Memo To Members & Partners
A weekly newsletter from the National Low Income Housing Coalition

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## Budget and Appropriations

### Congress Returns from Recess as House Republicans Begin Formulating Potentially Disastrous Debt Limit Agreement

Members of Congress returned to their offices on Capitol Hill today (April 17), as Republicans have begun formulating a potentially disastrous proposal for raising the federal debt limit. While details are still being revealed, reports suggest that the proposal would involve raising the statutory debt limit until May 2024 while potentially capping non-defense discretionary spending – including funding for HUD's and USDA's vital affordable housing and homelessness programs – at fiscal year (FY) 2022 levels in return. The proposal may also include provisions to limit increases in the federal budget to just 1% annually over the next 10 years.

The debt limit, also known as the "debt ceiling," is the legal limit on the maximum amount of debt the federal government can take on to finance obligations that have already been approved by Congress. Lawmakers have voted to raise the debt limit more than 100 times since it was created in 1917 so that the federal government can continue meeting its financial obligations.

When the federal government hits the debt limit, it cannot issue any new debt but can continue paying its bills in the short-term by implementing "extraordinary measures" – that is, shifting federal funds to keep paying incurred financial obligations. U.S. Department of the Treasury (Treasury) Secretary Janet Yellen announced on January 19 that the federal government had reached its statutory debt limit and that the department would begin implementing "extraordinary measures" to keep paying its bills and avoid a catastrophic default (see *Memo*, 1/23). However, without Congressional action to raise the debt ceiling, Treasury is expected to exhaust its "extraordinary measures" sometime between June and September of this year.

While the debt ceiling and appropriations are separate though related issues, Kevin McCarthy (R-CA), the speaker of the U.S. House of Representatives, has vowed that his caucus will not vote in favor of raising the debt ceiling unless it can extract severe funding cuts from the FY24 appropriations bill. In addition to reducing FY24 spending to FY22 levels and capping budget growth at 1% per year over 10 years, House Republicans are expected to issue a proposal that would rescind unspent COVID-19 relief funds and institute work requirements for social programs, among other harmful provisions.

Analysis from the Center on Budget and Policy Priorities (CBPP) notes that cutting spending to FY22 levels would result in a cut to non-defense discretionary programs of around $133 billion. According to an analysis published by the office of HUD Secretary Marcia L. Fudge, such a proposal, if enacted, would "represent the most devastating impacts in HUD's history" and "make it impossible to stave off mass evictions" (see *Memo,* 4/3).

Capping future spending at a paltry 1% per year would likewise have a tremendously negative impact for people served by affordable housing and homelessness programs. These programs must receive increased funding from year-to-year simply to maintain the number of households being served. Even with recent funding increases to federal programs, many programs are still being impacted by the austere spending caps put in place by the "Budget Control Act of 2011":

HUD's cumulative appropriations since FY10 are still slightly lower than they would have been had annual appropriations remained at FY10 levels and been adjusted only for inflation.

**Take Action!**

It is unacceptable to balance the federal budget by demanding cuts to programs that help the lowest-income households survive. There is a national shortage of approximately 7.3 million affordable, available homes for people with the lowest incomes, and only one in four households who qualify for federal housing assistance receives the help it needs. Without adequate funding for vital federal affordable housing and homeless assistance programs, households with the lowest incomes will continue to live precariously, only one missed paycheck or unexpected emergency away from housing instability, eviction, and, in the worst cases, homelessness.

In addition to scheduling in-district meetings with their members of Congress, advocates can continue to take action in the following ways:

- Sign your organization on to the Campaign for Housing and Community Development Funding's (CHCDF) annual budget letter, calling on Congress to reject spending cuts and instead provide the highest possible allocation for HUD's and USDA's affordable housing, homelessness, and community development programs in FY24.
- Email your members of Congress today and urge them to increase – not cut – resources for affordable housing and homelessness in FY24 and to support NLIHC's top appropriations priorities:
    - $32.7 billion for the TBRA program to renew existing vouchers and to expand the program to an additional 200,000 households.
    - $5.4 billion for public housing operations and $5 billion for public housing repairs.
    - $3.8 billion for HUD's Homeless Assistance Grants program.
    - $100 million for legal assistance to prevent evictions.
    - $3 billion for a permanent Emergency Rental Assistance program.
    - $300 million for the competitive tribal housing grants, targeted to tribes with the greatest needs.
- Check out NLIHC's advocacy toolkit, "Oppose Dramatic Cuts to Federal Investments in Affordable Housing," for talking points, sample social media messages, and more!

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## Homelessness and Housing First

### Register for Today's (4/17) NLIHC, NAEH, CBPP Webinar on Homelessness and Housing First

NLIHC, the National Alliance to End Homelessness (NAEH), and the Center on Budget and Policy Priorities (CBPP) invite advocates nationwide to register for the fifth webinar in our series on homelessness and Housing First. Join us for the webinar, "Housing First Supports Income Security," today (April 17) at 2:30 pm ET. The webinar will examine the ways Housing First supports income security, including cash assistance and employment. The speakers will share strategies for leveraging community resources to increase program participants' incomes in ways that are tailored to each individual's goals.

Today's webinar will feature Peggy Bailey, vice president for housing and income security at CBPP; Erik Gartland, research analyst at CBPP; Hannah Maharrey, executive director of the Mississippi Balance of State Continuum of Care (CoC); Kelly Green-Bloomfield, director of program operations at Flagler Housing and Homeless Services in Richmond, Virginia; and Aubrey Wilde, advocacy program director at the Colorado Coalition for the Homeless.

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

More than 7,000 people registered for the four-part webinar series held by NLIHC and our partners in August and September 2022. Given the tremendous interest among stakeholders and the increased risk of harmful measures to criminalize homelessness, we have decided to continue our national webinar series, with webinars being held monthly. We will share critical information about solutions to homelessness and amplify the work of advocates and people with lived expertise across the nation.

Did you miss the previous webinars on homelessness and Housing First? Check out the webinar recaps, including links to the recordings and presentation slides.

The next webinar will be held on Monday, May 15, from 2:30 to 4 pm ET.

Register for the series at: https://bit.ly/3vIbn5o

Read more about Housing First at: https://bit.ly/3vHf8YR

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### HUD PD&R Hosts Virtual Quarterly Update on Housing First

HUD's Office of Policy Development and Research (PD&R) hosted a virtual PD&R Quarterly Update on Housing First on April 6. The event highlighted data supporting the effectiveness of Housing First and explored how communities across the country are using the model to reduce the prevalence of homelessness.

The event featured a data spotlight segment from PD&R's Veronica Helms Garrison, who highlighted that the Community Preventive Services Task Force (CPSTF), an independent panel of public health and prevention experts appointed by the director of the Centers for Disease Control and Prevention (CDC), recommends Housing First programs. The CPSTF recommendation is based on evidence from a systematic review of 26 studies, which found that Housing First programs decrease homelessness, increase housing stability, and improve quality of life for people experiencing homelessness. The CPSTF also found that the economic benefits exceed the intervention cost for Housing First programs; every dollar invested in Housing First programs results in $1.44 in cost savings.

Jeff Olivet, the executive director of the U.S. Interagency Council on Homelessness (USICH), provided remarks on the effectiveness of Housing First in ending homelessness. He urged that the country must scale the model up to meet the need and pair it with prevention strategies to stem the inflow into homelessness. He noted that Housing First is designed to end homelessness at the individual level – not to address the structural causes of homelessness, including the severe shortage of affordable housing, ongoing effects of systemic racism, and a lack of access to mental health care and drug and alcohol treatment. "Blaming Housing First for the ongoing homelessness crisis is like blaming cancer treatments for cancer. It doesn't cure every person, and we have much more to learn, but we are saving lives on a daily basis," said Mr. Olivet.

The HUD PD&R event featured two panel discussions examining the successes of Housing First programs in Richmond, Virginia; New Orleans, Louisiana; Houston, Texas; Gulfport, Mississippi; and Seattle, Washington. The first panel – moderated by Norm Suchar, director of HUD's Office of Special Needs Assistance Programs – included Kelly King Horne, executive director of Homeward in Richmond, Virginia; Martha Kegel, executive director of UNITY of Greater New Orleans; Ana Rausch, vice president of program operations at the Coalition for the Homeless of Houston/Harris County; and Mary Simons, executive director and CEO of the Open Doors Homeless Coalition in Mississippi. The second panel was moderated by Margaret Salazar, HUD Regional Administrator for Region 10, and featured David Canavan of Canavan Associates and Marc Dones, CEO of the King County Regional Homelessness Authority.

You can watch the recording at: https://bit.ly/3ocptLe

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### Join Framework for an Equitable Homelessness Response's 4/20 Webinar on Interim Housing

Join the Framework for an Equitable Homelessness Response on Thursday, April 20, from 3 to 4:30 pm ET for the second webinar in its series on reimagining interim housing, "Reimagining Interim Housing: A Deeper Dive into Approaches and Transformation."

The guidance recommendations of people with lived expertise of homelessness, and the lessons learned throughout the COVID-19 pandemic, make clear the need to create and seize opportunities to transform our approaches to sheltering people experiencing homelessness. In response to this clear need, the Framework for an Equitable Homelessness Response project partners released "Reimagining Interim Housing: Strategies and Action Areas for Transforming Approaches to Sheltering People Experiencing Homelessness" and "Tools for Strengthening Current Interim Housing Programs and Services" to provide recommended approaches for supporting, strengthening, and transforming critical elements of interim housing programs.

Building on the lessons learned and topics covered during the Framework's previous webinar, "Reimagining Interim Housing: Transforming Our Approaches to Sheltering People," the April 20 webinar will feature project consultants Claudine Sipili, Rashema Melson, Shaundell Diaz, and Matthew Doherty and explore proposed stages and action areas for transforming approaches to sheltering unhoused people. The webinar will also provide guidance for partnering with people experiencing homelessness and for leading transformational efforts with a focus on racial justice and equity.

Register for the webinar at: https://bit.ly/3Us15Sh

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## HoUSed Campaign for Universal, Stable, Affordable Homes

### Recap of 4/10 National HoUSed Campaign Call

In the most recent (April 10) National HoUSed Campaign Call, we received updates about developments on Capitol Hill, learned about new research on the successes and challenges of the Emergency Housing Voucher (EHV) program, heard about recent disaster recovery efforts, and reviewed data from NLIHC's recently published annual report, *The Gap: A Shortage of Affordable Rental Homes*.

NLIHC Senior Vice President of Public Policy and Field Organizing Sarah Saadian shared the latest updates from Capitol Hill and discussed how advocates can engage with their members of Congress about the need for increasing resources for affordable housing and homelessness programs in fiscal year (FY) 2024. House Republicans, under the leadership of U.S. House of Representatives Speaker Kevin McCarthy (R-CA), are calling on their colleagues in Congress to enact steep cuts to the federal budget in fiscal year (FY) 2024, including potentially capping FY24 spending at FY22 levels. Advocates should email their members of Congress today and demand they provide increased funding in FY24 for these vital programs. Advocates are encouraged to explore NLIHC's advocacy toolkit for ideas about how to oppose budget cuts to essential federal investments in affordable housing.

Christi Economy from the Terner Center for Housing Innovation joined the call to discuss findings from a new report, "Using Emergency Housing Vouchers to Address Homelessness," which evaluates the successes and challenges of HUD's Emergency Housing Voucher (EHV) program. The report finds that while EHVs expanded resources to address homelessness, the scale of the additional capacity varied by state, depending on the number of people experiencing homelessness in the state. Some EHV recipients have also struggled to find quality, affordable housing that accepts their voucher, so that roughly 33% of people awarded an EHV are still searching for housing. The report also provides recommendations for increasing voucher utilization, based on programs' experiences with EHV distribution and leasing.

NLIHC Senior Policy Analyst for Disaster Recovery Noah Patton shared disaster recovery updates from areas that have been recently impacted by deadly tornadoes across the country, including Arkansas, Missouri, Iowa, Tennessee, and Illinois. Noah elaborated on FEMA's disaster response process and shared what advocates and directly impacted disaster survivors might expect in the coming months as communities begin to recover from these devastating disasters.

NLIHC Senior Vice President for Research Andrew Aurand shared findings from the newest edition of NLIHC's annual report, *The Gap: A Shortage of Affordable Rental Homes*. The report finds that the shortage of deeply affordable, available homes grew worse over the course of the COVID-19 pandemic: between 2019 and 2021, the shortage of affordable, available rental homes for the nation's lowest-income renters increased by 500,000 units, bringing the national shortage to 7.3 million affordable, available rental homes for households with extremely low incomes. These findings highlight the necessity of significant, targeted federal investments in affordable housing resources, including additional funding for rental assistance resources, and the need to build, maintain, and operate more units of deeply affordable housing.

National HoUSed campaign calls take place every other week. Our next call will be held on April 24 at 2:30 pm ET. Register for the call at: https://bit.ly/3ub2sWM

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## Tenant Protections

### Sign Up to Receive Information about FHFA Request for Input on Multifamily Tenant Protections

The Federal Housing Finance Agency (FHFA) announced on April 13 that it will issue in May a Request for Input (RFI) regarding multifamily tenant protections. Sign up here to receive details about FHFA's upcoming RFI and its work to address the concerns of tenants and other stakeholders in the multifamily housing market.

Previously, FHFA announced that, as part of its work on the White House Tenant Protection Interagency Policy Council and as reflected in the White House's recently published *Blueprint for a Renters Bill of Rights* (see *Memo*, 1/30), the agency would conduct a public stakeholder engagement process to identify tangible solutions for addressing the affordability challenges renters are facing, particularly among underserved communities. The announcement states that FHFA is committed to a transparent process that includes broad participation by diverse voices. In addition, FHFA instructed Fannie Mae and Freddie Mac (the Enterprises) to explore the feasibility of expanding multifamily tenant protections for properties they finance and to identify strategies and activities that could facilitate a greater amount of affordable rental housing supply.

During NLIHC's recent Housing Policy Forum, Sandra Thompson, FHFA director, explained that she is keenly aware of how FHFA policies affect people and of the necessity of ensuring those policies are fair and accessible and help guarantee safe, affordable housing (see *Memo*, 4/3). Referring to the White House's *Blueprint for a Renters Bill of Rights*, Director Thompson said that rent increases for the lowest-income renters have been "egregious" and that consequently FHFA is seeking opportunities to adopt tenant protections, including policies that limit egregious rent increases at properties financed with loans backed by Fannie Mae and Freddie Mac. In addition to receiving input from industry stakeholders, such as developers and owners, Ms. Thompson stated that it is essential that FHFA hear from tenants about their perspectives regarding tenant protection policies. To that end, FHFA will conduct listening session roundtables involving tenants, as well as workshops and webinars. FHFA will also issue a Request for Information (RFI) encouraging members of the public to suggest ideas for tenant protections.

Read the FHFA announcement at: https://bit.ly/3zWr8ax

To receive details about FHFA's upcoming RFI and its work to address the concerns of tenants and other stakeholders in the multifamily housing market, sign up here.

Read the White House's *Blueprint for a Renters Bill of Rights* at: https://bit.ly/3mxVFsc

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## Congress

### Representatives Bonamici and Garcia Introduce Legislation to Improve Lending Practices for Buyers of Manufactured Housing

Congresswoman Suzanne Bonamici (D-OR) was joined by Congressman Jesús "Chuy" Garcia (D-IL) in introducing the "Fair Manufactured Housing Lending Act" in the U.S. House of Representatives on April 7. The bill aims to protect those who purchase manufactured homes from predatory practices.

Manufactured housing is an attractive option for individuals and families because of its affordability. Yet there are few financing options or safeguards afforded to consumers. The bill would close a loophole in the "Truth in Lending Act" that makes buyers of manufactured housing susceptible to predatory lending practices by exempting manufactured housing retailers from the definition of "mortgage originator." Under the Truth in Lending Act, mortgage originators are prohibited from steering consumers to certain lenders or receiving unfair compensation based on loan transactions. The current exemption for manufactured housing retailers has allowed the industry to become overrun by predatory lenders, putting owners of manufactured homes at risk.

NLIHC has endorsed the bill. Other endorsing organizations include the National Consumer Law Center (on behalf of its low-income clients), Prosperity Now, National Housing Law Project, Public Citizen, Americans for Financial Reform Education Fund, National Association of Consumer Advocates, Center for Responsible Lending, National Manufactured Home Owners Association, Consumer Action, CASA of Oregon, Network for Oregon Affordable Housing, All Parks Alliance for Change (APAC), Manufactured Home Federation of MA. Inc (MFM), Manufactured Home Owners' Association of NJ, Inc. (MHOA-NJ), Manufactured Housing/Oregon State Tenants Association - MH/OSTA, Network for Oregon Affordable Housing, and Nevada Association of Manufactured Home Owners, Inc.

Read a press release about the bill here.

Find more information about the bill here.

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## Fair Housing

### Protecting Immigrant Families Coalition Releases Partner Toolkit, Announces Webinar to Prepare for Five-Year Bar Week of Action

The Protecting Immigrant Families Coalition (PIF) is hosting a Week of Action from May 1 to May 5 to urge Congress to enact the "Lifting Immigrant Families through Benefits Access Restoration Act" ("LIFT the BAR Act"). PIF recently released a partner toolkit and announced a webinar and office hours to prepare for the Week of Action. The bill would lift an arbitrary five-year waiting period for immigrants to access vital healthcare and social service programs. For 25 years, the "five-year bar" has denied lawfully present immigrant families of color access to critical health and social services.

The recently released partner toolkit provides measures to educate lawmakers about the five-year bar, including key resources, customizable social media posts, and a congressional meeting guide. PIF will host an informational webinar on Thursday, April 27, at 1 pm ET concerning the five-year bar and its background, its impact on immigrant families, and why Congress must remove the bar. PIF staff will also discuss the upcoming Week of Action as well as ways participants can get involved to help remove the bar and bring about the reintroduction of the Lift the Bar Act. Finally, PIF is hosting office hours on April 17 and April 19 to help advocates prepare for the Week of Action.

The LIFT the BAR Act was introduced in the 117th Congress by Representatives Pramila Jayapal (D-WA) and Tony Cárdenas (D-CA). A companion bill (S.4311) was introduced in the U.S. Senate by Senator Mazie Hirono (D-HI) and cosponsors Cory Booker (D-NJ), Patty Murray (D-WA), Patrick Leahy (D-VT), Ed Markey (D-MA), Elizabeth Warren (D-MA), Bernie Sanders (I-VT), Sherrod Brown (D-OH), Alex Padilla (D-CA), and Kirsten Gillibrand (D-NY). NLIHC and PIF have consistently supported the LIFT the BAR Act and other efforts to ensure that immigrant populations have access to vital housing and public health programs.

PIF's Week of Action will include several opportunities to urge support for the LIFT the BAR Act. Advocates can commit to the Week of Action and learn more using this form: https://bit.ly/3ntNqxn

Learn more about the "five-year bar" at: https://bit.ly/40QYJxU

Register for the April 17th, 1 pm ET, office hours at: https://bit.ly/3ocHPvM

Register for the April 19th, 2 pm ET, office hours at: https://bit.ly/43yZ62j

Commit to PIF's Week of Action using this form: https://bit.ly/3ntNqxn

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## HUD

### HUD FHEO Announces Settlement of Complaint about Housing Discrimination against Families with Children

HUD's Office of Fair Housing and Equal Opportunity (FHEO) announced on April 10 that it had reached a $3 million settlement regarding a complaint about housing discrimination against families with children. The complaint was brought by the State of California's Civil Rights Department (CRD) and Project Sentinel. The settlement resolves allegations that Vasona Management, Inc., a California property management company, and more than 30 apartment complex owners discriminated against families with children at more than 48 apartment complexes throughout the San Francisco Bay Area by prohibiting any outdoor play activities and requiring parents to supervise children under the age of 14 in all common areas.

Title VI of the "Civil Rights Act of 1968" (also referred to as the "Fair Housing Act") prohibits housing discrimination against members of the act's "protected classes," which include members of groups defined by race, color, national origin, sex, disability, religion, and familial status (e.g., families with children). In its announcement, FHEO explained that discrimination based on familial status, as it is specifically defined in California's "Fair Employment and Housing Act" (FEHA) and "Unrah Civil Rights Act," includes imposing different terms or conditions on families because they have children under the age of 18, making discriminatory statements, and enforcing overly restrictive rules and policies that discourage or prohibit families with children from enjoying their homes.

CRD, a participant in FHEO's Fair Housing Assistance Program (FHAP), announced that it had reached a consent decree on February 14, 2023, that resolved a systemic fair housing lawsuit against Vasona Management Inc. and apartment complex owners for discrimination against families with children. The $3 million settlement is the result of an investigation and complaint filed by Project Sentinel, a nonprofit organization in the Bay Area that develops and promotes fairness and equity in housing for all. Project Sentinel receives funds under FHEO's Private Enforcement Initiative through the Fair Housing Initiatives Program (FHIP). Fair housing organizations that receive funding through FHIP carry out enforcement, education, and outreach activities to assist people who think that they have experienced housing discrimination.

In 2017, Project Sentinel first alerted HUD's Region IX FHEO of allegations of familial status discrimination by the property management company and the owners of one apartment complex. HUD Region IX FHEO filed a complaint and, as required by the Fair Housing Act, referred the complaint to CRD for investigation. In 2018, CRD filed another complaint on behalf of a group of families alleging that Vasona and several additional apartment complex owners throughout the Bay Area violated FEHA and the Unruh Civil Rights Act by prohibiting any outdoor play activities and requiring parents to supervise children under the age of 14 in all common areas.

Vasona will pay $3 million to aggrieved families. Vasona will also implement corrective measures over five years, including revising its rules and approval procedures, distributing brochures to tenants about their rights, creating and maintaining policies to prevent discrimination and report discrimination, and instituting annual training. CRD will monitor compliance with the decree.

CRD's official press release includes a list of properties covered by the settlement and the full details of the proposed consent decree.

Individuals who think they have experienced discrimination in housing may file a complaint by contacting FHEO at 800-669-9777 or 800-877-8339 (for the Federal Relay Service).

Read the FHEO announcement at: https://bit.ly/3ME3Bmk

More information about FHEO's Fair Housing Assistance Program (FHAP) and Fair Housing Initiatives Program (FHIP) is on page 8-5 of NLIHC's *2023 Advocates' Guide*.

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## HUD PIH Provides Instructions for PHA Regionalization under MTW Demonstration

HUD's Office of Public and Indian Housing (PIH) issued Notice PIH 2023-08 on April 7, clarifying regulations and PIH policies that apply to regionalization under the Moving to Work (MTW) Demonstration. The Notice applies to all public housing agencies (PHAs) selected to participate in the MTW Demonstration – that is, the original 39 MTW Agencies, as well as 100 Expansion MTW Agencies. Two regionalization options are described in the Notice: Option 1 ("Transfer or Consolidation of Programs") and Option 2 ("Management Agreement"). PIH invites members of the public to provide feedback by mailing MTW-info@hud.gov, and the office will accept such feedback for 90 days (until July 7).

### Brief MTW Background

Moving to Work is a misleading title because it has nothing to do with helping public housing or Housing Choice Voucher (HCV) residents prepare for or secure employment. The so-called MTW Demonstration allows PHAs to volunteer for MTW status, which provides them enormous flexibility because the enabling statute allows PIH to waive nearly all provisions of the "United States Housing Act of 1937" and accompanying regulations. MTW flexibilities can significantly affect residents by increasing their rent, imposing work requirements, or limiting how long they can remain in public housing or receive HCV assistance. MTW PHAs are also allowed to shift Public Housing Capital and Operating Funds and HCV assistance, including HCV Administrative Fees and Housing Assistance Payment (HAP) funds, to purposes other than those for which these funds were originally appropriated (referred to as "fungibility").

The three MTW statutory objectives are to reduce costs, give households incentives to achieve economic self-sufficiency, and to increase housing choice. The statute requires MTW agencies to: (1) serve the same number of low-income households as they would without MTW funding flexibility; (2) serve a mix of households by size comparable to the mix they would have served if they were not in MTW; (3) ensure that 75% of the households they assist have incomes at or less than 50% of area median incomes; (4) ensure that assisted units meet housing quality standards; and (5) establish a reasonable rent policy.

### The Two MTW Regionalization Options

An existing MTW Agency may partner with one or more other PHAs for either option to form a Regional MTW Agency. Additional PHAs may join a Regional MTW Agency at a future date. An existing MTW Agency may pursue both options because one option might be preferred for Public Housing and the other option might be preferred for the HCV program.

<u>Option 1 "Transfer or Consolidation of Programs"</u>

Under this option, to be designated a "Regional MTW Agency," the Public Housing and/or HCV program of an existing MTW Agency and those of one or more other non-MTW PHAs ("Partner Agencies") are consolidated. All MTW "flexibilities," including MTW funding fungibilities, authorized for the existing MTW Agency may apply to all Public Housing and/or HCV units added to its program from the Partner Agencies participating in a voluntary transfer or consolidation.

A Regional MTW Agency acts as a single entity, allowing each of the PHAs' leadership to determine roles and responsibilities among PHA staff, organizational structure, policy considerations, and other programmatic decisions to ensure that all PHAs are involved in the administration of the Regional MTW Agency's program.

A Regional MTW Agency's Annual MTW Plan/Annual MTW Report (for Expansion MTW Agencies) or the MTW Supplement/PHA Plan (for the original 39 MTW agencies) must include all units within the Regional MTW Agency portfolio. All units added as part of the voluntary transfer or consolidation will be subject to the five statutory requirements (listed above in the Background section of this article).

<u>Option 2 "Management Agreement"</u>

Under this option, an existing MTW Agency along with one or more non-MTW PHAs ("Partner Agencies") seek to benefit from joint MTW administrative flexibilities (i.e., the MTW statutory and regulatory waivers of the existing MTW agency). The Partner Agencies do not, however, get to use the funding fungibility of the existing MTW Agency. The MTW Agency may administer all or a portion of a Partner Agency's Public Housing and/or HCV programs, applying its MTW administrative flexibilities to a Partner Agency's units.

The existing MTW Agency and each Partner Agency remain separate and distinct entities, with the MTW Agency managing a Partner Agency's Public Housing inventory and/or its HCV program. A Management Agreement that must be for at least five years will govern their respective roles and responsibilities. An MTW Agency cannot combine a Partner Agency's funding with its own to achieve MTW fungibility.

The MTW Agency will be answerable directly to PIH for its performance in administering Partner Agencies' HCV and/or Public Housing units. A Partner Agency continues to be responsible for reporting on all of its HCV and/or Public Housing units in the PIH Information Center (PIC), the Financial Data Schedule, Voucher Management System, and its Annual PHA Plan.

Read Notice PIH 2023-08 at: [https://bit.ly/3Gz64uj](https://bit.ly/3Gz64uj)

Find PIH's Moving to Work Demonstration homepage at: https://bit.ly/2AjmYvp

Explore a list of all MTW Agencies (original 39 and 100 Expansion PHAs) at: https://bit.ly/3mpfYIr

Find PIH's MTW Expansion page at: https://bit.ly/3zUwEun

Read more about the Moving to Work Demonstration on page 4-68 of NLIHC's *2023 Advocates' Guide*.

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**HUD PIH Notice Reminds PHAs of Remedies to Address Failures by Owners of Properties with HCV-Holders to Meet Housing Quality Standards**

HUD's Office of Public and Indian Housing (PIH) issued Notice PIH 2023-06, reminding public housing agencies (PHAs) of the remedies they have when an owner of a property that houses a resident assisted with a Housing Choice Voucher (HCV) or Project-Based Voucher (PBV) fails to comply with HCV policies and procedures. The Notice emphasizes requirements that relate to failure to comply with Housing Quality Standards (HQS) designed to ensure that assisted housing units exhibit decent, safe, and sanitary conditions.

The Background section of Notice PIH 2023-06 states that "[t]he HCV program seeks to address the demand for assisted renters to have equitable access to quality housing options best suited to their needs. To do this HUD is furthering efforts to ensure housing tied to HUD rental assistance consistently meets decent, safe, and sanitary standards… The requirement that program funds be used in units that are decent, safe, sanitary, and in good repair is a cornerstone of HUD's mission."

According to Section 4 of the Notice, the Housing Assistance Payment (HAP) contract is the primary document governing the relationship between a PHA and the owner of an HCV or PBV unit. The HAP contract and HCV regulations list a number of owner contract violations, the most common being failure to maintain a housing unit to HQS condition standards. If an owner fails to maintain a unit so that it meets HQS, a "PHA **must** take prompt and vigorous action to enforce the owner obligations" (emphasis present in the Notice). In addition, a PHA may inspect a unit at any time to ensure that it meets HQS and must notify an owner of any HQS deficiencies.

A PHA must not make any housing assistance payments to an owner if a unit does not meet HQS, unless the owner corrects deficiencies within the required timeframe and the PHA verifies that the corrections have been properly made. If an HQS defect is life-threatening, the owner must correct the defect within 24 hours. For other defects, an owner must correct defects within 30 calendar days. If an owner continues to fail to address HQS defects, a PHA may recover any overpayment; suspend, abate, reduce, or terminate housing assistance payments; or terminate the HAP contract. A PHA may also obtain additional relief by judicial order or action.

Section 7 of the Notice addresses the options available to PIH if a PHA fails to comply with HCV or PBV requirements. For example, PIH has the authority to reduce or offset a PHA's HCV administrative fee if the PHA fails to enforce HQS requirements. PIH may also prohibit a PHA from using funds in the administrative fee reserve, and PIH may direct a PHA to use funds in the reserve to improve its administrative capacity so that it more effectively enforces owner compliance with HQS.

Section 5 discusses situations requiring a PHA to refuse to approve an owner's participation in the HCV/PBV program – for example, if the federal government has instituted an administrative or judicial action against an owner for a violation of the "Fair Housing Act"; Title VI of the "Civil Rights Act"; Section 504 of the "Rehabilitation Act"; the "Violence Against Women Act"; the "Americans with Disabilities Act"; or other federal equal opportunity requirements. Section 6 describes situations in which a PHA has the discretion to exclude owners from the HCV/PBV program – for example, when an owner has or has had a practice of failing to comply with HQS.

Read Notice PIH 2023-06 at: https://bit.ly/406SSns

Read more about Housing Choice Vouchers (HCVs) on page 4-1 of NLIHC's *2023 Advocates' Guide*.

Read more about Project-Based Vouchers (PBVs) on page 4-9 of NLIHC's *2023 Advocates' Guide*.

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## Public Housing

### National Housing Law Project Announces Settlement Regarding Chicago PHA's Minimum Rent Policies

The National Housing Law Project (NHLP) has announced that a U.S. District Court approved a settlement agreement between a class of public housing residents and the Chicago Housing Authority (CHA). The settlement ensures that all public housing residents will receive adequate notice of their right to request a "hardship exemption" to the public housing statute's minimum rent requirement. The settlement will also provide financial relief in the form of rent adjustments and/or credits to thousands of CHA's public housing residents who were charged the minimum rent when they were entitled to a hardship exemption.

Federal law authorizes CHA to charge its lowest-income public housing residents so-called "minimum rents" of $75 per month. That same law protects households who cannot afford this amount by giving them the right to request a hardship exemption from the minimum rent requirement. The public housing residents alleged that CHA did not take steps to reasonably and sufficiently inform them of this right.

The settlement requires CHA to take steps to ensure that every resident knows about their right to request a hardship exemption as well as how to request one. CHA will provide all public housing residents with a plain-language information sheet regarding its minimum rent policies and procedures, train its property managers on such policies and procedures, amend its notices of rent adjustment, and ensure that no household is evicted for nonpayment of the minimum rent.

CHA will also remove from every public housing resident's ledger all unpaid minimum rent charges that have accrued since February 2016. CHA will likewise provide every qualifying public housing resident a rent credit equal to the minimum rent payments made by the resident since April 2020.

"Some of these residents borrowed money or went without food to pay the minimum rent," said John Bouman, director of Legal Action Chicago. "Others didn't pay the amount demanded, and some of them got evicted for nonpayment." He also noted that CHA did not deny the problem when it was brought to the authority's attention. Instead, CHA worked with attorneys to create a solution. Mr. Bouman praised CHA's willingness to take meaningful steps to correct past mistakes and create better practices.

Attorneys for the public housing residents included staff from Legal Action Chicago and National Housing Law Project, as well as pro-bono attorneys from McDermott Will & Emery.

Read a media release issued by NHLP at: https://bit.ly/43ty6kO

More information about public housing is on page 4-32 of NLIHC's *2023 Advocates' Guide*.

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## Native Housing

### HUD Hosts First Tribal Intergovernmental Advisory Committee Meeting; NLIHC Tribal Partner Represents Low-Income Tribal Member Concerns

HUD Secretary Marcia L. Fudge convened the first-ever Tribal Intergovernmental Advisory Committee (TIAC) meeting on April 12 and 13 in Washington, D.C. TIAC members include elected Tribal officials and Tribal employees representing Native nations from across the U.S. The current list of TIAC members can be found here. NLIHC's first Tribal partner, the United Native American Housing Association (UNAHA), was represented at the meeting by Jordan Rahn, Rosebud Sioux Tribal Council Representative of the Antelope Community. The meeting focused on nation-to-nation relationships with Tribal governments, Tribal sovereignty, housing needs and challenges in Indian country, and funding for Tribal housing and community development programs.

Tribal leaders met with Secretary Fudge and other HUD program leaders, including Adrianne Todman, deputy secretary of HUD; Dominique Blom, general deputy assistant secretary for public and Indian housing; Julia Gordon, FHA commissioner; Sam Valverde, executive vice president of Ginnie Mae; Jenn Jones, HUD chief of staff; Marion McFadden, principal deputy assistant secretary for community planning and development; and Solomon Greene, principal deputy assistant secretary for policy development and research. Heidi Frechette, deputy assistant secretary for Native American programs, moderated the meeting.

The Committee named Jacqueline Pata, first vice president of the Central Council of Tlingit and Haida Indian Tribes of Alaska, as co-chair. "I am pleased to join Tribal leaders from across the country for HUD's first ever Tribal Intergovernmental Advisory Committee meeting to discuss critical issues that impact so many Tribal members and communities," said Jacqueline. "We focused on key areas as tribes and reinterpreted the purpose of self-determination in Tribal housing programs across Indian Country coupled with the needs and challenges of a budget that does not reflect those needs. We appreciate Secretary Fudge, Deputy Secretary Todman, and HUD's efforts to build engaging relationships while discussing our issues with policymakers."

In a press statement, Secretary Fudge stated that "[i]t is important that Tribes help shape the policies and rules that impact their members and communities. HUD is fully committed to not just championing solutions on the federal level but supporting our Tribal leaders as they pursue their own efforts."

Read HUD's press release on the meeting at: https://bit.ly/3A05mTq

View the members of TIAC at: https://bit.ly/3L0sCa3

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## Housing for People with Disabilities

### GAO Analysis of HUD Assistance for Households with Disabilities Reveals Need for Accessible Housing

A report conducted by the U.S. Government Accountability Office (GAO) at the direction of Congresswoman Jan Schakowsky (D-IL) and Senator Tammy Duckworth (D-IL) reveals crucial information concerning the difficulties of locating affordable, accessible rental units for recipients of HUD housing assistance with disabilities, including Section 8 voucher holders, public housing residents, and Project-Based Rental Assistance (PBRA) tenants.

More than 1.8 million households living with physical, mental, and other disabilities receive HUD assistance, but finding affordable, accessible housing for households with disabilities can be challenging. People with disabilities are entitled to legal protections concerning accessible housing, but not all people with disabilities who qualify for housing assistance receive it, because the cost of accessible housing often exceeds programs' rent caps. As a result, HUD-assisted households with disabilities can end up living in rental housing that does not meet their accessibility needs: according to the GAO report, 300,000 households with mobility devices reported living in units without any accessibility features, despite the fact that providers of HUD-assisted housing are required to provide reasonably accessible housing for tenants with disabilities.

Fully accessible units are rare because the majority of rental units in the U.S pre-date certain accessible design and construction requirements, and some of these older models have structural impositions that prevent their modification. Often, households with disabilities must choose between either newer, more accessible housing – which can be prohibitively expensive – or more affordable units with fewer, if any, accessible features. Private landlords are not required by the "Fair Housing Act" to pay for unit modifications, and no dedicated funding from HUD exists to accomplish this goal, so renters often pay out of pocket to make their unit more accessible.

The GAO analysis reveals much about the renter experience for households with disabilities receiving HUD assistance and points to the need for increased federal investments in the construction, operation, and preservation of deeply affordable, accessible housing.

Read the report here.

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## Events

### Join Today's (4/17) "Tenant Talk Live" Webinar on Influencing Public Policy

NLIHC will host the next session of "Tenant Talk Live" – a webinar with and for renter and resident leaders – today, April 17, at 6 pm ET. Today's webinar, "Policy: It Ain't Always Pretty…or Easy," will focus on the fundamentals of effectively influencing public policy and help tenants understand their role in policy formulation. Join NLIHC staff and advocates as they discuss the nuts-and-bolts of effective policy advocacy, including how to draw on one's own experiences to influence politicians, identify your group's messaging strengths, and amplify your voice through the media. Register for today's Tenant Talk Live webinar at: https://bit.ly/361rmy2

During the webinar, NLIHC staff will be joined by Kevin Cronin, the director of member services and industry support at Housing Oregon, a state association of community development corporations and homeless service providers. Kevin is a dedicated community organizer and activist with extensive experience in housing advocacy and policy. He offers the perspective of an organizer as well as a person who has been impacted by housing instability and who understands the challenges faced by tenants across the country. The call will also be joined by Marlo Fields, a housing specialist at Wisconsin Community Action Program Association (WISCAP). Marlo brings with him a history of passionately advocating for working class values and anti-poverty initiatives. Having grown up in a single-parent working-class household, Marlo knows firsthand the necessity of stable housing for ensuring the well-being of families and children. He is a former Peace Corps volunteer, having served as an English teacher in rural southwest China, and has also worked for U.S. Congressmen Ron Kind and Mark Pocan, managing housing- and HUD-related constituent casework for the latter.

Remember: Tenant Talk Live would not be possible without tenants like you! We strive to connect and engage with tenants and tenant leaders through our webinars. If you are a low-income tenant and have a topic you would like to propose for an upcoming Tenant Talk Live, or if you would like to participate as a speaker on an upcoming call or webinar, please email: sbetancourt@nlihc.org

Register for the next Tenant Talk Live webinar at: bit.ly/361rmy2

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## Opportunity Starts at Home

### Medicaid Program Offers New Opportunities for Housing

The Medicaid program will help support housing- and nutrition-related needs through a new Section 1115 demonstration opportunity. Section 1115 of the "Social Security Act" gives the Secretary of the U.S. Department of Health and Human Services (HHS) the power to undertake demonstration projects found by the Secretary to support the Medicaid program. The new Section 1115 demonstration considers several housing supports, including rent and utilities, housing transition navigation services, moving costs, medically necessary home accessibility modifications, and remediation services. The demonstration also includes guidance for integration with housing and homelessness services agencies. These partnerships are identified as essential to successfully implementing the new housing supports. The goal of the demonstration is to improve coverage, access, and health equity across Medicaid beneficiaries. Learn more about the demonstration here.

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## From the Field

### Oregon Governor Signs Bipartisan Legislation Dedicating $200 Million to Homelessness Crisis

Oregon Governor Tina Kotek signed two bills, "House Bill 2001" and "House Bill 5019," that collectively dedicate more than $200 million to support people experiencing homelessness, keep renters stably housed, and boost affordable housing production. The funding package fulfills Governor Kotek's request, announced in her inaugural address, for the legislature to swiftly approve major investments that address unsheltered homelessness (see *Memo*, 1/30). HB 2001 also includes provisions to implement the Oregon Housing Needs Analysis (OHNA) system, which requires cities with at least 10,000 residents to regularly study their housing production needs across a range of affordability levels and housing types and take action to facilitate needed development via their zoning codes, permitting processes, and other levers controlled by local jurisdictions.

"This early session package of policy and funding is an essential first step by the 2023 legislature to address Oregon's affordable housing and homelessness crisis," said Cameron Herrington, director of policy and advocacy at the Oregon Housing Alliance. "The Oregon Housing Alliance and its member organizations strongly support the elements of this package, which address the needs of Oregonians who are currently unsheltered and unstably housed while also putting in place measures to address our long-term housing supply shortfall. As this legislative session rounds the corner into its second half, we are now focused on bills such as SB 611, which will protect tenants from massive rent hikes, and SB 976, which will reform the state mortgage interest deduction in order to stop subsidizing vacation homes and instead invest in first-time homeownership and programs to provide housing for those who are homeless."

"While the recent funding package is a significant step forward in addressing Oregon's housing crisis, there is no doubt that further action is needed," said Kevin Cronin, director of member services and industry support at Housing Oregon. “Advocates are pushing for bills in the 2023 legislative session to increase affordable housing production and strengthen tenant protections. SB 611 is a prime example of this effort. Although the bill has been amended to limit its scope, tenant leaders and housing advocates remain committed to its passage as it moves to the full Senate and House. Additionally, the resources allocated in HB 5005 are critical to achieving Oregon’s statewide housing production goal of 36,000 new units per year and closing the deficit of 109,682 deeply affordable homes. There is much work to be done, and Housing Oregon is committed to collaborating with partners like the Oregon Housing Alliance to ensure that everyone has a safe, stable, and affordable place to call home."

The $200 million legislative package passed both houses of the state legislature with unanimous support from Democratic members and support from nearly half of Republican members. Governor Kotek signed the bills into law on March 29. The package includes $85.2 million to help people experiencing homelessness move into permanent homes and to expand shelter capacity. The package also contains:

- $33.6 million for eviction prevention and diversion services to help nearly 9,000 households stay in their homes.
- $1.6 million for the state Office of Emergency Management and Oregon Housing and Community Services to coordinate the response to Governor Kotek’s executive order declaring a homelessness state of emergency in counties with the steepest increases in unsheltered homelessness (see *Memo*, 1/30).
- $27.4 million to address homelessness in rural areas that were excluded from the homelessness state of emergency.
- $24.9 million to serve youth experiencing homelessness and to provide young people and families with rental assistance, shelter, and mental health or substance abuse treatment.
- $20 million to encourage production of modular homes.
- $5 million to support members of Oregon’s nine federally recognized tribes that are experiencing homelessness.
- $5 million to improve health and safety conditions in farmworker housing.
- $3 million in revolving loans to pay for predevelopment costs for homes affordable to people earning between 80% and 120% of Area Median Income (AMI).
- $2.3 million to cities and counties for sanitation services.
- $200,000 to develop a long-term statewide rental assistance program.

Although the package represents a significant step forward in addressing homelessness and housing instability in Oregon, Governor Kotek acknowledged that the crisis will not be solved immediately and that further action is needed. Housing advocates are pushing for additional bills in the 2023 legislative session to increase affordable housing production, redirect funding into affordable housing, and strengthen tenant protections.

The Senate Committee on Housing and Development held a hearing on Monday, April 3, on SB 611, which would decrease maximum allowable annual rent increases under the state’s rent stabilization law. As introduced, the bill would have decreased the cap from 14.6% to 8%, narrowed the exemption for new construction to cover homes constructed within the past three years (rather than the 15 years required under current law), and provided relocation assistance to tenants who experience no-fault evictions. The bill was amended before passing out of committee on a 3-2 vote. The amended bill would change the rent increase cap to 5% plus inflation, with a maximum cap of 10%, and would neither narrow the new construction provision nor provide relocation assistance. Despite these amendments limiting the scope of the bill, tenant leaders and housing advocates will continue to push for passage of SB 611 as it moves to the full Senate and House.

The Senate Finance and Revenue Committee held a hearing on Wednesday, April 12, on SB 976, which would reform the state mortgage interest deduction and reinvest tax revenues in affordable housing. SB 976 would eliminate the state mortgage interest deduction for second homes and phase out the deduction for households with incomes above $200,000. The deduction would phase out completely for households with $250,000 or more in adjusted gross income. Recaptured revenue that would otherwise go to claimed mortgage interest deductions will be invested in a new Oregon Housing Opportunity Account, which would fund homelessness prevention and affordable homeownership opportunities for communities of color and low-income families.

The Joint Ways and Means Subcommittee on Capital Construction held a hearing on Friday, March 31, on HB 5005, which would allocate $770 million to the Local Innovation and Fast Track (LIFT) Rental Housing and Homeownership programs, $130 million to Permanent Supportive Housing, and $450 million in federal Private Activity Bonds to Oregon Housing and Community Services to facilitate affordable housing development and preservation. These resources would enable the state to make progress towards its statewide housing production goal of 36,000 new units per year, as established in Governor Kotek's executive order on housing production. According to NLIHC's *Gap* data, there are only 23 affordable and available homes per 100 extremely low-income renter households in Oregon, which amounts to a deficit of 109,682 deeply affordable homes. Eighty percent of extremely low-income Oregon renters are severely cost-burdened.

For more information on housing and homelessness priorities in Oregon's 2023 legislative session, contact Brian Hoop, executive director of Housing Oregon, at brian@housingoregon.org, or Cameron Herrington, director of policy and advocacy at the Oregon Housing Alliance, at cherrington@neighborhoodpartnerships.org.

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## Research

### Public Housing Residents Face Acute Challenges When Recovering from Disasters

An article appearing in *Urban Affairs*, "Post-Disaster Recovery Challenges of Public Housing Residents: Lumberton, North Carolina after Hurricane Matthew," examines the unique barriers faced by public housing residents in Lumberton, North Carolina, after the town was struck by Hurricane Matthew in 2016. The hurricane damaged 267 of the 729 public housing units. One hundred and eighty-two damaged units (68%) remained unrestored two years after the hurricane. The authors found that public housing units were more vulnerable to damage than private units due to a lack of maintenance. Further, public housing residents remained displaced for longer, as the repair process was inhibited by unpredictable and limited funding and cumbersome bureaucratic requirements imposed on the Housing Authority of the City of Lumberton (HACL). The authors encourage better pre-disaster planning and greater investment in building and maintaining public housing units to ensure that cities are more disaster resilient.

Pre-existing socioeconomic disparities, which are also known as social vulnerabilities, can influence the extent to which communities are prepared for, respond to, and recover from disasters. To analyze the social vulnerability of Lumberton neighborhoods before Hurricane Matthew, the authors used data from the American Community Survey (ACS) to develop social vulnerability scores. The scores incorporated neighborhood indicators, such as housing features, racial characteristics, poverty, educational and employment conditions, and language proficiencies. The authors also collected qualitative data from interviews with local officials and residents of public housing, as well as secondary sources, such as official documents, media content, and city plans. Finally, the study incorporated data from a longitudinal survey of 568 housing units in Lumberton to assess recovery outcomes.

Sixty-eight percent of public housing units were in neighborhoods with moderate to high social vulnerability scores leading up to Hurricane Matthew. The location of public housing units in these medium to high social vulnerability neighborhoods left public housing residents susceptible to damage and extended displacement. Of the public housing units included in the survey sample, 70% were damaged by the hurricane compared to 51% of privately-owned units. The authors also observed higher rates of abandonment and vacancy and slower repairs for public housing units compared to privately-owned units.

Insufficient and unpredictable funding, along with bureaucratic hurdles in the allocation of funds, contributed to a longer recovery process for public housing units. The Housing Authority of the City of Lumberton reported that the cost of repairing and rebuilding units far exceeded the funding allocated by FEMA. Additionally, FEMA reimbursement of repair costs was very slow. In 2018, two years after the hurricane, FEMA had only reimbursed $3.5 million of the $13 million that was approved for repair costs for the City of Lumberton. FEMA funds also required mitigation measures to be incorporated into the rebuilding process, such as relocating units outside of the floodplain, which created further delays. Lack of coordination between the state and local housing authorities also created uncertainty about how much funding would be available from other sources, such as the Community Development Block Grant-Disaster Recovery (CDBG-DR) program. This lack of certainty presented further challenges for HACL in planning the restoration of units.

The prolonged and challenging recovery process resulted in the loss of 182 public housing units, or 25% of Lumberton’s public housing stock. In interviews with residents, the authors also found that more than half of the displaced residents did not return. Many residents found accommodations with other housing authorities throughout North Carolina. However, as of 2018, there were still 82 families who had been displaced and were in need of housing.

The authors call for clearer guidance on pre-disaster planning from the federal government to ensure that affordable housing recovery is a priority in housing recovery policies. They also highlight the need for robust pre-disaster investments in the maintenance and production of public housing units to improve and expand the affordable housing stock.

Read the report at: https://bit.ly/3zN4G3s

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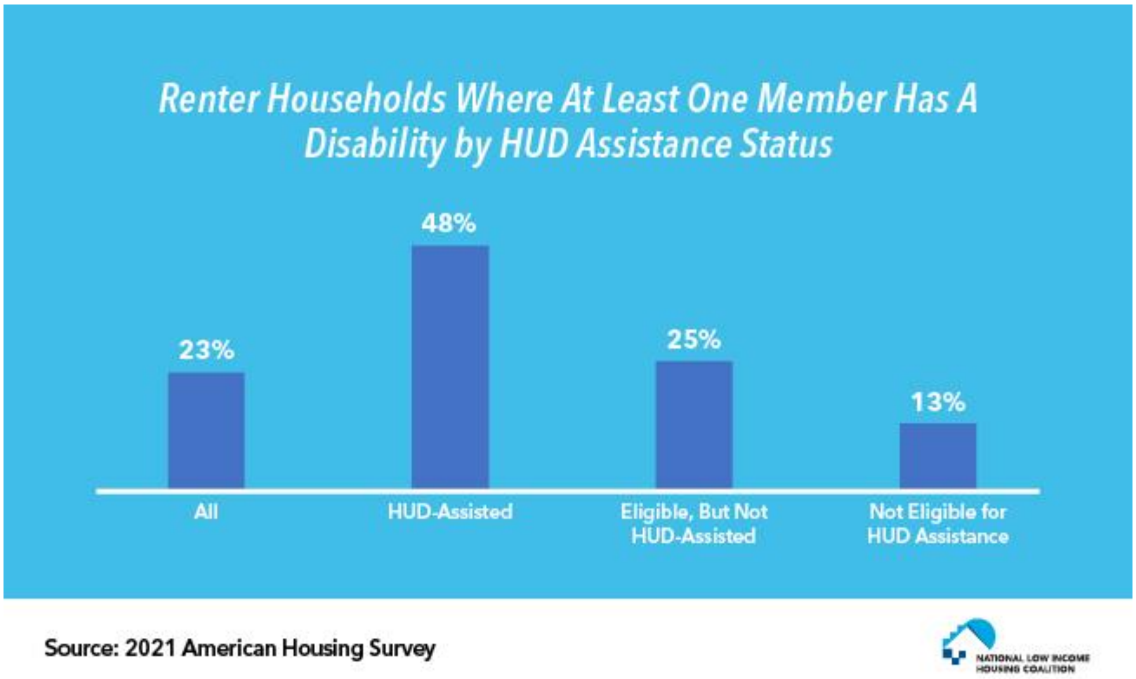
## Fact of the Week

### HUD Plays Key Role in Serving Renters with Disabilities




Source: 2021 American Housing Survey data.

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## NLIHC in the News

### NLIHC in the News for the Week of April 9

The following are some of the news stories to which NLIHC contributed during the week of April 9:

- “Advocates eye farm bill to avert drop in affordable rural housing” *Roll Call,* April 11: https://tinyurl.com/4ts32wtc
- “HUD Excludes People with Convictions from Public Housing. Local Solutions Can Help.” *Next City,* April 13 at: https://tinyurl.com/4vje5se8
- “Treasury grants $520M to help prevent evictions” *Scripps,* April 13 at: https://tinyurl.com/5n6dew69
- “How Severe Is the Housing Shortage? It Depends on How You Define ‘Shortage’” *Wall Street Journal,* April 14 at: https://tinyurl.com/2dwjd62u

## NLIHC News

### NLIHC Welcomes New Members in First Quarter of 2023

NLIHC welcomes the following individuals and organizations, who joined NLIHC as members during the first quarter of 2023! To learn more about NLIHC membership, visit nlihc.org/membership.

*New Organizational Members*

- AAB Brokerage Enterprises, LLC
- Alfred E. Smith Houses Resident Association
- Better Housing Together
- Central Virginia Client Council
- Cincinnati | Hamilton County Community Action Agency
- Community Redevelopment Associates of Florida, Inc.
- Corporación La Fondita de Jesus
- EMPath - Economic Mobility Pathways
- Fair Housing Center of Southwest Michigan
- Freedom from the Streets
- Global Winds, LLC
- Holy Infant Catholic Church
- HousingForward Virginia
- Kistler Household
- Lillian Wald Resident Association
- Mildred C. Hailey Tenant Organization
- North Carolina Statewide Independent Living Council
- Pomonok Residents Association
- Red Hook Initiative
- Resident United Network Los Angeles
- Save Section 9
- South County Task Force

*New Individual Members*

- Andrew Lewis
- Angela Pruitt
- Anna Jones
- Ashley Washington
- Augustin Mugabo
- Barbra Evans-Small
- Barry Baker
- Beverly MacFarlane

- Bonnie Shapiro
- Brandee Menino
- Brenda Temple
- Bridgette Watson
- Cameron Hack
- Cassandra Bowlin
- Catherine "Cate" Cilli
- Cerina Azure-Kjorstad
- Charles King
- Charmell Shaw
- Christian Billings
- Christina Esters
- Christina Garcia
- Claudia Swaney
- Corbett Kelly
- Craig Reubens
- Danielle Walker
- Deanna Nagle
- Deena Wilson
- Dominique Navarro
- Donald Hummel
- Doreen Brittingham
- Earl Brown
- Elizabeth Long
- Elliott Currie
- Elsa Stevens
- Erhard Mahnke
- Erica Lopez
- Frank Capobianco
- Frank Chillemi
- Freyja Harris
- Gee Ligon
- George Mensah
- Gerald Rescigno
- Geraldine Hopper
- Glenda Curtis
- Gloria Bruce
- Harry Alonso
- Hazel Reed
- Heather Simms
- Isaac Bean
- Isabel Aguerrido
- J. Kristin Olson-Garewal, MD
- Jackie Leung

- James Stiven
- Jeffrey Spears
- Jenee Lee
- Jennifer Ferrell
- Jennifer Gregerson
- Jerilynn Mabry
- Jessica Younts
- Jill Castroll
- Jim Recht
- Joe Hamby
- John Anton
- John Contreras
- Johnny McDaniel
- Joni Feliksiak
- Joseph Allen
- Juanita Andrews
- Julia Pierson
- Julie Klein
- Karla Graham
- Kathryn Johnson
- Kazi Islam
- Kendi Beyah
- Kendra Truman
- Kenny Williams
- Khara Bance
- Kimberly Comes
- Kristen Hackett
- Kwamain Dixon
- Kwein Owens
- L. Tarez Martin
- Latasha Pifferini
- Laura Slutsky
- Laurel Vermillion
- Len Shindel
- Leona Shoemaker
- Leslie Esquivel
- Linda Kemp
- Liz McMillan
- Lorraine Evans
- Lynn Lambert
- Margaret Marotte
- Margaret Simms
- Marilyn Brink
- Marsh Santoro

- Mayor Joseph Curtatone
- Meko Mccarthy
- Melinda Horton
- Melissa McWhinney
- Michelle Rivera
- Monica Spendley
- Mrs. Kennetha Patterson
- Nancy Carpenter
- Tash Florentino
- Ndawi Okeke
- Nicole Jackson
- Pamela Drake
- Patricia Simpson
- Peter Stoel
- Rachel Rosekind
- Ramona Ferreyra
- Rebecca Payan
- Reed Randolph
- Ronald Heider
- Samaa Eldadah
- Samantha Brown
- Samantha Shoukas
- Savanna Hentges
- Sean Nestor
- Serena Singh
- Shams DaBaron
- Shannon Washington
- Sharon Turner
- Sharonda Huffman
- Sheila Reid
- Sketch Oppie
- Sonia Conde
- Stephanie Carrington
- Steve Walpert
- Susan Chimene
- Talmadge House
- Tamra Purcell
- Terra Galvan
- Terri Tupper
- Thomas Navarro
- Tiffany Robinson
- Timothy Moore
- TJ Henshall
- Tyler Dunn

- Ulitamay Torrence
- Valda Valdez
- Vernell Robinson
- Virgen Valdez
- Zakia Nazrul

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### Where to Find Us – April 17

- Columbia University, Finance of Real Estate class for MBA students, Guest Lecturer – New York, NY, April 19 (Diane Yentel)
- NeighborWorks Training Institute – San Francisco, CA, May 3 (Courtney Cooperman)
- Maryland Emergency Management Association 2023 Symposium – Ocean City, MD, June 1 (Noah Patton)
- South Dakota Housing for the Homeless Consortium, Annual Homeless Summit – Pierre, SD, June 13-14 (Diane Yentel and Courtney Cooperman)
- A Home for Everyone – Oshkosh, WI, July 19-20 (Courtney Cooperman)

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