vaughan Place by publicizing that said applicants would be denied if they had prior felony convictions and/or eviction records.
- Instituted unlawful requirements for HCV holders by mandating minimum credit scores.
- Created burdensome requirements for applicants with criminal records more than seven years old and evictions more than three years old, both unlawful practices in the District of Columbia.

The resulting [Cooperation Agreement](#) included an acknowledgement that AIR will comply with D.C. law and will not illegally deny applicants based on criminal records that are older than seven years, eviction records that are older than three years, or source of income. For applicants using housing subsidies, including HCVs, AIR will abide by D.C. law and not take credit scores into consideration. Additionally, AIR must not create burdensome application requirements based on criminal records, eviction records, or source of income.

“Policies that disqualify tenants based on their status as voucher holders, stale eviction records, or old and irrelevant conviction records are not only unlawful in the District of Columbia, but they are also immensely harmful,” said Joanna Wasik, deputy legal director at WLC. “Such exclusions perpetuate housing segregation and erect barriers to fair housing choice – primarily for low-income Black residents. We applaud AIR Properties for the Cooperation Agreement, which will ensure that it is a future role model for housing providers in the District.”

Fair and equitable tenant screening practices are critical for ensuring that the lowest-income and most marginalized renters are able to secure safe, stable, and affordable housing free of discrimination. Tenant screening practices, which can include third-party background and credit checks, are inherently harmful to the most vulnerable renter groups and often shut tenants out of housing. A report released by the National Consumer Law Center in 2023 found that 50% of landlords rarely disclosed screening criteria to tenants, while 13% of landlords never did. While there is a lack of transparency in what information landlords and property owners screen for in potential tenants, it is also important to note that tenant screening practices can often produce inaccurate information about tenants. A [2022 Consumer Financial Protection Bureau \(CFPB\) report](#) found that tenant screening reports often include outdated or misleading information about arrests and criminal records but that reports might not include the full details about a tenant’s prior eviction record either.

Harmful screening practices can have disproportionate impacts on tenants who are recipients of the HCVs. For example, the inability to find housing within a certain time frame, especially in a tight rental market with limited housing options, can put individuals at risk of having to return their voucher, which can in turn force them to rejoin a [years-long](#) waiting list to receive assistance.

Additional reforms that AIR agreed to initiate include:

- Distributing an updated tenant screening policy to all employees that conforms to D.C. law.

- Eliminating source of income discrimination in the tenant screening process and asking that applicants disclose their having an HCV before credit and income screenings.
- Offering annual ERC training programs for all AIR employees who participate in the screening, leasing, and management processes.
- Providing continual testing to ensure that AIR complies with the aforementioned reforms.

“These protections are so important because individuals with housing vouchers, past evictions, or arrest or conviction records are often our most vulnerable and historically marginalized residents,” said Nadya Harrison, housing justice advocate and investigator with WLC. “Eliminating these irrational barriers to safe, stable housing is an essential step in moving towards an equitable society.”

The Housing Choice Voucher program was founded in 1974 as a part of massive restructuring of federal housing assistance for low-income families. The goal of the program is to provide monetary assistance, in the form of a voucher, to low-income families, the elderly, and disabled people so that they can afford decent, safe, and quality housing in the private market. Administered by HUD’s Office of Public and Indian Housing (PIH) as well as nearly 2,100 state and local public housing agencies (PHAs), the program currently serves approximately 2 million families nationally and roughly 11,500 families in Washington, D.C.

Read the full lawsuit [here](#).

Read the full Cooperation Agreement [here](#).

Read more about the Housing Choice Voucher program [here](#).

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

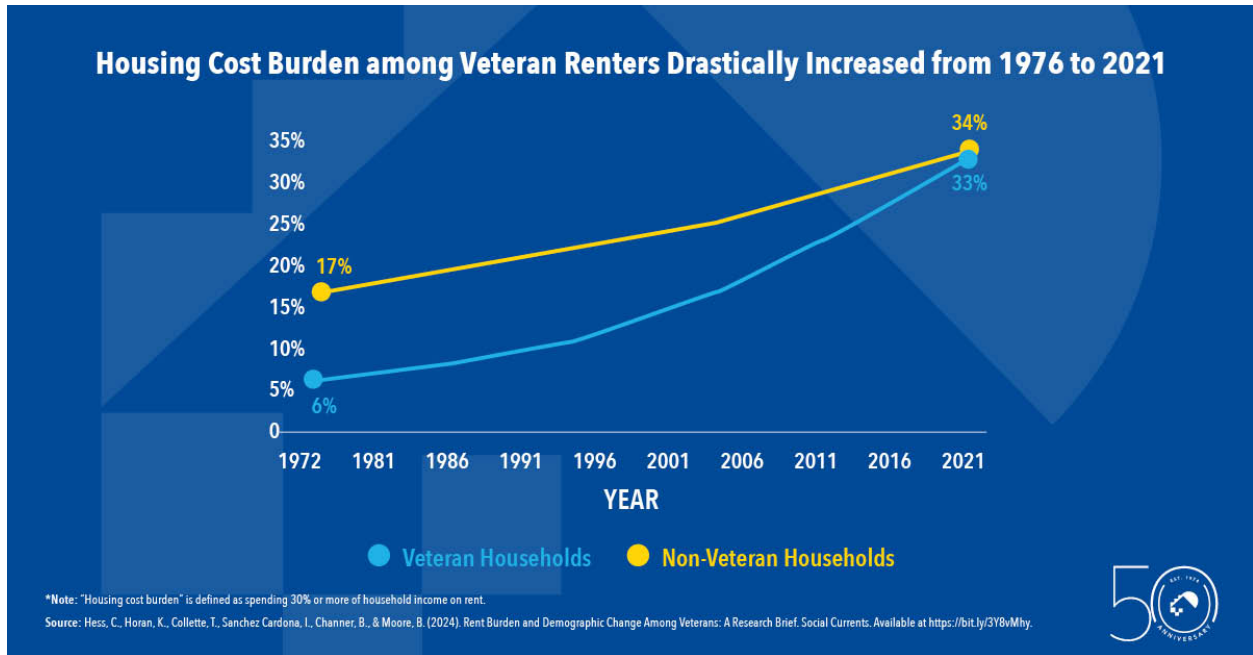
TAG: Webinars/Tenant Talk Live *Keywords: Tenant Talk Live, survey, feedback*

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

Housing Cost Burden among Veteran Renters Drastically Increased from 1976 to 2021

TAG: Housing-Related Data *Keywords: veteran, housing cost burden, rental households*



Source: Hess, C., Horan, K., Collette, T., Sanchez Cardona, I., Channer, B., & Moore, B. (2024). Rent Burden and Demographic Change Among Veterans: A Research Brief. *Social Currents*. Available at <https://bit.ly/3Y8vMhy>.

Note: “Housing cost burden” is defined as spending 30% or more of household income on rent.

NLIHC Careers

NLIHC Seeks Research Analyst

NLIHC seeks a research analyst to further the coalition’s research on the housing needs of renters with extremely low incomes and policy responses to the shortage of affordable housing. The analyst will work with other members of the NLIHC research team to initiate and carry-out research, including data collection, analysis, and dissemination. This is a two-year full-time position.

The positions has a salary range of \$87,000 to \$93,000, contingent upon experience, and requires a hybrid (or in-office) work schedule in NLIHC’s offices in Washington, D.C.

Responsibilities:

- Implement quantitative and/or qualitative research, including data collection and analysis.
- Maintain and expand NLIHC holdings of and access to major datasets that inform NLIHC campaigns and partners.
- Assist other NLIHC staff and interns with data usage.
- Write reports that communicate NLIHC research to the general public.

- Disseminate NLIHC research to the general public, members, and partners through written reports and blogs, visualizations, and other means.
- Participate in other research, as assigned.
- Contribute to NLIHC's weekly e-newsletter *Memo to Members & Partners* by identifying and summarizing new research relevant to NLIHC members.
- Prepare information and position papers as required to meet NLIHC's goals and objectives.
- Represent NLIHC with other partners through participation in working groups and advisory committees.
- Public speaking at meetings and conferences in DC and around the country, with a priority for NLIHC member organizations.
- Respond to requests for information from NLIHC members, members of the media, and the public.
- Participate in NLIHC staff meetings, staff training, working groups, and other events.
- Other duties as assigned.

Qualifications:

A bachelor's degree is required (master's degree preferred). Applicants should have at least one year of experience in research and/or public policy. Applicants should have a commitment to social justice and knowledge of affordable housing, homelessness, or disaster recovery policy. Candidates should have strong analytical, writing, and oral and interpersonal communication skills. Applicants should be proficient in the Microsoft Office suite and in either a programming language like Python or statistical package like SPSS. GIS experience a plus.

This is a two-year full-time position. An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. Interested candidates should submit a resume, cover letter with salary requirement, and two writing samples to Andrew Aurand, senior vice president for research, at: aaurand@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 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 in the News

NLIHC in the News for the Week of October 20

The following are some of the news stories to which NLIHC contributed during the week of October 20:

- “Senators take aim at big private equity landlords as rents soar” *NBC News*, October 24, at: <https://tinyurl.com/yy5529vm>
 - “Housing on the ballot: Harris, Trump push different plans for tackling housing affordability crisis” *ABC News*, October 22, at: <https://tinyurl.com/8uwd7vha>
 - “Can affordable dorm-style housing help solve empty office buildings?” *Vox*, October 22, at: <https://tinyurl.com/5n87tvyy>
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NLIHC News

NLIHC Welcomes Carlton Taylor, Jr. as Senior Graphic Communications Coordinator

NLIHC is delighted to welcome Carlton Keith Taylor, Jr. (any/all pronouns) as our new Senior Graphic Communications Coordinator! In this role, Carlton will contribute to NLIHC's communications efforts by offering support in the areas of visual storytelling, graphic design, content creation, web management, social media, and marketing. Before joining NLIHC, Carlton served as a marketing manager for the LGBTQ+ Victory Fund and LGBTQ+ Victory Institute, where he led creative efforts to increase global LGBTQ+ political representation, and as a marketing and digital communications manager for the Woodruff Arts Center in Atlanta, Georgia. Carlton holds a bachelor of science degree in public relations from Georgia Southern University and a master of arts degree in women's, gender, and sexuality studies and public policy from the George Washington University.

Where to Find Us – October 28

- American Association of Service Coordinators National Conference – Indianapolis, IN, October 29 (Courtney Cooperman)
 - Housing and Community Development Network of New Jersey [Annual Conference](#) – New Brunswick, NJ, October 29 (Lindsay Duvall)
 - 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
Carlton Taylor, Jr., Senior Graphic Communications Coordinator
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