

Advocates' Guide Authors

Andrew Aurand

Andrew Aurand is Senior Vice President for Research at NLIHC, where he leads the research team in documenting the housing needs of low-income renters in annual publications like *The Gap* and *Out of Reach*, conducts additional research that informs housing policy related to extremely low-income renters, and co-manages the National Housing Preservation Database. Before joining NLIHC, Andrew was a faculty member in the Department of Urban and Regional Planning at Florida State University, where he taught housing policy and research methods and completed research on the impact of comprehensive planning on the supply of affordable housing. He holds a master's degree in social work and a PhD in public policy from the University of Pittsburgh.

Rusty Bennett

Russell "Rusty" Bennett, LGSW, Ph.D., is chief executive officer of Collaborative Solutions. He has more than 20 years of experience in nonprofit organizations and government and an extensive background working with U.S. Department of Housing and Urban Development (HUD) programs, including the Housing Opportunities for Persons with AIDS (HOPWA) program and Supplemental Nutrition Assistance Program (SNAP). In addition to serving as a liaison with HUD's Office of HIV/AIDS Housing (OHH), Rusty is currently executive director of the Low Income Housing Coalition of Alabama and executive director of the Professional Association of Social Workers in HIV & AIDS, following the appointment of Collaborative Solutions as management agent for the two organizations. He is also principal investigator on Collaborative Solution's research/evaluation projects, including the Professional Association of Social Workers in HIV & AIDS's

initiative "Age Positively," for which he leads the HIV and Aging Task Force, serves as faculty for the HIV & Aging curriculum, and chairs the national conference. Along with PhD and LGSW degrees, he holds a certification in diversity, equity, and inclusion in the workplace from the University of South Florida.

Steven Berg

Steve Berg is Chief Policy Officer at the National Alliance to End Homelessness. In his role overseeing the policy-related work of the Alliance, he works to end homelessness by promoting effective public policies and local practices regarding housing, employment, and human services. He came to the Alliance from the Center on Budget and Policy Priorities (CBPP), where he worked on state-level welfare reform and employment. Before joining CBPP, he spent 14 years as a legal services attorney in California and Connecticut, working on housing, government benefits, employment, and family integrity issues. His background includes nonprofit management and staff training and development.

Sidney Betancourt

Sidney Betancourt is a project manager of inclusive community engagement on the National Low Income Housing Coalition's (NLIHC) racial equity team. Before joining NLIHC, Sidney was the 2020-2021 Congressional Hispanic Caucus Institute (CHCI) housing graduate fellow. During her time as a fellow, Sidney worked with the U.S. Interagency Council on Homelessness on legislative research aimed at preparing the agency for a governance restructure. She spent the last half of her fellowship with the House Committee on Financial Services' Subcommittee for Housing, Community Development and Insurance. As a committee fellow, Sidney supported staff in drafting important legislation

related to public housing, infrastructure, and homelessness. Sidney is a graduate of the University of Nevada, Las Vegas, where she earned a bachelor's degree and an MSW. During her field placement as a social work student, she worked at a homeless outreach agency in downtown Las Vegas, collaborating with a legal aid agency to quash unjust warrants for individuals experiencing homelessness.

Kanav Bhagat

Kanav Bhagat is the Founder and President of Housing Risk and Policy Advisors LLC, a consulting and advisory firm that provides strategic advice on housing policy and mortgage risk to lenders, policymakers, and consumer advocacy groups. His analysis and recommendations have influenced the mortgage underwriting, refinancing, and modification policies of various Government agencies. He is currently working as a consultant to the Center for Responsible Lending. Previously, Kanav was a Research Director for the JPMorgan Chase Institute, where he led a team using the administrative data of JPMorgan Chase & Co to conduct housing finance and financial markets research designed to help policymakers, business leaders, and non-profit decision makers make more informed policy choices. While at the JPMCI, he developed and executed a research agenda focused on mortgage underwriting, performance, modification, and refinancing, as well as monetary policy transmission mechanisms and central bank communication. Prior to engaging in policy-related research, Kanav spent 17 years as a trader in various fixed income markets. Most recently, he served as the Global Head of Interest Rate Trading at J.P. Morgan, where he managed a global team of 150 traders who were responsible for the trading, risk management, and capital management of Government securities and interest rate swaps, options, and exotics in G10 interest rate markets.

Kanav earned a BS in Electrical Engineering from Cornell University and an MBA from the University of Chicago Booth School of Business.

Kayla Blackwell

Kayla Laywell serves on the policy team as a housing policy analyst. Before joining NLIHC, she worked in the office of Senator Ben Ray Luján (D-NM), where she covered housing and homelessness. Prior to working for Senator Luján, Kayla was a field representative in the office of former Congresswoman Xochitl Torres Small (D-NM), where she advocated for the needs of rural communities and Tribal governments at the start of the COVID-19 pandemic. Kayla's legislative career started in the Texas Capitol as a health policy fellow in Representative Garnet Coleman's office. Kayla holds a master's degree in social work with a specialization in political social work from the University of Houston Graduate College of Social Work. She holds a bachelor's degree in social work from New Mexico State University.

Samantha Booth

Samantha Booth is a seasoned professional in government affairs with a diverse background in public policy and legislative support. Currently serving as the Government Affairs Manager at the Housing Assistance Council since January 2019, Samantha previously held roles including Public Policy Director at the Community Development Bankers Association and Legislative Aide for Senator Heidi Heitkamp. Additional experience includes positions as a Legislative Correspondent for multiple senators, a Communications Intern at the American Enterprise Institute, and various writing and editorial roles at The Onion and the Bozeman Daily Chronicle. Samantha holds a Bachelor of Science degree from Northwestern University, specializing in Journalism, History, and International Studies.

Victoria Bourret

Tori Bourret is NLIHC's project manager for state and local innovation. In her previous role, as ERASE senior project coordinator, Tori worked with NLIHC's ERASE team to advance the Coalition's mission and ensure that the emergency rental assistance appropriated by Congress reached the lowest-income and most marginalized renters. Before joining NLIHC, Tori served as communications and project manager at the Housing Alliance of Pennsylvania, a state partner of NLIHC, providing management and outreach assistance for policy campaigns and specialized projects and managing all communications, including social media, the organization's newsletter, and the website. She also served two terms in the AmeriCorps, one with AmeriCorps NCCC in Denver, Colorado and the other with Public Allies in Delaware. Tori holds a BA in women's studies and psychology from the University of Delaware and an MSW from the University of Pennsylvania.

Jen Butler

Jen Butler is vice president of external affairs at NLIHC. In this role, she works with the NLIHC chief executive officer to lead all the organization's departments and activities that are externally facing, including: communications, media relations, brand, public relations, fund development, and events. Jen's past work in marketing and communications has included management of a diverse portfolio of campaigns for both local and national brands in the entertainment, media, and non-profit sectors. Jen is a graduate of Georgia State University, where she earned a BA in journalism with a concentration in public and political communications.

Alayna Calabro

Alayna Calabro is a Senior Policy Analyst at NLIHC, where she works to identify, analyze, and advocate for federal policies that address the urgent needs facing low-income renters and people experiencing homelessness. Alayna previously worked at NLIHC as a field intern while completing her graduate studies. As a case manager intern with Catholic Charities, Alayna witnessed the detrimental effects of housing instability on her clients' well-being and became interested in the broader systems that impact access to safe and affordable housing. She holds an MSW degree with a concentration in community action and social policy from the University of Maryland and a BA in English and psychology from the University of Notre Dame.

Michael Calhoun

Mike Calhoun has over 30 years of experience working to expand sustainable and affordable housing. He has worked collaboratively with the nation's lenders and others in the mortgage finance system to broaden the range of responsible mortgage products for working families. For the past 15 years, he has served as president of the Center for Responsible Lending (CRL), helping secure safe mortgage requirements to prevent a recurrence of the patterns and behaviors that led to the 2008 housing crash and recession. Before joining CRL, he led home lending programs and compliance at Self-Help, one of the nation's largest community development lenders. He has served as an advisor to housing developers providing low-cost rental housing for seniors and families and has worked to protect homeowners facing foreclosure due to predatory loans. He also worked for several years as a legal aid attorney, including as lead counsel in one of the first environmental justice cases, successfully preventing the destruction of a 100-year-old Black community to make way for the construction of a planned freeway.

He serves on numerous boards and financial advisory groups, including as a member of the Board of the Leadership Conference on Civil and Human Rights and as a member and chair of the Federal Reserve Board Consumer Advisory Committee. Mike holds a BA in economics with honors from Duke University and a JD from the University of North Carolina at Chapel Hill.

Allie Cannington

Allie Cannington is Director of Advocacy at The Kelsey, where she leads efforts to advance disability-forward housing solutions at state and federal levels, ensuring that policy changes are co-led by diverse and marginalized disabled individuals. With over 15 years of experience, Allie has organized people with disabilities on local, state, and national levels, centering those who experience multiple forms of oppression. Her work is dedicated to unveiling everyone's proximity to disability and fueling justice movements that are intersectional, sustainable, and intergenerational.

Billy Cerullo

Billy Cerullo is a housing advocacy organizer on NLIHC's field team. In this role, Billy helps grow the Coalition's network of advocates and supports efforts to strategically engage federal policymakers on key policy priorities. Billy has been working as an organizer for almost a decade and has organized winning campaigns to change education and healthcare policies. Before joining NLIHC, he organized multiple unionization drives as an organizer for the Laborers International Union of North America (LIUNA).

Courtney Cooperman

Courtney Cooperman is project manager of the National Low Income Housing Coalition's (NLIHC) Our Homes, Our Votes initiative, leading NLIHC's nonpartisan efforts to register, educate, and mobilize low-income renters to

vote and to elevate housing as an election issue. Before joining NLIHC, Courtney was an Eisendrath Legislative Assistant at the Religious Action Center of Reform Judaism (RAC), the social justice arm of the Reform Jewish Movement. With a policy portfolio that included housing, nutrition, labor, and other economic justice issues, Courtney spearheaded the RAC's advocacy on COVID-19 relief and recovery legislation. She also wrote blog posts and social media content, created resources for advocates, supported grassroots lobbying, and launched virtual programming to teach high school students about social justice. Courtney graduated Phi Beta Kappa from Stanford University, where she received a BA in political science, with a minor in Spanish and interdisciplinary honors in Ethics in Society. Courtney also served on the board of Heart and Home Collaborative, a seasonal shelter for women experiencing homelessness in the greater Palo Alto area.

Joanna Cuevas

Joanna Cuevas is a Senior Staff Attorney at the National Immigration Law Center (NILC), where she champions the rights of low-income immigrant youth, workers, and families through community-centered impact litigation, administrative advocacy, and policy initiatives. Admitted to practice in California and New York, Joanna is a litigator who brings significant due process, equal protection, and civil rights impact litigation experience to NILC. She currently addresses equal access to representation, deferred action for immigrant workers, health and economic justice, and challenges to discriminatory law enforcement policies, practices, and executive orders.

Ben D'Avanzo

Ben D'Avanzo leads NILC's federal health advocacy and language justice work. He works with Congress, executive branch agencies, national stakeholders, and community organizations to advocate for immigrants' access to health care and healthy lives. His focuses include expanding immigrants' access to public support programs, strengthening language access civil rights, and defending against attacks on immigrant families. He authors fact sheets and reports, leads advocacy coalitions, and devises strategies while working with partners and policymakers. Ben has a master's degree in public administration from George Washington University and a bachelor's degree in political science from American University.

Lindsay Duvall

Lindsay Duvall is a senior housing advocacy organizer at NLIHC. In this position, Lindsay helps the field team engage advocates on federal policy priorities to advance the Coalition's mission and expand NLIHC membership. She has an extensive background in emergency and affordable housing programs, having worked for eight years with NLIHC member Hudson River Housing in Poughkeepsie, New York. As manager of advocacy and community engagement, she crafted outreach strategies, developed partnerships, managed resident leadership initiatives, supported communications projects, and expanded the agency's advocacy work. Prior to this role, Lindsay worked on outreach and volunteer mobilization with the Oregon Food Bank. She holds a bachelor's degree in architecture from the University of Cincinnati and a master's degree in educational leadership and policy from Portland State University.

Dan Emmanuel

Dan Emmanuel is a research manager with NLIHC. He has worked in a range of housing and community development contexts since 2008 with a particular focus on program evaluation and community needs assessment. Dan earned a BA in philosophy and psychology from the College of William & Mary and an MSW with a concentration in community and organization practice from Saint Louis University.

Thaddaeus Elliott

Thaddaeus Elliott is housing advocacy coordinator at NLIHC. He works with the Coalition's field team to expand membership and engage advocates in efforts to advance federal policy priorities. Before joining NLIHC, Thaddaeus completed a policy fellowship with the National Ministries of the United Church of Christ (UCC) in its Office of Public Policy and Advocacy in Washington, D.C. As a fellow, he educated and mobilized UCC churches and their members from all over the country to advocate on Capitol Hill for the denomination's policy priorities relating to environmental justice, criminal justice reform, racial justice, and civil rights.

Antonia Fasanelli

Antonia Fasanelli serves as the Executive Director of the National Homelessness Law Center.

Previously, she was Executive Director of the Homeless Persons Representation Project, Inc. (HPRP), a Maryland-based civil legal aid organization committed to changing the systems that contribute to poverty and homelessness. During her thirteen-year tenure at HPRP, she incubated innovative civil legal aid projects providing legal assistance to all persons experiencing homelessness, including youth and veterans—as well as systemic initiatives to decriminalize homelessness and advance policies to end homelessness, all by lifting the voices of persons most affected by homelessness. Ms.

Fasanelli received her J.D. magna cum laude from the Washington College of Law, American University in 2001 and her B.A. cum laude from Barnard College, Columbia University in 1996. From 2001 to 2002, Ms. Fasanelli was a law clerk to The Honorable Barefoot Sanders of the U.S. District Court for the Northern District of Texas. Prior to law school, Ms. Fasanelli was an Americorps*VISTA Outreach Coordinator at the Law Center.

Eden Forsythe

Eden Forsythe is the Chief Policy Counsel at NCRC. She most recently served as the Deputy Staff Director for Policy and General Counsel at the Select Committee on the Strategic Competition between the United States and China. In that capacity, she passed major bipartisan legislation, and oversaw policy for Democrats in human rights, supply chain, trade, and labor rights. Earlier in her career, Eden was the Senior Counsel for Ranking Member of Ways and Means Sander Levin of Michigan and was part of the core team for House Democrats in securing the passage of the Iran Nuclear Agreement negotiated under President Obama. Prior to returning to Congress in 2022, Eden focused extensively on domestic policy affecting low-income people. She was part of the team in New York state that passed legislation automatically raising hourly minimum wage in the event of inflation for people working in low-wage jobs. Eden began her career as a deputy district attorney in California where she prosecuted a wide range of crimes. She holds B.A. and J.D. degrees from the University of the Pacific and was the 2009 Yale-in-China Teaching Law Fellow where she taught Federal Rules of Evidence. Eden was the 2017 Rising Star and nominated to be Best under 40 by her peers in the DC Chapter of the Asian Pacific American Bar Association. She lives in New York City.

Sarah Gallagher

Sarah Gallagher is vice president of state and local innovation, with overall strategic and operational responsibility for NLIHC's efforts to support local partners in advancing state and local tenant protections and other innovations to end homelessness and ensure housing stability for low-income renters. Sarah has more than 25 years of experience advancing innovative, equitable housing and social service policies and programs at the local, state, and national levels, with special expertise in health and housing collaborations, cross-systems data matching, interagency collaboration, homeless programs, and reentry processes. Before joining NLIHC, Sarah was the eastern region managing director of CSH, overseeing training, lending, technical assistance, and systems change work throughout Maine, New Hampshire, Vermont, Massachusetts, Connecticut, Rhode Island, New York, New Jersey, Pennsylvania, Delaware, Maryland, the District of Columbia, Virginia, North Carolina, South Carolina, Georgia, and Florida. Sarah also served as director of strategic initiatives at CSH and director of the organization's Connecticut program. Additionally, Sarah served as the first executive director of Journey Home, the local planning body for the Capitol Region Ten Year Plan to End Homelessness; as the executive director for discharge planning at the New York City Department of Correction, where she oversaw the discharge planning programs on Rikers Island and worked with city agencies to overcome barriers people face when leaving jail; and as a housing case manager in Boston. Sarah holds a master's degree in urban policy and management from the New School and a BA in sociology from the University of Connecticut.

Kody Glazer

Kody Glazer is chief legal and policy officer of the Florida Housing Coalition. He is an expert on inclusionary housing policies, community land trusts, fair housing, land use, environmental law, and the law as it relates to housing. He plays a lead role in the Coalition's advocacy efforts at all levels of government and has expertise in drafting state legislation and local housing ordinances and policies. Kody provides technical assistance to local governments and community-based organizations on a variety of issues relating to affordable housing development. He is also a co-author of the Coalition's Accessory Dwelling Unit Guidebook. Prior to joining the Florida Housing Coalition, Kody clerked for the National Fair Housing Alliance on issues related to fair housing and equitable opportunity.

Ayana Dilday Gonzalez

Ayana Dilday Gonzalez is a senior associate at the Technical Assistance Collaborative, Inc (TAC). She has over 15 years of experience developing policies and practices related to affordable housing development and permanent supportive housing (PSH). She has worked in private and public sector affordable housing development and in public sector health and human services. Ayana is an expert in the design, financing, implementation, and evaluation of publicly funded PSH programs, and she provides training and facilitation for housing providers, service agencies, and state and local governments on the financing, development, and operation of PSH. She works with Continuums of Care (CoCs) and CoC-funded programs to maximize opportunities to prevent and end homelessness, and she is a technical assistance provider for the U.S. Department of Housing and Urban Development (HUD) Youth Homelessness Demonstration Program. She is the co-chair of TAC's Racial Equity Committee, helping to lead the agency's efforts to recognize and identify the impacts of racial and social ineq-

uity and offer effective solutions that eliminate disparities. Before TAC, Ayana worked for the Commonwealth of Massachusetts on its state-wide Supportive Housing Working Group, the HUD 811 Project Rental Assistance program, the National Housing Trust Fund program, and the Balance of State Continuum of Care.

Sarah Goodwin

Sarah Goodwin is a policy and advocacy manager at the National Center for Healthy Housing (NCHH), where she supports the organization's policy- and capacity-building work and manages the National Safe and Healthy Housing Coalition. She previously served NCHH as a policy intern, helping establish and run the "Find It, Fix It, Fund It" lead elimination action drive and its associated workgroups. She holds a BA in interdisciplinary studies: communications, legal institutions, economics, and government from American University.

Ed Gramlich

Ed Gramlich is a senior adviser at the National Low Income Housing Coalition (NLIHC). After joining the Coalition in 2005, Ed spent his first two years staffing NLIHC's RegWatch Project, an endeavor to expand the Coalition's capacity to monitor federal regulatory and administrative actions, with a focus on preserving the affordable housing stock, both public and assisted. Between 2007 and 2010, he was NLIHC's director of outreach. Since 2010, he has served as senior advisor, overseeing the Coalition's efforts related to affordable housing regulations and providing expertise on regulations related to the national Housing Trust Fund and Affirmatively Furthering Fair Housing. Before joining NLIHC, he worked for 26 years at the Center for Community Change (CCC), where his primary responsibility was providing technical assistance about CDBG to low-income, community-based groups. While at CCC, Ed also devoted considerable time to providing technical assistance to

groups concerned about the negative impacts of UDAGs in their communities. Ed holds a BS and an MBA from Washington University.

Grounded Solutions Network

Grounded Solutions Network supports strong communities from the ground up by furthering housing solutions with lasting affordability and inclusionary housing policies to advance racial and economic equity. Grounded Solutions is a national nonprofit membership organization of over 260 community land trusts, nonprofits, inclusionary housing government programs, and allies located in 46 states, Washington D.C., and Puerto Rico, all supporting the creation and preservation of housing with lasting affordability. The Network provides its members and the broader field with training, technical assistance, policy and program design, resources, research, and advocacy. Grounded Solutions champions evidence-based policies and strategies that work and promotes housing solutions that will stay affordable for generations so communities can stabilize and strengthen their foundations for good.

Brittni Gulotty

Brittni is a dedicated policy advocate at the National Alliance to End Sexual Violence (NAESV), where she works to advance comprehensive policies aimed at preventing sexual violence and supporting survivors across the United States. She has a background in public policy and public affairs and earned an MA in Women's and Gender Studies from Albany University.

Maya Hamberg

Maya Hamberg is a Policy Analyst for the Innovations in Manufactured Homes (I'm HOME) Network and the Accelerating Community Investment Initiative at the Lincoln Institute of Land Policy. Maya has worked in several research areas aligned with Lincoln Institute's program areas. As a research assistant for the

Tufts Economic Department faculty, Maya aided in research that aimed to quantify the economic impact of the Metropolitan Council for Educational Opportunity (METCO) for its participants. Additionally, she completed a research internship with Massachusetts Institute for a New Commonwealth (MassINC) on transformative transit-oriented development, specifically looking at how the decentralized workplace could be leveraged to spur development in Massachusetts's Legacy Cities. Maya is a Summa Cum Laude graduate of Tufts University, holding a B.A. in Quantitative Economics with a focus in Urban Studies.

Bianca Hannon

Bianca Hannon is a project manager with Collaborative Solutions. She joined Collaborative Solutions in 2021 and has been instrumental in advancing the administrative and programmatic work of the Professional Association of Social Workers in HIV/AIDS. She assists in the planning and execution of the National Conference on Social Work and HIV/AIDS, focusing primarily on fund development and programming. Her prior experience includes two years of street outreach and case management, during which she helped people who are homeless and living with HIV find emergency housing and gainful employment. Bianca also has experience conducting research and collecting qualitative data to inform practice and creating programs for and working with minority populations. Bianca holds a master's degree in social work from Kennesaw State University and a certification for diversity, equity, and inclusion in the workplace from the University of South Florida.

Melissa Harris

Melissa Harris serves as government affairs director for the American Association of Service Coordinators, where she leads the organization's legislative and regulatory advocacy efforts at the state and federal levels. She also promotes recommended standards of practice for service

coordinators and provides technical assistance and training on service coordination fundamentals and policies.

Cristy Villalobos Hauser

Cristy Hauser is the housing policy director with the National Housing Research Center. Before joining the Center, she worked at the North Carolina General Assembly for three legislative sessions, receiving an award of appreciation for public service. She began her advocacy work as a CSW fellow for WomenNC in Raleigh, North Carolina, where she advocated for the health rights of women who are incarcerated at the local and state levels. Later, she directed and coordinated operations to help elect more than 20 public officials in Virginia over three election cycles. While working in local elections, she also helped advocate for affordable housing in Virginia's Fairfax County. She is motivated to strengthen the housing counseling industry to help underserved communities, communities of color, the elderly, and low- and moderate-income individuals. She holds a BA in political science from Meredith College and a master's degree in public management from Johns Hopkins University.

Nada Hussein

Nada Hussein is project coordinator with the End Rental Arrears to Stop Evictions (ERASE) team. In this role, Nada works to advance the Coalition's mission and ensure that the historic emergency rental assistance appropriated by Congress reaches the lowest-income and most marginalized renters. Prior to joining NLIHC, she worked with the North Carolina League of Municipalities, where she crafted training programs and drafted reports on homeownership, inequality, and poverty to educate local elected officials about ways to close the Black and Hispanic homeownership gap across the state. She also worked with the North Carolina Justice Center, conducting research into how local

governing bodies across the state could use the funds received from the "American Rescue Plan Act" to support renters at risk of eviction.

Nada received her undergraduate degree in political science and sustainability studies from the University of Florida. She holds a master's degree in public policy from the Sanford School of Public Policy at Duke University, where she concentrated in social policy.

David Jacobs

David Jacobs is chief scientist at the National Center for Healthy Housing. He also serves as director of the U.S. Collaborating Center for Research and Training on Housing Related Disease and Injury for the Pan American Health Organization/World Health Organization (PAHO WHO) and is an adjunct associate professor at the University of Illinois at Chicago School of Public Health and faculty associate at the Johns Hopkins Bloomberg School of Public Health. He is one of the nation's foremost authorities on childhood lead poisoning prevention and was principal author of the President's Task Force Report on the subject in 2000 and the Healthy Homes Report to Congress in 1999. He has testified before Congress and other legislative bodies and has authored or coauthored many peer-reviewed publications. Dr. Jacobs is the former director of the Office of Lead Hazard Control and Healthy Homes at the U.S. Department of Housing and Urban Development, where he was responsible for program evaluations, grants, contracts, public education, enforcement, regulation, and policy related to lead and healthy homes. His current work includes research on asthma, international healthy housing guidelines, lead poisoning prevention, and green sustainable building design. Dr. Jacobs is a Certified Industrial Hygienist® and holds degrees in political science, environmental health, technology, and science policy, as well as a doctorate in environmental engineering.

Kimberly Johnson

Kimberly Johnson is a Senior Director of Policy with the National Low Income Housing Coalition (NLIHC), where she is responsible for identifying, analyzing, and advocating for federal policy and regulatory activities related to NLIHC's policy priorities. Her work at the Coalition focuses on the housing protections included in the "Violence Against Women Act," criminal justice reform, and evictions. Before joining NLIHC in 2019, Kimberly earned her master's degree in public policy from George Washington University. During her graduate program, she interned with Stewards of Affordable Housing for the Future and with the U.S. Senate Committee on Health, Education, Labor, and Pensions. She also held a fellowship with the National Network to End Domestic Violence. Before graduate school, Kimberly resided in Harrisonburg, Virginia, working as an advocate for survivors of sexual and domestic violence. In 2014, she served on an advisory committee to the Obama Administration's White House Task Force to Protect Students from Sexual Assault. She received her BS in psychology and an MA in psychological sciences from James Madison University.

Mark Kudlowitz

Mark Kudlowitz is a senior policy director with the Local Initiatives Support Coalition (LISC), where he advocates for federal policies that support the organization's national priorities, including affordable housing, rural development, community development financial institutions, and sustainable development. Before joining LISC, Mark was policy director of the U.S. Department of Housing and Urban Development's Office of Multifamily Housing Programs and worked for more than seven years at the Community Development Financial Institutions Fund at the U.S. Department of the Treasury. Mark also managed affordable housing and community development programs at the District of Columbia's Department of Housing and Community Development

and held multiple positions at the Housing Assistance Council, a national rural affordable housing organization. Mark earned his BA from the University of Florida and a master's degree from the University of Michigan.

Jennifer Kye

Jennifer focuses on federal housing advocacy to reduce housing insecurity and homelessness among low-income older adults. She works to improve access to deeply affordable, accessible, community-based housing that allows older adults to age in place with the supports they need. She also co-chairs the Consortium for Constituents with Disabilities (CCD) Housing Task Force. Jenny's advocacy is informed by the eight years she spent in direct legal services representing older adults and people with disabilities in cases involving fair housing, eviction defense, Medicaid (including Home and Community-Based Services), and income supports such as SSI.

Jenny was formerly a supervising attorney at Community Legal Aid Society, Inc. (CLASI) in Delaware and helped lead the program's fair housing and public benefits work. Before her time at CLASI, she was a staff attorney at the Pennsylvania Health Law Project and Community Legal Services of Philadelphia, where she also served as a Borchard Fellow in Law & Aging. Jenny received her BA and JD from the University of Virginia.

Sherry Lerch

Sherry Lerch is a director with the Technical Assistance Collaborative, Inc (TAC). She has more than 40 years of experience working in the behavioral health system at both the county and state levels. In her role at TAC, she provides technical assistance to community organizations and state/local governments on services and supports that meet the needs of individuals with mental health, substance use, and co-oc-

curing disorders; justice system involvement; or who are without homes. She also provides technical assistance relating to holistic care for individuals with high risks/high needs; Olmstead compliance; inter-agency and cross-systems approaches; and effective strategies for garnering local adoption of best and promising practices. Her areas of expertise include systems assessment, strategic planning, stakeholder engagement, group facilitation, program development, and financing strategies. Examples of her work include conducting systems' assessments and developing recommendations to address gaps in services to incorporate into Olmstead Plans for Massachusetts, Mississippi, Nebraska, and North Carolina that contributed to the preventable institutionalization and incarceration of individuals with behavioral health disorders in Washington State; coordination work with state agencies and counties on the development and implementation of an array of crisis intervention services and funding strategies; and facilitating an analysis of housing support services that involved identifying and engaging partner agencies needed to address gaps and barriers in Arizona, Kentucky, Massachusetts, Oregon, Virginia, and Washington State.

Marcella Maguire

Marcella Maguire is Director of Health Systems Integration at the Corporation of Supportive Housing (CSH). Her work focuses on the intersection of the housing and healthcare sectors in the financing, policy, and implementation of systems and programs. She has engaged in efforts in multiple states regarding the use of Medicaid and health policy levers to build equity in communities and address community needs. Prior to joining CSH, Marcella worked for 17 years for the City of Philadelphia leading efforts to integrate behavioral health, managed care, and affordable and supportive housing systems. She holds a PhD in clinical psychology.

Kathryn Monet

Kathryn C. Monet is the chief executive officer of the National Coalition for Homeless Veterans (NCHV). In this role, she focuses on the execution of NCHV's strategic policy and technical assistance agenda and expanding NCHV's strategic partnerships to more effectively end Veteran homelessness. Monet has spent more than a decade in the public and nonprofit sectors, working to address housing instability and homelessness among Veterans. Before joining NCHV, she was with the National Alliance to End Homelessness, focusing on promoting data-driven, evidence-based interventions to end homelessness, particularly among Veterans. She also was involved in Veteran homelessness in a legislative capacity during her time at the U.S. Senate Committee on Veterans' Affairs. She earned a Master of Public Administration from Villanova University and a Bachelor of Science in Diplomacy and International Relations from Seton Hall University. Monet currently serves on the VA Advisory Committee for Homeless Veterans, the U.S. VETS DC Advisory Council, the Board of Directors for the NIHC, and the Board of Governors for the National Housing Conference.

National American Indian Housing Council

The National American Indian Housing Council (NAIHC) is a 501(C)(3) non-profit organization founded in 1974 to support Tribal housing entities in their efforts to provide safe, decent, affordable, and culturally appropriate housing for Native communities. NAIHC provides Tribes and Tribally Designated Housing Entities (TDHEs) with training and technical assistance in developing and operating Tribal housing programs. We provide an array of communication for topics such as advocacy efforts to influence policy development and legislation impacting

housing development in Indian Country. We are also a member organization comprised of over 300 members who represent about 475 tribes and tribal housing organizations.

National Preservation Working Group

The National Preservation Working Group (PWG) is a diverse coalition of national advocacy organizations, housing owners, developers, tenant associations, and state and local housing agencies dedicated to the preservation of multifamily housing for low-income families. The PWG serves as a trusted and unified voice of housing organizations and is known for advancing practical, actionable solutions. Members of PWG come together to advance solutions that tackle big challenges through advocacy around resources and legislation that can support the preservation of affordable housing.

Samira Nazem

Samira Nazem is a principal court management consultant at the National Center for State Courts (NCSC) overseeing the Eviction Diversion Initiative, which supports state and local courts in designing, implementing, and evaluating eviction diversion programs and related court reform efforts. Before joining NCSC, Samira served as the associate director of Programs and Advocacy at the Chicago Bar Foundation (CBF), where she led the CBF's advocacy efforts with the courts to adopt policies that promote access to justice and to expand the range of available self-help, legal aid, and pro bono resources. In that role, she helped design and implement an eviction diversion program and court-based rental assistance program in the Circuit Court of Cook County. Samira began her legal career working in legal aid as an eviction defense attorney and is passionate about improving the administration of justice in eviction court. A proud native of Omaha, Nebraska, Samira now lives in Chicago with her husband and two daughters.

Libby O'Neil

Libby O'Neill is Senior Policy Analyst with NLIHC. As a member of our policy team, Libby draws on her background in state and federal housing finance to focus on federal affordable housing policy and housing supply. Libby began her career at Florida Housing Finance Corporation, where she initially specialized in multifamily green building policy. Subsequently, she was an administrator of the Low-Income Housing Tax Credit program, in which role she gained in-depth knowledge of affordable housing development. She also worked in the multifamily business at Fannie Mae, conducting research and shaping policies and strategies that address the needs and challenges of renters. Libby holds a master's degree in social work from Florida State University, with a focus in social policy.

Noah Patton

Noah Patton is a manager of disaster recovery with the National Low Income Housing Coalition (NLIHC). Before he joined the Coalition, Noah worked at the Homeless Persons Representation Project, Inc. (HPRP), helping to advocate for policies to expand public benefit programs and protecting Housing Choice Voucher holders. After working as a campaign and state house staffer in Maryland, Noah received a JD from the University of Baltimore School of Law. While in law school, Noah was involved in coordinating Legal Observers of the National Lawyers Guild to protect the legal rights of Baltimore-area political protestors and served as a Kellogg's Law Fellow at the NAACP Office of the General Counsel, working on transit equity and educational policy. Noah received his BA in political science from McDaniel College in Westminster, Maryland. He has been a member of the Maryland Bar since 2018.

Monica Reid

Monica L. Reid is Director of Advocacy and Government Affairs at the National Fair Housing Alliance (NFHA). With nearly two decades of experience to her credit, Ms. Reid has established a successful career in government advocacy, specializing in fair housing issues and upholding the Fair Housing Act of 1968. She currently excels as the director of advocacy and government affairs at the NFHA, a position she has held since 2024. In this capacity, she ensures that the Fair Housing Act is upheld and that protected classes do not experience housing discrimination when applying for a rental or purchasing a home. Additionally, she works closely with members of Congress and government agencies to advocate for fair housing, including monitoring new housing-related legislation. She engages with Capitol Hill to advance policies that support fair and affordable housing, leading a team of three to focus on public policy and handle various administrative requests. Additionally, she collaborates with different agencies, specifically on the Hill, and interfaces with members of Congress to further her mission.

Benja Reilly

Benja Reilly is a development specialist with NLIHC, helping ensure the Coalition secures the necessary resources to support its mission. Before joining NLIHC, Benja served as Lead Caseworker and Burial Assistance Coordinator for Samaritan Ministry of Greater Washington, where he assisted clients with long-term support and self-help. He has also conducted research and planned events with Gallaudet University and the Central American Resource Center as a legal intern. He received his undergraduate degree in religion from Carleton College with a minor in Spanish.

John Pollock

John Pollock is a staff attorney for the Public Justice Center who has served since 2009 as coordinator of the National Coalition for the Civil Right to Counsel (NCCRC). The NCCRC works in 41 states at the state and local levels to establish the right to counsel for low-income individuals in civil cases involving basic human needs such as child custody, housing, safety, mental health, and civil incarceration. He is the recipient of the 2018 Innovations Award from the National Legal Aid and Defender Association (NLADA). Previously, John worked as the enforcement director for the Central Alabama Fair Housing Center and as a law fellow/consultant at the Southern Poverty Law Center. He graduated from Northeastern University School of Law, where he was a recipient of a Public Interest Law Scholarship (PILS). He is the author of many law review articles, including “Appointment of Counsel for Civil Litigants: A Judicial Path to Ensuring the Fair and Ethical Administration of Justice” (Court Review, 56.1 2020).

Dee Ross

Dee Ross is NLIHC’s first Tenant Leader Fellow. An Indianapolis native, Dee took the initiative at the age of 24 to establish The Ross Foundation to address the absence of youth programs and basic needs in his community. His commitment to combating racial inequities and poverty led him to found Indiana’s first tenant rights union in 2017, extending aid to over 5,000 residents. Continuing his commitment to social change, he became a co-founder in 2020 of the Ross Legacy Fund, a family philanthropy dedicated to supporting Black-led social change initiatives.

Sarah Saadian

Sarah is Senior Vice President for Public Policy and Field Organizing at NLIHC, where she oversees NLIHC's broad congressional portfolio and field mobilization efforts. Sarah previously worked with Enterprise Community Partners as a senior analyst, focusing on appropriations for federal housing and community development programs. Before joining Enterprise, Sarah served as policy counsel at Rapoza Associates, working largely on rural development issues. While a legislative and policy analyst at the National Community Reinvestment Coalition, Sarah's portfolio included expanding access to mortgages and small business credit. Sarah graduated from the University of Connecticut School of Law after receiving her bachelor's degree from the University of Virginia. She has been a member of the Virginia State Bar since 2009.

Brooke Schipporeit

Brooke Schipporeit is director of field organizing at the National Low Income Housing Coalition (NLIHC). Previously, Brooke spent years supporting state and local coalitions in their efforts to achieve solutions to housing poverty. She worked as an MSW intern with the Housing Alliance of Pennsylvania, informing and mobilizing coalition members to advance equitable housing policy. She also worked as Philadelphia's regional housing coordinator for the Self-Determination Housing Project of Pennsylvania, focusing on expanding affordable and accessible housing options for people with disabilities and older adults. Before her career in affordable housing, Brooke worked in direct services in Nebraska for both the Head Start program and a domestic violence shelter. She earned a Master of Social Work degree from the University of Pennsylvania and a Bachelor of Science degree in social work from Nebraska Wesleyan University.

Lisa Sloane

Lisa Sloane is a senior policy advisor and manages complex consulting projects for state and federal government agencies at the Technical Assistance Collaborative, Inc (TAC). She has nearly 40 years of experience working with federal, state, and local governments, as well as nonprofit agencies, to address the supportive housing needs of people with disabilities and individuals and families experiencing homelessness. Lisa has worked with the states of Virginia, Massachusetts, Oregon, Louisiana, and Maryland to develop and implement permanent supportive housing programs for people with disabilities and people experiencing homelessness. In Massachusetts, she played a key role in the development of innovative cross-disability housing programs, including a housing locator system, a state housing bond fund, and a state home modification loan program. She is an expert in the area of fair housing. Before joining TAC, Lisa was principal of Sloane Associates, a woman-owned business that provided affordable housing and human services consultation, specializing in the development of housing programs and policies for persons with disabilities, including those experiencing homelessness.

Carolyn Smith

Carolyn A. Smith brings over a decade of multi-sector strategic communications and advocacy experience across non-profit, corporate, and public settings. With her passion for community and skills in storytelling, she helps organizations find their voice and own their narratives. As the Vice President of Strategic Communications at Low Income Investment Fund (LIIF), she works closely with her team of communications and policy experts to amplify the organization's work and leadership as a community development financial institution centering racial equity, and advocate for more equitable resources in LIIF's priority areas. Carolyn is a graduate of Howard University in Washington,

D.C., where she earned a bachelor's degree in journalism with a concentration in public relations and a minor in political science. Carolyn is based in her hometown of Atlanta.

Mitria Spotser

Mitria Spotser is the vice president and director of federal policy at the Center for Responsible Lending. She previously served as Director of Housing Policy at the Consumer Federation of America and as a member of the consumer advisory councils for JP Morgan Chase, Rocket Mortgage, Wells Fargo, Bank of America, and Freddie Mac. Mitria also previously served as Senior Director of Advocacy and Counsel at the Credit Union National Association; senior counsel on the House Financial Services Committee for Chairwoman Maxine Waters; Vice President of Federal Policy and Senior Counsel at the Center for Responsible Lending; Director of Legislative and Policy Advocacy at the National Community Reinvestment Coalition; Director of Government Affairs for the DC Housing Finance Agency; and Legislative Director and Acting Committee Director for the Committee on Economic Development for the Council of the District of Columbia.

As a noted expert in issues involving affordable housing, economic development, consumer protection, access to credit and capital, housing finance, and oversight of financial institutions, Mitria and her work have appeared on CNBC, MSNBC, Bloomberg News, NPR, and C-SPAN. She has also published in law journals, law reviews, and editorial publications and has testified before both the U.S. House of Representatives and the U.S. Senate. In 2014, Mitria appeared on the cover of Housing Wire Magazine as a "Woman of Influence" in recognition of her development of the affordable housing compromise in the bipartisan Corker-Warner housing finance reform legislation.

Liz Stewart

Liz Stewart has 19 years of experience helping develop policies and practices related to affordable housing development and permanent supportive housing (PSH). She has helped supportive housing and services agencies navigate local and federal regulations and restrictions in order to access resources to support PSH. She has extensive knowledge of federal and state programs used to finance housing and services for low-income and vulnerable populations, including the HOME Investment Partnerships Program (HOME), the Housing Opportunities for Persons with AIDS (HOPWA) Program, the Housing Choice Voucher Program, the 811 PRA Program, and the Continuum of Care (CoC) Program. Liz is an expert on underwriting and evaluating financial feasibility for mixed finance housing developments, including the use of Section 202, Community Development Block Grants, HOME, and the Low-Income Housing Tax Credit (LIHTC).

Makenzie Sumners

Makenzi is currently the National Policy Manager at the Low-Income Investment Fund (LIIF) in Washington, DC. In her role she advances federal policy efforts related to affordable housing, early care and education, and impact-led investing with the goal of creating equitable access to economic opportunity. Prior to LIIF, she was a Policy Advisor for Congresswoman Bonnie Watson Colman (D-NJ) where her legislative portfolio included economic and racial justice policy issues. Makenzi has also worked in research and program evaluation as a Research Manager at University of Chicago's Urban Labs and a Research Assistant at MDRC. She earned her Master's of Public Policy from Duke University and her B.A. in Political Science and Urban & Community Studies from the University of Connecticut.

Eric Tars

Eric Tars serves as legal director with the National Law Center on Homelessness & Poverty. Before joining the Law Center, Eric was a fellow with Global Rights' U.S. Racial Discrimination Program and consulted with Columbia University Law School's Human Rights Institute and the U.S. Human Rights Network. He currently serves on the Board of the U.S. Human Rights Network, as an adjunct professor at Drexel University's Kline School of Law, and as a field supervisor for the Howard University School of Social Work. Eric received his JD as a global law scholar from the Georgetown University Law Center and his BA in political science from Haverford College. He also studied international human rights at the Institute for European Studies, Vienna, and at the University of Vienna.

Tia Turner

A housing advocacy organizer with NLIHC's field team, Tia Turner works to expand membership and engage advocates in federal policy priorities to advance the Coalition's mission. Before joining the field team, Tia interned on NLIHC's policy team while completing her master's degree. During the 2020 elections, she worked to educate and mobilize unhoused residents in Huntsville, Alabama, witnessing several encampment closures and seeing first-hand the negative impact of the closures on the unhoused community, an experience which led her to become a zealous advocate for housing justice.

Michelle Uzeta

Michelle Uzeta specializes in civil rights law, with a particular emphasis on disability rights and fair housing litigation. Michelle has years of experience working in private practice and previously served as the Legal Director of the Disability Rights Legal Center, as Litigation Director at the Southern California Housing Rights Center, and as Associate Managing Attorney at Dis-

ability Rights California. Michelle's practice has focused on the litigation of high-impact lawsuits and representation of individuals facing discrimination under the Americans with Disabilities Act, Section 504, Fair Housing Amendments Act, and related state laws. In addition to her role as litigator, Michelle has lectured and written extensively on the legal rights of people with disabilities and has authored a number of briefs on disability rights issues. Michelle is a graduate of Stanford University and earned her Juris Doctorate from King Hall School of Law at the University of California, Davis.

Olivia Wein

Olivia Wein is a senior attorney at the National Consumer Law Center (NCLC). NCLC is a non-profit focused on using consumer law to promote economic security for low-income and other disadvantaged people. Olivia focuses on policies and programs that protect low-income consumers' access to essential utility services, including energy, water, and telecom. She works on the federal Low-Income Home Energy Assistance Program (LIHEAP), Weatherization, Lifeline, the Affordable Connectivity Program, and the Low-Income Household Water Affordability Program, and she intervenes in federal and state utility commission proceedings in matters affecting low-income utility consumer programs and protections. She is co-author of the fifth edition of NCLC's manual *Access to Utility Service* and co-author of *The Rights of Utility Consumers*. Olivia serves on the board of the Universal Service Administrative Company and the advisory board for the National Energy and Utility Affordability Coalition. She also serves on the Federal Communication Commission's Consumer Advisory Committee.

Ruth Anne White

Ruth White is one of the nation's leading experts on the nexus between housing policy and child welfare. She is co-founder and executive director of the National Center for Housing and Child Welfare and former director of housing and homelessness for the Child Welfare League of America (CWLA). At the Child Welfare League, she co-edited a landmark issue of the League's journal, *Child Welfare*, documenting the extent to which children are needlessly held in foster care because their parents lack decent housing. Through her advocacy, more than \$100 million in new funding for the Family Unification Program has been made available for families and youth in child welfare since 2009. Prior to working at CWLA, Ruth managed the front-door family shelter and redesigned the homeless coordinated entry system in Columbus, Ohio, reducing shelter entries by over 60%. She is also certified as an assisted housing manager. Ruth has a Master of Science degree in social administration from Case Western Reserve University and a Bachelor of Science degree in social work from Ohio State University. She is currently a Furfey Scholar, doctoral candidate, and professor of social work at the Catholic University of America.

Chantelle Wilkinson

Chantelle Wilkinson is the national campaign director of the Opportunity Starts at Home campaign at NLIHC. Before joining the Coalition, she worked as a budget analyst for the New York State legislature, assisting with the enactment of housing and transportation policies. In 2016, she worked on the Breathing Lights Campaign with the Center for Women in Government and Civil Society. The campaign highlighted the issues of dilapidated vacant housing in the capital region of New York State and spurred collaboration between people and organizations from many sectors, including artists, community organizations, neighborhood

ambassadors, project administrators, and government officials. Chantelle received her BA in political science with minors in Latin American/Caribbean studies and Spanish and her MA in public administration from the Rockefeller College of Public Affairs and Policy at the University at Albany.

Renee M. Willis

Renee M. Willis is the President and CEO of the National Low Income Housing Coalition, a membership organization dedicated to achieving racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice. She also leads NLIHC's intensified engagement of renters with low-incomes and people with lived-experience with homelessness and housing instability. Renee previously served as NLIHC's Senior Vice President for Racial Equity, Diversity and Inclusion. In this role, Renee worked to ensure that NLIHC's commitment to racial equity, diversity, and inclusion is woven through its culture, policies, programs, and practices. From 2015 to 2021, Renee served as NLIHC's Vice President for Field and Communications. In 2020, she served as a fellow with the Shriver Center's Racial Justice Institute and joined a network of advocates working on race equity issues across the country.

Alicia Woodsby

Alicia Woodsby is a senior associate at the Technical Assistance Collaborative, Inc (TAC). She has 17 years of experience leading statewide public policy initiatives; building statewide coalitions and cross-system and cross-sector partnerships; developing housing and services solutions for vulnerable and complex populations; and working to scale best practices. She provides technical assistance (TA) to states, non-profits, local community mental health agencies, and Continuums of Care on health, behavioral

health, and housing integration strategies; data sharing; estimating needs for housing resources; supportive housing capacity-building; strategies to reduce homelessness; serving high-cost/high-need populations; homelessness prevention; racial equity strategies; and partnering with people with lived experience. She served on the team for a national Centers for Medicare and Medicaid Services (CMS) learning collaborative focused on leveraging Medicaid and other federal resources to serve individuals with substance use disorders (SUDs) experiencing homelessness, and she has contributed to national policy briefs and planning guides. She has conducted multiple presentations on mental health policy, housing, and homelessness at the state level and nationally. Prior to joining TAC, Alicia was the executive director of the Partnership for Strong Communities, the statewide policy, advocacy, and backbone organization for the collective impact effort to end homelessness in Connecticut. At the Partnership, she led the statewide Reaching Home campaign, which played a major role in Connecticut's being named the first state to end chronic homelessness among veterans and the second to meet the federal definition of ending veteran homelessness, while reducing chronic homelessness among all populations by more than 60%. These efforts resulted in a substantial increase in the state's stock of supportive and affordable housing and a streamlined system for addressing the long-term homelessness of people with disabilities. During her time as Public Policy Director for the National Alliance on Mental Illness in Connecticut, she led a statewide mental health advocacy coalition, taking the lead on issues related to Medicaid, medication access, mental health parity, housing, and the decriminalization of serious mental illness.