

Volume 29, Issue 13
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Homelessness and Housing First

- NLIHC Submits Amicus Brief to SCOTUS Urging Court to Support Rights of Unhoused People
- Start Planning Now for National Week of Action to Oppose the Criminalization of Homelessness!
- Representative Bush Leads Bicameral Amicus Brief Opposing the Criminalization of Homelessness
- Register for Tomorrow's (4/9) Webinar on *Grants Pass v. Johnson!*
- Framework for an Equitable Homelessness Response Announces Virtual "Office Hours" for Reimagining Interim Housing Project

Budget and Appropriations

- Representative Tom Cole Expected to Be Elected House Appropriations Committee Chair as Longtime Chairwoman Kay Granger Retires

LIHTC

- HUD Caps Rent Increases for LIHTC-Financed Properties at 10%

HUD

- HUD Announces Fifth Moving to Work Cohort PHAs
- HUD Multifamily Office Reminds Owners of Income Recertification Obligations

Events

- NLIHC Highlights 50 Years of Leadership at Awards Celebration

Research

- New Research Sheds Light on Impact of New Construction on Mobility of Low-Income Renters

Our Homes, Our Votes

- *Our Homes, Our Votes: 2024* Webinar Series Launches on April 15!

Opportunity Starts at Home

- New Report from SchoolHouse Connection Examines Infant and Toddler Homelessness in the U.S.

Rural Housing

- USDA Rural Housing Service Announces Amendments Impacting Use of LIHTC Qualified Contract Loophole

Resources

- NHLP and NCLC Release Advocacy Resource on IRA Home Energy Rebates
- Treasury Releases Pilot Version of Free Tool to File Taxes Directly with IRS

From the Field

- New Jersey Governor Signs Landmark Affordable Housing Legislation

Fact of the Week

- Most Renters in Section 515 and Section 514/516 Properties Receive Some Form of Government Assistance to Pay Rent

NLIHC Careers

- NLIHC Seeks Housing Advocacy Coordinator/Organizer

NLIHC in the News

- NLIHC in the News for the Week of March 31

NLIHC News

- Join NLIHC's First Policy Advisory Committee Meeting of 2024 on April 10!
- NLIHC Welcomes Tia Turner as Housing Advocacy Organizer
- NLIHC Welcomes Billy Cerullo as Housing Advocacy Organizer
- NLIHC Welcomes Meghan Mertyris as Disaster Recovery Analyst
- NLIHC Welcomes Jamaal Gilani as Director of People and Culture
- Where to Find Us – April 8

Homelessness and Housing First

NLIHC Submits Amicus Brief to SCOTUS Urging Court to Support Rights of Unhoused People

NLIHC, together with the Lawyers' Committee for Civil Rights Under Law and the Center on Budget and Policy Priorities, submitted on April 3 an amicus brief to the U.S. Supreme Court supporting the rights of unhoused people in *City of Grants Pass, Oregon v. Johnson*. [Read the amicus brief](#).

City of Grants Pass, Oregon v. Johnson is the most significant court case about the rights of people experiencing homelessness in decades. The Supreme Court will decide whether communities that have failed to address the need for affordable housing and shelter can ticket, fine, or arrest unhoused people for sleeping outside with a pillow or blanket, even when there are no other safe or adequate housing or shelter options available.

In the amicus [brief](#), NLIHC and other national leaders urge the Supreme Court to find that Grants Pass's anti-camping ordinance violates the U.S. Constitution's 8th amendment banning cruel and unusual punishment. The amicus brief explains that homelessness is primarily driven by our nation's worsening affordable housing crisis, with America's lowest-income and most marginalized renters facing a severe shortage of homes affordable and available to them, and a widening gap between incomes and housing costs. Ticketing, fining, or arresting unhoused individuals does not address these root causes of homelessness and instead both exacerbates the crisis and fuels racial inequities.

The Supreme Court will hear arguments on April 22 and will likely issue a decision in June.

Start Planning Now for National Week of Action to Oppose the Criminalization of Homelessness!

NLIHC, the National Homelessness Law Center (NHLC), National Coalition for the Homeless (NCH), and National Alliance to End Homelessness (NAEH) invite advocates across the nation to participate in a National Week of Action starting on April 22! Together, we will oppose counterproductive and inhumane efforts to punish and arrest people experiencing homelessness and advocate for the only real solution to the homelessness crisis: safe, stable, affordable housing.

On April 22, the U.S. Supreme Court will hear *City of Grants Pass, Oregon v. Johnson*, the most significant court case about the rights of people experiencing homelessness in decades. The court will decide whether communities that have failed to address the need for affordable housing and shelter can punish unhoused people for nothing more than sleeping outside with a pillow or blanket with tickets, fines, and arrests, even when there are no other safe or adequate housing or shelter options available.

In preparation for the National Week of Action, NLIHC, NHLHC, NCH, and NAEH have released a [new advocacy toolkit](#) with all the resources you'll need to participate, including:

- Background information on the court case.
- Advocacy tips and resources.
- Ideas for how advocates can take action.
- Key talking points.
- Sample social media messages, op-eds, and letters to the editor.

We know what it takes to end homelessness and housing poverty; we hope you will join us in building the political will to do so.

Take Action!

Your elected officials need to hear from you, from people directly impacted by homelessness, and from other advocates in your community!

Ways to take action:

- **Join national leaders, people with lived experience, and allies in Washington, D.C., on April 22** on the steps of the Supreme Court for a national event! [RSVP here](#).
- **Use the new advocacy toolkit to plan an event during the week of April 22 in your local community**, such as:
 - Meeting with your local, state, or federal elected officials to discuss the real solutions to homelessness.
 - Hosting a roundtable or other gathering where people with lived experience of homelessness can share their stories with elected officials.
 - Hosting a teach-in, film screening, or other educational event.
 - Writing an op-ed or letter to the editor.
 - Amplifying social media from National Homelessness Law Center (@homeless_law) and others.
 - Bringing your elected officials on a site visit to an affordable housing development or other program in your community.
- **Participate in local rallies hosted by homelessness advocates.** Local actions will be announced on www.johnsonvgrantspass.com.

Representative Bush Leads Bicameral Amicus Brief Opposing the Criminalization of Homelessness

Representative Cori Bush (D-MO) led a bicameral [amicus brief](#) submitted to the U.S. Supreme Court to oppose the criminalization of people experiencing homelessness. Joined by 18 colleagues, Representative Bush filed the brief on April 3 in anticipation of *City of Grants Pass, Oregon v. Johnson*.

The amicus brief supports the argument that the enforcement of public camping laws against involuntarily unhoused people violates the Eighth Amendment's protection against cruel and

unusual punishment. It also details our nation’s history of housing disinvestment, which began to worsen in the 1980s and continues to worsen today, as housing costs reach record highs. The brief cites research from NLIHC’s *The Gap* and *Out of Reach* reports. Finally, the brief describes the disproportionate negative impact the ruling may have on unhoused people who are Black and brown, young, people with disabilities, seniors, or members of the LGBTQ+ community.

“Punishing poverty traps people in cycles of debt, unemployment, and hopelessness, increasing the likelihood someone will become chronically homeless, which makes the problem worse for everyone and therefore serves no legitimate penological purpose,” write the lawmakers. “While the members of Congress signing here agree that the political branches have at least partially failed homeless Americans by turning away from their historical role in ensuring broad access to affordable housing, this Court has never permitted a local government to inflict pain on its own innocent residents for the deliberate purpose of running them off and making them someone else’s burden. For the good of the people our Constitution protects, and for the health of the interstate relationships it governs, we undersigned lawmakers implore this Court to affirm the ruling of the Ninth Circuit Court of Appeals.”

The brief is signed by Senators Ed Markey (D-MA), Bernie Sanders (I-VT), and Elizabeth Warren (D-MA) and Representatives Gwen Moore (D-WI), Rashida Tlaib (D-MI), Shri Thanedar (D-MI), Barbara Lee (D-CA), Alexandria Ocasio-Cortez (D-NY), Nydia Velázquez (D-NY), André Carson (D-IN), Ayanna Pressley (D-MA), Jamaal Bowman (D-NY), Pramila Jayapal (D-WA), Sylvia Garcia (D-TX), Summer Lee (D-PA), Delia Ramirez (D-IL), Linda Sanchez (D-CA), and Ro Khanna (D-CA).

NLIHC, the National Alliance to End Homelessness, National Coalition for the Homeless, National Homelessness Law Center, National Housing Law Project, National Health Care for the Homeless Council, Southern Poverty Law Center, Corporation for Supportive Housing, Funders Together to End Homelessness, True Colors United, and National Coalition for Homeless Veterans endorsed the brief.

Read the amicus brief at: <https://tinyurl.com/3zewa5nv>

Read Rep. Bush’s press release at: <https://tinyurl.com/mwx5fkup>

Learn more about the Supreme Court case at: <https://johnsonvgrantspass.com/>

Learn how you can participate in a National Week of Action starting on April 22:
<https://tinyurl.com/y753fe8m>

Register for Tomorrow’s (4/9) Webinar on *Grants Pass v. Johnson!*

NLIHC, the National Alliance to End Homelessness (The Alliance), and the Center on Budget and Policy Priorities (CBPP) invite advocates nationwide to [register](#) for a webinar series on advancing solutions to the homelessness crisis. Join us for the first webinar, “The Supreme Court and the Criminalization of Homelessness,” tomorrow (April 9), from 2 to 3 pm ET to hear from leading experts from the National Homelessness Law Center (NHLC), the National Coalition for

the Homeless (NCH), and the Housing Narrative Lab about *City of Grants Pass, Oregon v. Johnson*.

Panelists on the webinar will include:

- Jesse Rabinowitz (NHLC)
- Donald Whitehead (NCH)
- Marisol Bello (Housing Narrative Lab)
- Steve Berg (The Alliance)
- Brooke Schipporeit (NLIHC)

NLIHC, NHLC, NCH, and the Alliance also invite advocates across the nation to participate in a National Week of Action starting on April 22 to oppose the criminalization of homelessness and advocate for real solutions to the affordable housing and homelessness crisis. Advocates can:

- Join national leaders, people with lived experience, and allies on the steps of the Supreme Court building in Washington, D.C. on April 22 for a national event! [RSVP here](#).
- Use this [advocacy toolkit](#) – with key resources, including background information on the court case, advocacy tips, sample social media messages, and more – to plan an event during the week of April 22 in your local community!
- Participate in local rallies hosted by homelessness advocates. Local actions will be announced on www.johnsonvgrantspass.com.

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

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

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

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

Framework for an Equitable Homelessness Response Announces Virtual “Office Hours” for Reimagining Interim Housing Project

The [Framework for an Equitable Homelessness Response](#) announced that it will hold a series of virtual “office hours” for individuals interested in learning more about the Framework’s latest project, “[Reimagining Interim Housing](#).” NLIHC is a member of the Framework team.

The office hour sessions will provide a brief overview of the project and provide a space for questions from attendees. The sessions will be held on the following dates:

- April 8, 3:00-4:00 pm ET
- April 10, 4:00-5:00 pm ET

For more information and to register, [fill out this form](#). Participants are encouraged to review the materials for the [Reimagining Interim Housing](#) project in advance of the call, and attendees will have the opportunity to [volunteer to participate](#) in a future series of smaller, roundtable discussions on the project.

Budget and Appropriations

Representative Tom Cole Expected to Be Elected House Appropriations Committee Chair as Longtime Chairwoman Kay Granger Retires

Representative Tom Cole (R-OK), current chair of the U.S. House of Representatives’ Committee on Appropriations’ Subcommittee on Transportation, Housing and Urban Development (THUD), is expected to be elected to lead the full Committee on Appropriations as soon as April 9, following the retirement of longtime Appropriations Committee Chair Kay Granger (R-TX).

With Chair Cole moving out of his leadership role on the THUD subcommittee, committee Republicans will need to elect a new member to fill the vacant subcommittee chair. The change in leadership comes as appropriators begin work on the fiscal year (FY) 2025 budget. While Congress is charged with passing all 12 annual spending bills by October 1 – the beginning of the new fiscal year – the FY24 budget was significantly delayed and only finalized on March 22.

NLIHC looks forward to continuing our work with Chair Cole in his new position. In FY24, Chair Cole’s and Ranking Member Mike Quigley’s (D-IL) leadership on the THUD subcommittee and support for affordable housing and homelessness programs was crucial in securing increased funding in the final FY24 THUD bill. See NLIHC’s [analysis](#) of the final FY24 spending bill, and our [updated budget chart](#) for FY24 for more details.

Take Action: Tell Congress to Provide Significant Funding Increases for HUD in FY25

Appropriators will need to draft their FY25 spending bills according to the limitations of the “Fiscal Responsibility Act,” the 2023 agreement to raise the federal debt ceiling for two years, in exchange for capping FY24 spending at roughly FY23 levels and allowing for an only 1% spending increase in FY25.

Your advocacy makes a difference! It is thanks to the hard work of advocates that in FY24 – at a time when [programs faced cuts of up 25%](#) – HUD received increased funding in the final spending bill.

Congress needs to keep hearing from you about the importance of affordable housing and homelessness programs! **NLIHC is calling on Congress to provide the highest possible funding for HUD’s affordable housing and homelessness programs in FY25, including significant funding 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.
- Full funding for public housing operations and repairs.
- Full funding for HUD’s Homeless Assistance Grants (HAG) program.
- \$20 million for the Eviction Prevention Grant program.
- At least \$1.3 billion for Tribal housing programs, including \$150 million for competitive funds targeted to tribes with the greatest needs.

Advocates can continue to engage their members of Congress 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!
- **Using social media to amplify messages** about the country’s affordable housing and homelessness crisis, and the continued need for long-term solutions.
- **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](#).

National, state, local, tribal, and territorial organizations can [also join over 2,200 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.

LIHTC

HUD Caps Rent Increases for LIHTC-Financed Properties at 10%

HUD’s Office of Policy Development and Research announced in its annual [income limits dataset](#) a 10% limit to rent increases in rental properties financed with federal Low-Income Housing Tax Credits (LIHTC). In a [statement](#), NLIHC president and CEO Diane Yentel called the decision “an important win for millions of renters living in tax credit-financed properties.” Under the LIHTC program, rents can increase annually by 5% or two times the percentage change in national median income, whichever is higher. HUD’s new cap limits such rent increases to no more than 10%, regardless of the median income change.

The decision marks an important effort to stabilize rents in LIHTC properties, which are already too expensive for many residents with the lowest incomes. LIHTC is targeted to build homes affordable to households earning up to 50% or 60% of the area median income. As a result, extremely low-income households can generally only afford rent in a LIHTC development if they receive rental assistance. The majority (58%) of extremely low-income renters living in LIHTC developments who do not receive rental assistance are severely cost burdened, paying more than half their limited incomes on rent. One emergency or unexpected expense can send these households into homelessness.

NLIHC supports the measure to help stop rent gouging in federally financed properties and is pushing for similar limits on properties with federally backed mortgages (those managed by the Federal Housing Finance Agency), as called for in the FHFA's request for input on tenant protections (see [Memo, 8/7/2023](#)). NLIHC also urges Congress to make [needed reforms](#) to LIHTC to make LIHTC-financed properties more affordable to people with the lowest incomes.

To learn more about the cap, view the HUD Income Limits page for 2024. Under the "Methodology Change FAQ" tab, advocates can find a "Modification to the cap" section. The section explains that "[t]his year, HUD is putting an additional parameter such that if twice the change in national median income is over 10%, the cap in that year can't be greater than 10%. We are calling this the 'cap-on-cap'. HUD issued a [Notice](#) in January 2024 seeking comments on this change, and after consideration of the comments has decided to move forward with the change." HUD asserts that one reason for the modification involves tenant protections in developments financed by the HOME Investment Partnerships Program and LIHTC: "By limiting increases in income limits, HUD decreases the burden on low-income households who otherwise would face a large single-year rent increase resulting from higher income limits."

View the HUD Income Limits with the 10% Cap Methodology and FAQ [here](#).

Read NLIHC's statement on the LIHTC rent increase cap [here](#).

HUD

HUD Announces Fifth Moving to Work Cohort PHAs

HUD's Office of Public and Indian Housing (PIH) on March 29 [named 14 small public housing agencies \(PHAs\)](#) to participate in the fifth and final Moving to Work (MTW) Demonstration Expansion cohort, the "MTW Flexibility II Cohort." The purpose of this cohort is to test the overall effects of any of the regulatory waivers ("flexibilities") MTW provides for small PHAs, with a focus on PHAs' administrative efficiencies. The [MTW Flexibility for Smaller PHAs II Cohort](#) webpage has a link to [one-paragraph "summaries"](#) of each of the 14 PHAs; however, the summaries only provide platitudes and do not hint at the regulatory waivers the PHAs intend to implement, or how they will specifically affect residents. Advocates in the service area of any one of the 14 MTW PHAs will need to obtain and study that PHA's MTW Plan.

An applicant’s MTW Plan must describe how it relates to the three MTW statutory objectives: giving households incentives to achieve economic self-sufficiency, increasing housing choice, and reducing costs. NLIHC observes that with the possible exception of the asset building cohort (see *Memo*, [5/2/22](#), [10/11/22](#), and [10/31/22](#)) and the landlord incentives cohort (see *Memo*, [2/7/22](#)), it is not clear how MTW will help residents achieve economic self-sufficiency or greater housing choice.

An MTW Plan must describe the types of initiatives a PHA seeks to implement in its local MTW program and why. However, PIH does not require a PHA to list discrete activities. In addition, a PHA must list or describe its proposed uses of MTW funds, describing whether and if so how it plans to mix public housing and HCV funds to be used for other activities. An MTW Plan must discuss any major plans affecting a PHA’s public housing stock due to its participation in the MTW Demonstration. To address Administrative Efficiencies Information, a PHA must list which MTW waivers and associated activities it would be interested in implementing from a list of eight, including the following: eliminating income deductions, changing the standard deduction, altering income reexamination schedules, altering physical inspection schedules, altering utility allowances, and allowing self-certification of household assets.

PIH issued [Notice PIH 2023-20 on July 31, 2023](#), inviting PHAs with 1,000 or fewer combined units of public housing and Housing Choice Vouchers (HCVs) to apply for the fifth cohort (see *Memo*, [8/28/23](#)). Notice PIH-2023-20 allows this new cohort of Expansion PHAs to use any MTW regulatory waivers and associated activities allowed in the [MTW Operations Notice](#), enabling any MTW Expansion PHA to impose work requirements, time limits, and increased rents on residents – policies that do not address the three MTW statutory objectives of increasing housing choice, promoting self-sufficiency, or reducing PHA costs (see NLIHC’s [summary and critique](#) of the MTW Operations Notice). The first MTW Expansion Cohort is also evaluating overall MTW flexibilities for 30 PHAs with 1,000 or fewer combined units of public housing and HCVs (see *Memo*, [10/22/18](#) and [7/15/19](#)).

More information about MTW can be found on [page 4-76](#) of NLIHC’s *2024 Advocates’ Guide* and on NLIHC’s [public housing website](#).

Find PIH’s MTW landing page at: <https://tinyurl.com/na8pswj8>

HUD Multifamily Office Reminds Owners of Income Recertification Obligations

HUD’s Office of Multifamily Housing Programs (Multifamily) sent an [email](#) on March 25 to owners and operators of private multifamily properties assisted through the Project-Based Rental Assistance (PBRA) program with a reminder about the tenant income recertification process for households experiencing rent payment arrears.

Tenants may request an income recertification before their next scheduled income recertification (called an “interim recertification”) for a variety of reasons, including a change in household income that may affect the amount of rent they owe. Multifamily reminds owners that they **must** (emphasis in the email) conduct an interim income recertification within a reasonable period of

time after a household makes a request. Multifamily indicates that a reasonable time period should not be greater than 30 days from the date the household reports the decrease in income.

NLIHC notes that the “Housing Opportunity Through Modernization Act” (HOTMA) final rule modified the existing rule [24 CFR §5.657(c)], adding the 30-day “reasonable time” guideline [§5.657(c)(1)]. It also changed the existing regulation by stating that owners must (instead of “may”) adopt policies prescribing when and under what conditions a household must report a change in family income or composition [§5.657(c)(4)].

The Multifamily email states that an owner/agent **must** (emphasis in the email) retroactively apply any reduction in rent owed by a household starting with the first day of the month after the date of an “action” that caused the decrease in income. An action might be a reduction in hours worked as a result of an employer’s decision, loss of a job, an injury, a household member moving out, etc. The email couches the requirement for retroactive rent adjustment based on a household complying with an owner’s interim income reporting requirements. NLIHC points out that this retroactive provision is new in the regulation [§5.657(c)(5)(i)] but has been part of Multifamily practice as outlined in [Handbook 4353.3 REV-1](#), Chapter 7, Section 2.

Multifamily’s email adds that if a household does not comply with an owner’s interim reporting policies and the owner discovers that a household failed to report a decrease in income and later recertifies, any rent reduction must be started at the first rent period following the household’s income recertification. However, an owner has the option of applying the rent reduction retroactively if the option is provided for in the owner’s written policies. These provisions reflect HOTMA regulation changes [§5.657(c)(5)(ii)].

The Multifamily email concludes by encouraging owners to review and apply their hardship exceptions for households that fall behind on their rent [See §5.630].

NLIHC notes that the HOTMA regulation changes indicate that an owner may decline to conduct an interim income reexamination of a household’s income decreases by less than 10%. However, an owner has the discretion to set an income decrease threshold lower than 10% in order to provide households more chances to weather income declines. [§5.657(c)(2)]

The Multifamily email focuses on income decreases. Advocates should be aware that the HOTMA final rule also addresses interim income reexaminations when a household experiences an income increase of 10% or more.

Read the March 25 Multifamily email at: <https://tinyurl.com/5c2675s7>

Details of the final HOTMA rule are available in [Notice H 2023-10/PIH 2023-27](#) (modified on February 2, 2024), Attachment I, Section I.7 (page 107).

More information about Project-Based Rental Assistance is on [page 4-86](#) of NLIHC’s 2024 *Advocates’ Guide*.

Events

NLIHC Highlights 50 Years of Leadership at Awards Celebration

NLIHC hosted a Leadership Awards Celebration on March 20 to commemorate the Coalition's 50-year anniversary and honor a selection of exceptional leaders in the movement for housing justice. In addition to recognizing NLIHC's history, achievements, and partners, the celebration featured the presentation of leadership awards to NLIHC Board Chair Dora Leong Gallo, Representative Maxwell Frost (D-FL), four Resident Organizing Network groups, journalist Soledad O'Brien, and Representative Maxine Waters (D-CA). The event was a tremendous success, celebrating and honoring those who have played a critical role in building the organization's strength and impact over the past five decades, as well as those who will successfully lead the housing movement in the years ahead.

Former NLIHC CEOs Sheila Crowley and Barry Zigas, and former NLIHC Board Chairs Andy Mott, Belinda Mayo, Karen Hill, George Moses, Marla Newman, and Greg Payne shared highlights from NLIHC's 50-year history and achievements, giving the audience an important reminder of NLIHC's role in advocating for housing justice and enacting major federal legislation to address the housing and homelessness crisis.

NLIHC president and CEO Diane Yentel moderated a panel with former HUD secretaries Carla Hills, Henry Cisneros, and Shaun Donovan, who discussed the history of federal housing leadership over the decades and the future of housing policy. The secretaries discussed the challenges they faced in office, their achievements, and the work that still remains to ensure that all people have an affordable, accessible home in communities of their choice.

NLIHC also honored those whose support has been instrumental to the Coalition's advocacy successes, with a focus on the areas of community leadership, organizing, media, and policymaking.

Dora Leong Gallo, president and CEO of A Community of Friends and Chair of NLIHC's Board of Directors, was recognized with the NLIHC50 Community Leader award for her decades of work providing support, services, and a place to call home for those most in need.

Four Resident Organizing Networks – Resident Action Project (RAP), Resident United Network (RUN), Residents Organized for Change (ROC), and Resident Organizing for HousingLOUISIANA (ROHLA) – were presented with the NLIHC50 Organizing Leader Award. All four networks center and amplify the leadership of people with lived experience of housing instability and homelessness, ensuring that those directly impacted by the housing crisis are among the leading voices advocating for solutions.

Journalist Soledad O'Brien was presented with the NLIHC50 Media Award for her ongoing coverage of the housing crisis and the solutions needed to support the lowest-income people.

Representative Maxwell Frost (D-FL) accepted the NLIHC50 Emerging Leader award for his trailblazing work in Congress and his efforts to advance legislation promoting racial equity and

housing justice for all. When Congressman Frost accepted his award, he paid tribute to his grandmother for instilling in him the importance of advocacy.

Congresswoman Maxine Waters (D-CA) accepted the NLIHC50 Policy Champion award for her lifelong work as a pioneering leader and an unyielding champion for the lowest-income renters and for those experiencing homelessness. Representative Waters spoke passionately about her life's work to fight on behalf of racial equity and housing justice.

NLIHC also announced the creation of a new award to be presented at next year's celebration and in perpetuity. The Loraine Brown Resident Leader Award is named in honor of NLIHC board member Loraine Brown for her many years of dedication to helping tenants, people experiencing homelessness, and her community, as well as her ongoing, deep commitment to NLIHC.

NLIHC is grateful to all those who attended this special celebration and thanks this year's honorees for their unstinting efforts to achieve housing justice!

Research

New Research Sheds Light on Impact of New Construction on Mobility of Low-Income Renters

A study recently published in the *Journal of the American Planning Association*, "[Can New Housing Supply Mitigate Displacement and Exclusion?](#)" examines the impact of new market rate and subsidized rental housing construction on the mobility of low-income renters in California. The study finds that, overall, the new construction of market rate rental units within a neighborhood generally increases the probability of low-income renters moving into the neighborhood within one year of construction but reduces the probability that low-income renters move out of the neighborhood in some weaker housing markets. In contrast, the study finds that the new construction of subsidized rental housing generally increases move-ins while decreasing move-outs and thus more successfully avoids the displacement and exclusion of low-income renters.

The researchers compared the impacts of new rental housing construction on low-income renter mobility outcomes in various market and neighborhood contexts in Los Angeles and San Francisco, California, from 2010 to 2019. They created a dataset on the number of market rate and subsidized units built during this time period and combined this dataset with household-level housing income and mobility data from Data Axle's Consumer Reference Dataset (CRD) as well as census tract-level 5-year estimates of household demographic and neighborhood characteristic data from the 2017 American Community Survey. The analysis was limited to low-income renter households – those with incomes below 80% of the city-level area median income for each year per the CRD. The researchers used binomial logistic regression models to measure the aggregate impact of three years' worth of new construction on both short-term (1 year) and long-term (5 years) trends in movement into and out of a neighborhood. Because the CRD does not provide data on whether moves were voluntary or not, the researchers defined *neighborhood*

displacement as the increased probability of low-income renters moving out of a neighborhood and *neighborhood exclusion* as the decreased probability of low-income renters moving into a neighborhood.

The researchers found that in both Los Angeles and San Francisco, new market rate construction generally increased the probability of low-income renters moving into neighborhoods, with little variation across neighborhood types. For every 100 new market rate units constructed, the probability of a low-income renter moving into the neighborhood within one year of construction increased by 10% in Los Angeles and 15% in San Francisco, relative to neighborhoods where there was no new construction. Building market rate units in high appreciation markets slightly increased the probability of short-term move-ins (within one year) relative to areas with no new construction but decreased the probability of long-term move-ins (by year 5). The construction of new market rate units was found to decrease neighborhood displacement in Los Angeles, reducing the probability of a low-income renter moving out of these neighborhoods by 2% for every 100 new units constructed. In contrast, neighborhood displacement increased by 14% in San Francisco for every 100 new market rate units constructed.

The researchers also found that the construction of new subsidized housing units generally increased move-ins while reducing neighborhood displacement for low-income renters over the short-term in both cities. In Los Angeles, the probability of displacement within one year was reduced by 5% for every 100 new subsidized units constructed, while the probability of a low-income renter moving in within one year increased by 23%. In San Francisco, the probability of displacement within one year decreased by 16% for every 100 new subsidized units constructed and the probability of move-ins within one year increased by 12%. The researchers found that newly constructed subsidized units resulted in higher neighborhood move-in rates than move-out rates in Los Angeles when at least one new subsidized rental unit was built in the neighborhood, and in San Francisco when more than 20 units were built.

The researchers conclude that these findings show new market rate construction may help to alleviate the exclusion and displacement of low-income renters, but only in certain markets, and only with the creation of 100 or more units. In comparison, the construction of new subsidized rental units helped to alleviate exclusion and displacement in most markets. However, the researchers emphasize that displacement and exclusion are primarily due to underlying socioeconomic conditions that construction alone cannot solve and call for construction to be paired with interventions that target race, gender, and income inequities.

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

Our Homes, Our Votes

Our Homes, Our Votes: 2024 Webinar Series Launches on April 15!

NLIHC's *Our Homes, Our Votes* campaign is a nonpartisan initiative to boost voter turnout among low-income renters and elevate housing as an election issue. To educate housing advocates, tenant leaders, and direct service providers on nonpartisan ways to engage voters in

their communities, the campaign hosts a [webinar series](#) in major federal election years. The *Our Homes, Our Votes: 2024* webinar series will provide resources, guidance, and inspiration for organizations and individuals seeking to launch or strengthen their own nonpartisan voter and candidate engagement initiatives. The series will launch on Monday, April 15, at 2:30 pm ET. Register for the webinar series [here!](#)

The *Our Homes, Our Votes: 2024* kickoff webinar will provide an overview of the connection between housing justice and political participation, the effectiveness of nonpartisan voter engagement campaigns, and why housing and homelessness advocates should get involved in the 2024 election cycle. The webinar will feature Diane Yentel, president and CEO of NLIHC; Dr. Bambi Hayes-Brown, president and CEO of Georgia Advancing Communities Together; and Courtney Cooperman, project manager of *Our Homes, Our Votes*. The webinar will also include a presentation by Gwen Stenbridge, education and partnerships coordinator at Nonprofit VOTE, on the newly released “[2024 Nonprofit Power Report](#),” and a special message from Representative Nikema Williams (D-GA), lead sponsor of the “Unhoused VOTE Act.”

The webinar dates and topics are listed below. All webinars will be held from 2:30 to 3:30 pm ET. For full descriptions of each session, visit: www.ourhomes-ourvotes.org/webinars-2024

- *Our Homes, Our Votes: 2024* Kickoff (Monday, April 15)
- Laying the Groundwork for Your Campaign (Monday, April 29)
- Voter Registration 101 (Monday, May 20)
- Forming Partnerships in Your Community (Monday, June 3)
- Tenant Organizing and Elections: Getting Out the Renter Vote (Monday, June 17)
- Voting While Experiencing Homelessness (Monday, July 1)
- Transportation to the Polls (Monday, July 15)
- Housing Providers and Voter Engagement (Monday, July 29)
- Getting Candidates on the Record about Housing and Homelessness (Monday, August 19)
- Celebrating the Civic Holidays (Tuesday, September 3)
- Voter Education: The Who, What, Where, When, Why, and How (Monday, September 16)
- Voter Education: Combating Misinformation and Disinformation (Monday, September 30)
- Overcoming Voter Suppression (Monday, October 7)
- Countdown to Election Day: Getting Out the Vote! (Monday, October 21)
- Knowing Your Rights: Voter Protection on Election Day (Monday, November 4)
- A Look Ahead: Next Steps for Civic Engagement and Housing Justice (Monday, November 18)

For more information about the *Our Homes, Our Votes* campaign, visit: <https://www.ourhomes-ourvotes.org/>

Opportunity Starts at Home

New Report from SchoolHouse Connection Examines Infant and Toddler Homelessness in the U.S.

Opportunity Starts at Home (OSAH) roundtable member SchoolHouse Connection released a [report](#) last month examining infant and toddler homelessness in the U.S during 2021-2022. The data used in the report were generated by the first state-by-state data collection effort focused on infant and toddler homelessness and provide the most comprehensive look at homelessness among the nation's youngest children to date.

The report analyzes federal and other available data to estimate the number of infants and toddlers who experienced homelessness in 2021 at the national and state levels and to identify patterns among enrollment in early childhood development programs in the 2021-2022 program year. The analysis reveals that approximately 2.5% of children of ages three or less in the U.S. experienced homelessness during the 2021-2022 program year; that children make up 40% of all individuals facing eviction; and that the rate of eviction for families with children is two times that of families without children. Significant numbers of infants and toddlers experience other housing problems, according to the report, with 2.9% of babies and toddlers having moved three or more times since birth and 15.2% living in crowded housing. The report also provides policy recommendations for state and federal actions to improve access to critical housing supports, including increasing safe, affordable housing options; providing emergency rental assistance and housing stability services; and targeting housing choice vouchers and mobility services to families with young children.

The report builds on an existing body of research that demonstrates the harmful effects of homelessness on children, particularly infants and toddlers in critical stages of physical and cognitive development. Read OSAH's latest [fact sheet](#), *Child Anti-Poverty Advocates are Housing Advocates*, for more information about the impact of homelessness on child well-being and family stability.

Read the report [here](#).

Rural Housing

USDA Rural Housing Service Announces Amendments Impacting Use of LIHTC Qualified Contract Loophole

U.S. Department of Agriculture (USDA) Rural Housing Service (RHS) Administrator Joaquin Altoro announced amendments to the Section 538 Guaranteed Rural Rental Housing Program (GRRHP) in a [Multifamily Stakeholder](#) announcement issued March 20. In the announcement, Administrator Altoro stated that the added flexibilities will allow RHS to prioritize investments in projects that waive their "Qualified Contract" rights. The rule change will allow for Low-Income Housing Tax Credit developments in rural areas to remain affordable to residents during the 30-year period established by the LIHTC program. NLIHC has worked to eliminate the so-

called “QC loophole” to ensure that housing provided by LIHTC remains affordable, and RHS’s decision follows a push for reform by national advocates (see [Memo, 7/24/2024](#)).

The “Qualified Contract” loophole allows for properties to prematurely end their affordability requirements and results in the loss of approximately 10,000 affordable housing units annually. NLIHC has sent letters to HUD, the Federal Housing Finance Agency, and USDA urging the agencies to promote the preservation of affordable housing developed by the LIHTC program, which remains the primary source of federal funding for the construction and preservation of affordable housing. As a subsidy for housing developers, LIHTC requires developers to maintain affordability for 30 years. However, the “Qualified Contract” (QC) provision in the LIHTC regulation allows developers to waive these affordability requirements after only 15 years. As such, the QC loophole threatens the long-term affordability of housing financed through the LIHTC program. [Research](#) from NLIHC and the Public and Affordable Housing Research Corporation (PAHRC) estimates that more than 100,000 LIHTC units have been lost to the QC loophole since 1990. The National Council of State Housing Agencies (2021) offers similar estimates.

Resources

NHLP and NCLC Release Advocacy Resource on IRA Home Energy Rebates

The National Housing Law Project (NHLP) and National Consumer Law Center (NCLC) have released a new resource, [“IRA Home Energy Rebates State Program Design Recommendations.”](#) The resource, which is designed to help advocates and tenants boost equitable investments in energy efficiency and electrification for low-income households, explains that the “Inflation Reduction Act” (IRA) can be used to provide urgent relief to low-income tenants struggling with high utility bills, but only if state programs include and implement effective consumer protections. Included in the 16-page resource are tenant protection recommendations focusing on the prevention of rent increases and displacement, the preservation of affordable rental housing, additional protections for tenants in federally supported low-income housing, and enforcement of tenant protections.

Almost \$9 billion is available to states and territories through the Home Energy Rebate program, provided states and territories submit program plans to the U.S. Department of Energy (DOE) by January 31, 2025. NHLP and NCLC created the new resource to help advocates promote state plans that prioritize the most meaningful assistance for low-income tenants and homeowners. The resource outlines specific ways to ensure low-income tenants pay less and acquire protection from rising rents, displacement, and eviction. It outlines issue areas that advocates and tenants should prioritize when providing stakeholder input regarding state rebate plans. Some aspects of state plans are mandatory, but advocates will still need to monitor plan implementation to ensure compliance. Advocates should also take advantage of opportunities to press their state to go beyond required plan components to direct more funds to low-income households and/or provide more and stronger consumer protections.

NHLP and NCLC intend to host a webinar on these topics soon (*Memo* will alert readers when the webinar is announced).

Read “IRA Home Energy Rebates State Program Design Recommendations” at:
<https://tinyurl.com/yvt2w8mu>

Treasury Releases Pilot Version of Free Tool to File Taxes Directly with IRS

The U.S. Department of the Treasury (Treasury) released the pilot version of a free tool called [Direct File](#) that allows households to file their yearly federal taxes directly with the Internal Revenue Service (IRS). The program is being piloted in 12 states: Arizona, California, Florida, Massachusetts, Nevada, New Hampshire, New York, South Dakota, Tennessee, Texas, Washington, and Wyoming.

Direct File is a groundbreaking new service that allows taxpayers to file their taxes directly with the IRS quickly, safely, and for free. The program features a filing checklist that helps users track their information and ensure all steps are completed properly and provides live support from IRS customer service representatives. Users are also able to save their information and return to their filing form later before submitting. Based on available information, it is estimated that Direct File could save people an average of at least \$150 and nine hours of labor each tax filing season.

As a pilot program, Direct File’s future iterations will be shaped by users’ experiences with the tool this tax year. In addition to being required to live in one of the 12 pilot states in 2023, individuals using the tool must have an online account with the IRS, as well as a Taxpayer Identification Number for themselves, their spouses, and any dependents. [Learn more about the program here.](#)

From the Field

New Jersey Governor Signs Landmark Affordable Housing Legislation

Housing advocates in New Jersey are celebrating the enactment of legislation to reform the state’s fair housing obligations under the New Jersey Supreme Court’s *Mount Laurel* Doctrine and the state’s “Fair Housing Act.” Established in 1975 and enhanced through subsequent court decisions, the *Mount Laurel* Doctrine requires towns to provide their fair share of a region’s affordable housing (see *Memo* [6/20/23](#)). New Jersey Governor Phil Murphy on March 20 signed Bill [A-4/S-50](#), which streamlines the process for determining and enforcing these obligations. Advocates believe this will provide more certainty for housing developers and reduce litigation-related delays to the construction of new affordable housing. The new reforms will take effect in 2025.

Key [provisions](#) in the legislation include a streamlined process to determine affordable housing obligations, initiated by the Department of Community Affairs and mediated as needed by a new Affordable Housing Dispute Resolution Program. The legislation also codifies the affordable housing obligation methodology, which is based on the 2018 method that enabled municipalities to more effectively and efficiently determine their obligations without prolonged judicial involvement. Increased transparency is required at each stage of the process: the adoption of initial affordable housing plans, the availability and allocation of state housing trust funds, and the number of housing units built. The legislation repeals the Council on Affordable Housing, which had become a defunct agency that failed to enforce the *Mount Laurel* Doctrine, therefore thwarting affordable housing development. Finally, the legislation prohibits wealthy towns from paying their way out of their affordable housing obligations.

As the state prepared to allocate its fourth round of 10-year affordable housing obligations in 2025, advocates seized the opportunity to work with champions in the state legislature to enact system reforms. A [letter](#) outlining many provisions that were ultimately enacted was [signed](#) by more than 60 civil rights leaders and housing advocates, including the [Housing and Community Development Network of New Jersey](#), an NLIHC state partner.

“We thank Governor Murphy and his Administration for continuing to prioritize housing stability, security and affordability for NJ’s working families and most vulnerable neighbors. We are grateful to Senate President Scutari, Assembly Speaker Coughlin, Senator Singleton, Assemblywoman Lopez and all the legislators who championed this bill to help *HouseNJ*,” said Staci Berger, president and chief executive officer of the Housing and Community Development Network of NJ. “Our network includes over 275 members dedicated to the belief that housing is a human right and passage of this bill allows us to continue working towards making NJ a place everyone can afford to call home.”

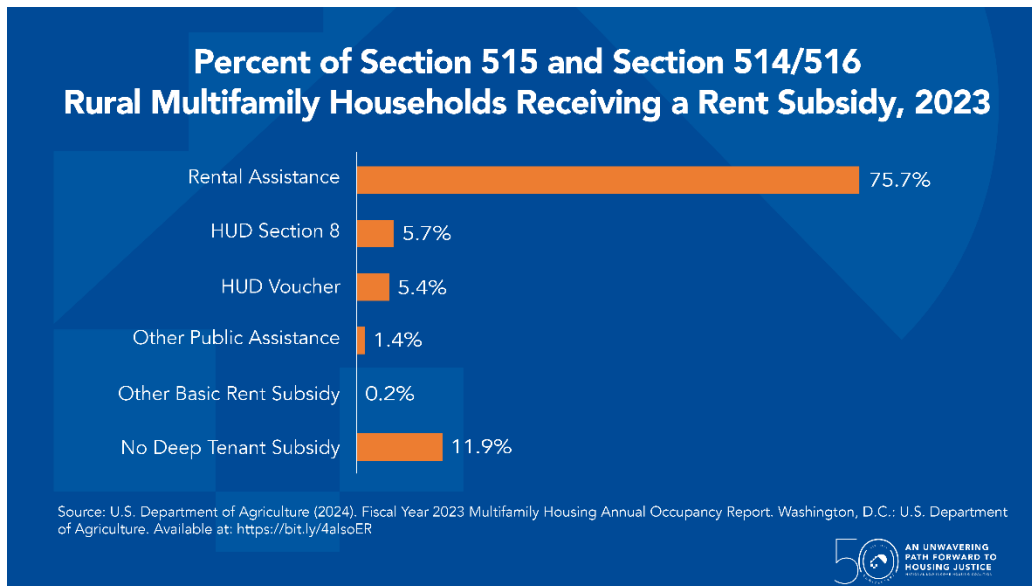
Governor Murphy signed several other housing-related bills on March 20:

- ACS for A-2267/SCS for S-1415 requires the New Jersey Housing Mortgage Finance Agency to establish a pilot program to support insurance premiums for eligible affordable housing projects constructed by for-profit affordable housing developers.
- S-1422/A-3365 allows taxpayers to accelerate depreciation of eligible property expenditures in connection with construction of new affordable housing developments in order to realize cost savings.
- A-2296/S-2309 allows a municipal governing body to delegate to the municipal clerk the authority to issue certain approvals to facilitate development of affordable housing projects.
- A-3337/S-2312 permits “payment in lieu of taxation” (PILOT) agreements between municipalities and affordable housing projects that receive funding through the State Affordable Housing Trust Fund or municipal affordable housing trust funds.
- A-1495/S-1484 exempts receipts from sales made to contractors or repairmen of materials, supplies, or services related to the construction of 100%-affordable housing projects in order to help reduce costs for the construction of such projects.

Read more about the legislation and its expected impacts in New Jersey [here](#).

Fact of the Week

Most Renters in Section 515 and Section 514/516 Properties Receive Some Form of Government Assistance to Pay Rent



Source: U.S. Department of Agriculture (2024). Fiscal Year 2023 Multifamily Housing Annual Occupancy Report. Washington, D.C.: U.S. Department of Agriculture. Available at: <https://bit.ly/4alsoER>

NLIHC Careers

NLIHC Seeks Housing Advocacy Coordinator/Organizer

NLIHC seeks a housing advocacy coordinator/organizer (depending on experience) who will be responsible for building relationships around the country, mobilizing advocates to take action on NLIHC's federal policy priorities and campaign efforts, and maintaining and expanding NLIHC membership with individuals and organizations. The housing advocacy coordinator/organizer will report to the director of field organizing.

Responsibilities:

- Build and maintain relationships with NLIHC state and tribal partners, members, people directly impacted by housing instability and homelessness, and other housing and homelessness advocates and service providers.
- Conduct outreach to maintain and expand NLIHC's membership with individuals and organizations through monthly mailings, emails, and phone calls.

- Mobilize NLIHC's network of advocates to take action on federal affordable housing policy issues.
- Present at meetings and conferences in D.C. and around the country to share NLIHC's research, policy priorities, and how advocates can get engaged in NLIHC's work.
- Respond to requests for information from NLIHC state and tribal partners, members, the media, and the public.
- Track field activity in assigned region and promote activities of NLIHC's network, especially state and tribal partners and members, through NLIHC's communication platforms.
- Create and maintain advocacy tools in collaboration with the Policy Team, such as NLIHC's Legislative Action Center, advocacy toolkits, how-to tutorials, sample emails and phone call scripts, and sign-on letters.
- Contribute to field communications, including NLIHC's weekly e-newsletters *Memo to Members and Partners* and *The Connection*, calls to action and other eblasts, website pages and materials, blog posts, social media, and NLIHC's *Tenant Talk* publication.
- Maintain contact database in Salesforce and other platforms. Produce membership reports and lists as needed to support the work of NLIHC.
- Identify and cultivate potential new state and tribal partners in places where NLIHC seeks to build a stronger base of advocates.
- Support planning and implementation of NLIHC's annual Housing Policy Forum, including speaker recruitment and organizing participants of Capitol Hill Day.
- Participate in NLIHC staff meetings, staff training, monthly state and tribal partner Zoom meetings, and other meetings as assigned.
- Other duties as assigned.

Qualifications:

- The housing advocacy coordinator will hold a bachelor's degree (master's degree preferred) and have up to two years of experience in policy advocacy, community or macro organizing, membership coordination, or direct assistance to low-income communities. People with lived experience of housing instability or homelessness who hope to shape housing policy at a national level and who have experience in lieu of a degree are encouraged to apply.
- The housing advocacy organizer will hold a master's degree and have at least two years of work experience in policy advocacy, community or macro organizing, membership coordination, or direct assistance to low-income communities. Candidates with an additional three years of work experience in lieu of a master's degree will be considered.
- Candidates should have the ability to work in a diverse, fast-paced environment; strong organizational skills; oral and interpersonal communication skills; networking skills; writing skills; and attention to detail.
- Strong commitment to social, racial, and housing justice and knowledge of the fundamentals of affordable housing or homelessness.
- Demonstrated ability to cultivate positive relationships with marginalized individuals, including those with lived experiences with housing insecurity and homelessness.
- Demonstrated experience and ability to recognize and respond to the ways race, ethnicity, sexual orientation, and gender identity intersect to further promote racial equity and social justice.

- Ability to travel to speaking engagements several times a year.
- Proficiency in the Microsoft Office suite and Zoom. Familiarity with Salesforce, Mailchimp, GiveSmart, or Phone2Action a plus.

An equal opportunity, affirmative action employer, NLIHC offers a competitive benefits package. These are full-time positions located in Washington, D.C. on hybrid work schedules. The housing advocacy coordinator salary range is \$67,000-\$90,000 (depending on experience). The housing advocacy organizer salary range is \$87,000-\$102,000 (depending on experience).

How to Apply:

Interested candidates should submit a resume, cover letter, and two writing samples to Sarah Saadian, senior vice president of public policy and field organizing, and Brooke Schipporeit, director of field organizing, at: ssaadian@nlihc.org and bschipporeit@nlihc.org

NLIHC in the News

NLIHC in the News for the Week of March 31

The following are some of the news stories to which NLIHC contributed during the week of March 31:

- “‘We do not deserve to live like this’: the prevalence of violence against native women” *Reckon*, April 4 at: <https://tinyurl.com/mtue6cu3>
 - “Political Leaders Are Finally Responding to the Housing Crisis. They Need to Move Faster.” *Politico*, April 4 at: <https://tinyurl.com/298jdddt>
 - “Rent prices out of reach, housing not available for 1/4 of Columbus residents who need it.” *The Columbus Dispatch*, April 1 at: <https://tinyurl.com/8z7j2aax>
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NLIHC News

Join NLIHC’s First Policy Advisory Committee Meeting of 2024 on April 10!

NLIHC members are invited to join NLIHC’s first Policy Advisory Committee (PAC) meeting of the year on April 10 from 4 to 5 pm ET. PAC meetings offer NLIHC members a space to weigh in on the formation, direction, and implementation of NLIHC’s policy priorities and advocacy activities.

The upcoming PAC meeting will provide a brief overview of NLIHC’s policy priorities for 2024 before turning to a discussion of the U.S. Supreme Court case *Grants Pass v. Johnson*, the most consequential case on homelessness taken up by the court in decades, and opportunities for advocates to get involved.

Following the April 10 meeting, PAC meetings will focus on a series of different topics and be held quarterly on the following dates:

- Wednesday, June 5, 2024, 4-5 pm ET
- Wednesday, September 4, 2024, 4-5 pm ET
- Wednesday, December 4, 2024, 4-5 pm ET

*Please note that **PAC meetings are only open to NLIHC members**. If you are not already a member, you can [join online](#).*

Register for the April 10 Policy Advisory Committee meeting at: <https://tinyurl.com/46xr5raf>

Register for the June, September, and December 2024 Policy Advisory Committee meetings at: <https://tinyurl.com/yey2rutc>

NLIHC Welcomes Tia Turner as Housing Advocacy Organizer

NLIHC is pleased to welcome Tia Turner to its field team as a housing advocacy organizer! Tia will work with the team to expand membership and engage advocates in federal policy priorities to advance the Coalition's mission. Prior to joining the field team, Tia interned on NLIHC's policy team while completing a 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. After organizing and advocating in her community against harmful encampment closures without the provision of housing, Tia co-founded and became the president of Love Huntsville, a grassroots housing advocacy organization dedicated to serving the unhoused population and advocating for local- and state-level policy changes in Alabama. Tia is a graduate of the University of Alabama in Huntsville, where she earned her bachelor's degree in sociology before completing her master's degree in sociology at Arizona State University.

NLIHC Welcomes Billy Cerullo as Housing Advocacy Organizer

NLIHC is excited to welcome Billy Cerullo as a housing advocacy organizer on the field team. In his role, Billy will help grow the Coalition's network of advocates and support efforts to strategically engage federal policymakers on key policy priorities. Billy has been organizing for the last seven years and has organized winning campaigns to change education and healthcare policies. Most recently, he organized multiple unionization drives as an organizer for the Laborers International Union of North America (LiUNA). Billy is professionally trained through the PICO and Industrial Areas Foundation (IAF) traditions of community organizing and has extensive experience organizing and building power within systemically marginalized communities, always keeping an eye toward social, racial, and economic justice in his work. Prior to his organizing career, Billy obtained a bachelor's degree in American government and

public policy from Suffolk University in Boston, Massachusetts, and completed two years of service with AmeriCorps in Washington, D.C. Billy is bilingual in English and Spanish.

NLIHC Welcomes Meghan Mertyris as Disaster Housing Recovery Analyst

NLIHC is delighted to welcome Meghan Mertyris as disaster housing recovery analyst! Before joining NLIHC, Meghan worked as a community organizer at the New Jersey Organizing Project (NJOP) and the New Jersey Resource Project (NJRP), where she built and mobilized a base of more than 1,000 people impacted by Hurricane Ida from across the state to advocate for the passage of legislative and administrative solutions addressing damage caused by the hurricane. As a result of her organizing efforts, New Jersey is receiving an additional \$149 million in Community Development Block Grant-Disaster Recovery (CDBG-DR) funds. For her work with directly impacted disaster survivors, she won the New Jersey Association for Floodplain Management's (NJAFM) Community Outreach award. She holds a bachelor's degree in communications, legal institutions, economics, and government from American University, as well as a master's degree in public administration, also from American University. She also holds a certificate in community-based research. In her role as disaster housing recovery analyst, she will support NLIHC's DHRC team in all communications, outreach, and advocacy plans.

NLIHC Welcomes Jamaal Gilani as Director of People and Culture

NLIHC welcomes Jamaal Gilani as Director of People and Culture. In this new role, Jamaal will work closely with NLIHC's operations and finance teams to achieve the Coalition's mission and be responsible for leading all aspects of human resources by fostering an inclusive culture, engaging and supporting staff members, and creating a positive overall experience at NLIHC. Before joining NLIHC, Jamaal gained a wide range of human resources experience while working for organizations in the IT and healthcare fields. In his most recent position with a company helping patients manage chronic kidney disease, he leveraged his strong creative skills and talent for innovative thinking to help the organization grow and boost its revenue. His journey in the administrative and business-partner sides of HR allowed him to find and develop his passion for managing and strengthening organizational cultures. Jamaal is a graduate of Virginia Tech University, where he earned a BA in communications and electronic and print journalism.

Where to Find Us – April 8

- [“Renting the American Dream,” CHCI Capitol Hill Policy Briefing Series](#) – Washington, D.C., April 9 (Sid Betancourt)
- Rhode Island Day – Washington, DC, April 9 (Diane Yentel)
- “Justice and Housing in America” course, Binghamton University – Virtual, April 10 (Lindsay Duvall)

- Columbia Business School – New York, NY, April 17 (Diane Yentel)
- [Feeding America Annual Conference](#) – Las Vegas, NV, April 18 (Chantelle Wilkinson)
- [2024 National Voluntary Organizations Active in Disaster Conference](#) – Phoenix, AZ, May 6 (Noah Patton)
- The Housing Ohio Conference – Columbus, OH, May 7-8 (Diane Yentel; Courtney Cooperman)
- [Stewards of Affordable Housing for the Future \(SAHF\)/NAHT Retreat](#) – May 15 (Diane Yentel)
- [2024 National Mass Care Exercise](#) – Shippensburg, PA, May 23 (Noah Patton)
- Mississippi Center for Justice Social Justice Empowerment Dinner (Keynote Speaker) – Washington, D.C., June 5 (Diane Yentel)
- [22nd Annual New York Supportive Housing Conference](#) – New York, NY, June 20 (Sarah Saadian)
- A Home for Everyone Conference (Keynote Speaker) – Madison, WI, July 17 and 18 (Diane Yentel)

NLIHC Staff

Sarah Abdelhadi, Senior Research Analyst
 Lindsey Aramah, Communications Intern
 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
 Matthew Clarke, Director, Communications, x207
 Courtney Cooperman, Project Manager, Our Homes Our Votes, x263
 Lindsay Duvall, Senior Organizer for Housing Advocacy, x206
 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
 Kim Johnson, Public Policy Manager, x243
 Kayla Laywell, Housing Policy Analyst, x231
 Mayerline Louis-Juste, Senior Communications Specialist, x201
 Meghan Mertyris, Disaster Housing Recovery Analyst
 Steve Moore Sanchez, Development Coordinator, x209
 Khara Norris, Vice President of Operations and Finance, x242
 Noah Patton, Manager, Disaster Recovery, x227

Mackenzie Pish, Research Analyst
Ikra Rafi, Creative Services Manager, x246
Benja Reilly, Development Specialist, x234
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
Brooke Schipporeit, Director, Field Organizing, x233
Lauren Steimle, Web/Graphic Design Specialist, x246
Tia Turner, Housing Advocacy Organizer
Julie Walker, OSAH Campaign Coordinator
Chantelle Wilkinson, OSAH Campaign Director, x230
Renee Willis, Senior Vice President for Racial Equity, Diversity, and Inclusion, x247
Diane Yentel, President and CEO, x225