

Volume 29, Issue 21
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HoUsed Campaign for Universal, Stable, Affordable Homes

Join Organizational Sign-On Letter Supporting HUD's Efforts to Decrease Barriers to Assisted Housing

NLIHC is circulating [an organizational sign-on letter](#) supporting HUD's efforts to reduce barriers to HUD-assisted housing for formerly incarcerated and convicted people and their families. The letter is open to all national, state, local, and tribal organizations and will close on June 9.

The sign-on letter is being sent in response to HUD's recent Notice of Proposed Rulemaking ([NPRM](#)), "Reducing Barriers to HUD-Assisted Housing," which proposes updates to HUD's existing screening regulations for applicants with conviction histories or a history of involvement with the criminal-legal system. The deadline for comments is June 10.

While the organizational sign-on letter expresses broad support for HUD's efforts, it does not make recommendations to HUD for improving or implementing the NPRM. NLIHC will be submitting our own comment with recommendations, and we are calling on organizations and advocates – especially advocates with lived experience – to [comment](#) in support of the NPRM and share their insights and recommendations.

Advocates can weigh in with HUD by:

- *Submitting a comment.* Participating in the public comment period is a great way to influence federal policymaking. After the public comment period ends, HUD must review and take into consideration all comments before publishing a final rule. Your comment can be long or short, written formally or informally, based on research or your own experiences and the experiences of people you know. Consider answering questions like:
 - What are some of the biggest challenges you/your clients have faced trying to find housing?
 - How many apartments did you/your client apply for before finding your/their current housing?
 - Have you/Has your client been able to find stable housing, and what has the impact been?
 - How have these barriers impacted your friends/family members/community?
- *Using the comment portal from the Vera Institute for Justice (Vera).* Vera created a [comment portal](#) where advocates can submit comments in support of the proposed rule. The portal includes a template with a pre-written message that advocates can submit as-is, or update with their own content. While all positive messages help, to be fully considered by HUD, comments must be at least 30% original content.

In addition, the Partnership for Just Housing (PJH), along with the Formerly Incarcerated and Convicted People and Families Movement (FICPFM), will begin circulating tomorrow (June 4) an organizational sign-on letter detailing specific recommendations to HUD to strengthen the NPRM and implement the final rule. NLIHC will release an e-blast to our networks when the letter is available for sign-on.

NLIHC will continue to update our [website](#) with additional resources and information.

View the proposed rule and submit a public comment [here](#).

Learn more about the proposed rule [here](#).

Events

Join 6/12 CHCDF Webinar on HUD's FY24 Spending Bill and the Outlook for FY25

The Campaign for Housing and Community Development Funding ([CHCDF](#)) is hosting a [webinar](#) on June 12 from 2 to 3 pm ET. The webinar will focus on HUD's final fiscal year (FY) 2024 spending bill and the outlook for HUD and U.S. Department of Agriculture (USDA) affordable housing funding in FY25. Register for the webinar [here](#).

The caps imposed by the *Fiscal Responsibility Act of 2023 (FRA)* limit spending increases to just 1% in FY24 and FY25. Despite the caps and lower receipts from the Federal Housing Administration, which help offset the cost of HUD's programs, HUD received an overall funding increase of \$8.3 billion in FY24. However, funding levels for many individual HUD programs were cut from FY23 levels. With appropriators at work on their FY25 proposals – and still operating under the constraints of the FRA – advocates must continue pushing for increased funding for HUD's and USDA's crucial affordable housing, homelessness, and community development programs in the coming fiscal year.

Join CHCDF to learn about the successes and challenges associated with the final FY24 budget and the outlook for HUD and USDA affordable housing funding in FY25.

Register for the webinar [here](#).

Budget and Appropriations

House Majority Leader Releases Schedule for Floor Vote on FY25 Spending Bill for THUD – Take Action!

U.S. House of Representatives Majority Leader Steve Scalise (R-LA) released the anticipated schedule for the House to finish its work on all 12 fiscal year (FY) 2025 spending bills, with a floor vote on the Transportation, Housing, and Urban Development (THUD) bill [scheduled](#) for the week of July 29. While the House's Committee on Appropriations has yet to release its proposed bills, the committee recently approved along a party-line vote top-line spending allocations that would slash funding for THUD programs by 10% in the coming fiscal year (see [Memo, 5/28](#)).

If met, the ambitious timeline would ensure that the House finishes work on its FY25 appropriations bills before Congress breaks for August recess. However, the dynamic on Capitol

Hill has changed little since Congress completed its work on FY24 spending bills in March, six months past the deadline of October 1, 2023. House Republicans have only a four-seat majority, leaving little room for disagreements if they aim to pass bills without Democratic support.

Moderate House Republicans are pressuring leadership to forgo adding contentious amendments – known as “policy riders” – to the spending bills this year. Last year, in exchange for their votes on FY24 spending proposals, far-right members of the House Freedom Caucus demanded the addition of extreme, controversial policy riders to the bills, forcing their colleagues to vote on potentially unpopular amendments, dividing the caucus, and stymying the FY24 process.

House appropriators are working now on drafting FY25 spending proposals. Appropriations Chair Tom Cole (R-OK) has stated his committee will be writing its FY25 domestic spending bills at levels significantly below what was provided in the final FY24 appropriations package, omitting a “side deal” negotiated last year that allowed for spending above the caps imposed by the “Fiscal Responsibility Act of 2023.” Overall, the funding levels approved by House appropriators would decrease domestic spending by 6% and provide a 1% increase to defense spending.

Funding for HUD’s affordable housing and homelessness programs must increase every year to maintain the number of people and communities served. Reductions to programs like Housing Choice Vouchers, Project-Based Rental Assistance, and Homelessness Assistance Grants also result in cuts to assistance to people who rely on these programs to keep a roof over their head, putting them at risk of housing insecurity, eviction, and, in the worst cases, homelessness.

Take Action: Tell Congress to Provide Significant Funding Increases for HUD 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 to 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.
- \$6.2 billion for public housing operations and \$5.2 billion for public housing capital needs.
- \$4.7 billion for HUD’s Homeless Assistance Grants (HAG) program.
- \$100 million for the Eviction Prevention Grant Program.
- At least \$1.3 billion for Tribal housing programs, plus \$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 2,300 organizations on CHCDF's national letter](#) calling on Congress to support the highest level of funding possible for affordable housing, homelessness, and community development resources in FY25.

Homelessness and Housing First

Hawai'i Supreme Court Rules in Favor of Unhoused Individuals in Maui Encampment Sweep

After a two year process, the Hawai'i Supreme Court [ruled](#) recently in favor of the American Civil Liberties Union (ACLU) of Hawai'i, which represented unhoused residents in Maui whose property was destroyed by Maui County employees in a 2021 encampment sweep (see [Memo 1/16](#)). While the March 5 ruling does not repair the harm done to the impacted individuals, it nevertheless affirms their constitutional rights to due process and their property interest in possessions kept in a public space. Maui County officials do not plan to appeal the case and will instead review their policies to ensure they respect the rights of all Maui citizens. The ACLU is [celebrating](#) this win as the latest favorable ruling against policies in western states aiming to clear out encampments and other tactics that punish people who are experiencing homelessness.

While advocates for the unhoused residents are dismayed the ruling did not garner more media attention, they are reassured that residents' voices were heard. [Share Your Mana](#) played a crucial role in educating, organizing, and empowering the unhoused residents to assert their rights leading up to the sweep. As the affordable housing and houseless crisis on Maui escalates in the aftermath of the 2023 wildfires, organizers with Share Your Mana continue to provide compassionate services for unhoused people to meet their most basic needs while also pushing for systems-level changes. They hope the ruling will protect the rights of others who will likely be forced to live through future encampment sweeps.

“This ruling reinforces that current county and state responses are not only unconstitutional, but they also fail and harm the residents through criminalization and not proactive approaches,” said Lisa Darcy, founder of Share Your Mana. “We have the ability to achieve health and safety for all without violating civil rights. The agencies simply need to redesign how they approach the recovery process.”

Due to the legacy of colonization and ongoing discrimination, Native Hawaiians [disproportionately](#) experience homelessness compared to non-Native people. This makes Native Hawaiians more likely to be harmed by state and local policies that seek to punish and criminalize people who are unhoused, which are [emerging](#) across the country as the nation fails to enact the long-term solutions needed to end the housing crisis. Rulings such as the Maui case set a precedent to uphold the constitutional rights and dignity of unhoused people. Advocates hope this ruling will bolster another case the ACLU brought against Honolulu's homeless policies, which is scheduled to go to trial in October. The case, [Mahelona v. City and County of Honolulu](#), alleges that local "anti-homeless" laws – such as a camping ban and stored property ordinance – violate the state's prohibitions against cruel and unusual punishment. The Honolulu case mirrors arguments made in April at the U.S. Supreme Court in [Grants Pass v. Johnson](#). The Supreme Court ruling is expected in June and will likely have an impact on the Honolulu case and others like it.

To learn more about *Grants Pass v. Johnson*, policy solutions proven to end homelessness, and how advocates can push back against state and local policies that punish people for experiencing homelessness, please review NLIHC's [toolkit](#).

Join Reimagining Interim Housing Project Webinar on June 11

The [Reimagining Interim Housing project](#) is hosting a webinar, "Transforming Approaches to Sheltering People at the Community and Organizational Level," on June 11 from 3 to 4:30 pm ET. The webinar will highlight transformative efforts to address the needs of people experiencing homelessness in San Jose/Santa Clara County and western Massachusetts. Advocates directly involved in this work will share their strategies, progress, and successes, as well as lessons learned, challenges, and next steps to improve their efforts and build momentum. Participants are encouraged to [review a selection of relevant materials](#) before the webinar. Register for the webinar [here](#).

HUD

HUD Publishes Proposed Changes to HOME Regulations

The Office of Affordable Housing Programs (OAHP) in HUD's Office of Community Planning and Development (CPD) published on May 29 a [Notice of Proposed Rulemaking](#) in the *Federal Register* outlining proposed changes to the HOME Investment Partnerships (HOME) program. The deadline to submit public comments is July 29.

NLIHC provided an initial summary of key tenant rights and protections as described in the preamble and as presented in the text of the proposed rule (see *Memo*, [5/20](#)) and summarized key provisions pertaining to Community Housing Development Organizations (CHDOs) (see *Memo*, [5/28](#)).

Participating in the public comment period is a great way to influence federal policymaking. Advocates will have 60 days to submit comments. NLIHC will submit a public comment and provide a comment template. Additionally, NLIHC will work with the Tenant Leader Collective on the tenant protection components of the proposed rule.

OAHP plans to add a fact sheet and Frequently Asked Questions (FAQs) to its new [HOME Proposed Rule webpage](#). OAHP also plans to conduct virtual listening sessions. Check OAHP's [HOME Proposed Rule webpage](#) for upcoming listening sessions.

Read the proposed rule: <https://tinyurl.com/4at39hdy>

Access OAHP's HOME Proposed Rule webpage at: <https://tinyurl.com/2axxrzb9>

OAHP's HOME Program website is at: <https://tinyurl.com/mssk9w6h> and the HUD Exchange HOME webpage is at: <https://tinyurl.com/mr3stys2>

Read more about the HOME program on [page 5-1](#) of NLIHC's *2024 Advocates' Guide*.

Our Homes, Our Votes

Register for Today's (6/3) *Our Homes, Our Votes* Webinar: "Forming Partnerships in Your Community"

No organization needs to reinvent the wheel when launching its nonpartisan election initiatives. [Join](#) today's (June 3) *Our Homes, Our Votes* webinar from 2:30 to 3:30 pm ET to explore the value of community partnerships that can increase your organization's capacity to register, educate, and mobilize voters. Register for the webinar [here](#).

Selene Gomez, national outreach director at VoteRiders, will present on voter ID assistance resources to help voters access the IDs they need to have their ballots counted. Dominique Espinoza, policy and strategic partnerships manager at Coalition on Human Needs, will discuss the landscape of nonpartisan voter engagement initiatives among human needs advocates and service providers. Marcos Damian-Noyola, partnerships manager at VOT-ER, will share about Civic Health Month as an opportunity to promote civic engagement and elevate voting as a social determinant of health.

The webinar will take place today (Monday, June 3) from 2:30 to 3:30 pm ET. Register for the webinar series [here](#).

Opportunity Starts at Home

Joint Center for Housing Studies Releases Post Exploring Impacts of Health and Ability on Social and Economic Risks and Senior Homelessness

The Joint Center for Housing Studies (JCHS) of Harvard University published a [post](#) on its *Housing Perspectives* blog highlighting findings from a 2023 [report](#), “Pathways into and out of Housing Insecurity and Homelessness,” which analyzed interviews with aging, housing, and homelessness service providers in Boston. While existing research has documented the myriad factors that can increase a person’s risk of experiencing homelessness, the 2023 report revealed that adults 50 and older are especially at risk of housing insecurity resulting from age-related changes. The report divides age-related factors into three categories: economic, health and ability, and social. Each factor is further influenced by individual circumstances, older adult-specific circumstances, and broader policy conditions, including housing affordability, accessibility, and supply. The report and blog post provide additional evidence of the inextricable connections between health and access to affordable housing among seniors. Read the blog post [here](#).

Older adults living on a fixed income are especially susceptible to housing cost burdens, as housing costs rise and outpace rises in income. Many older adults also lose income when a spouse dies and they are unable to receive housing assistance due to the insufficient funding of rental subsidy programs. Without a larger supply of affordable housing or access to housing assistance, rising housing costs or the death of a partner can spiral into housing loss and potentially homelessness.

Moreover, many older adults have mobility limitations, but less than 4% of the national housing stock is accessible, which requires many people to either modify their homes or navigate an already narrow housing search to find a home that is both affordable and accessible. Health conditions that are more common as a person ages can increase an older adult’s need for support from family and friends when performing daily living activities. The loss of that support can lead to housing instability and, in the worst cases, homelessness. More accessible and affordable housing options for older adults are needed, including fully funded rental assistance and home modification programs.

Read the blog post [here](#).

Research

Study Reveals Massachusetts’s Fair Share Housing Policy Counteracts Local Zoning Restrictions and Promotes Mobility to Higher-Advantaged Neighborhoods

A study published recently in *Housing Policy Debate*, “[Can Fair Share Policies Expand Neighborhood Choice? Evidence From Bypassing Exclusionary Zoning Under Massachusetts Chapter 40B](#),” examines the impact of fair share housing policies on the production of affordable housing in neighborhoods that promote economic and social mobility and positive health outcomes. State-enacted fair share housing policies require all municipalities to take on a “fair share” of the state’s housing needs by maintaining some minimum level of the housing stock as affordable to a designated income group and offer ways to bypass local zoning restrictions to meet that requirement. The authors of the new study found that the “Massachusetts Chapter 40B” policy produces affordable housing units in neighborhoods that promote greater economic,

social, and health outcomes than both the typical Massachusetts neighborhood and neighborhoods available to people who benefit from other subsidized housing programs.

Massachusetts Chapter 40B (known as “40B”), the nation’s oldest fair share housing policy, requires that municipalities maintain at least 10% of their housing stock or 1.5% of their land area as affordable. In areas where less than 10% of the housing stock is affordable, developers can bypass existing local zoning regulations to build affordable housing; 40B streamlines permitting processes for developers who set aside 20% or 25% of units as affordable for people earning 50% and 80% of area median income (AMI), respectively. While 40B’s explicit goal is to overcome exclusionary zoning and expand the types of communities where low- and moderate-income households can afford to live, there are important questions about where 40B units are being built within a municipality. One major concern is whether 40B is being utilized to develop housing in less desirable areas within a municipality, such as in industrial zones or near highways, that would disadvantage 40B beneficiaries and be inconsistent with the policy’s goals.

The researchers created a novel dataset of geocoded addresses for nearly all (96%) affordable units permitted through 40B using public records from the December 2020 version of the Massachusetts Subsidized Housing Inventory (SHI) and public sources such as Google Maps and Zillow. The researchers linked 40B addresses to their corresponding 2010 census tract and designated any tract containing at least one 40B development as a “40B neighborhood.” The researchers incorporated neighborhood-level data from a variety of sources related to social mobility and health outcomes, including race/ethnicity, median household income, neighborhood-level poverty, educational attainment, school quality, social capital, family structure, commute times, incarceration rates, life expectancy, and the prevalence of vehicle and industrial pollutants. To compare 40B neighborhoods to the neighborhoods where beneficiaries of other major affordable housing programs reside, the authors repeated this process for the state’s Low-Income Housing Tax Credit (LIHTC), Housing Choice Voucher (HCV), and public housing programs using address data from HUD’s LIHTC Property Database and Assisted Housing query tool. To examine 40B’s ability to overcome local zoning exclusions, the authors relied on detailed spatial zoning data from MassGIS that generally does not reflect changes from 40B developments to measure baseline zoning in neighborhoods where 40B developments were eventually built.

The researchers first found that 40B neighborhoods are more affluent and had conditions more conducive to social mobility and positive health outcomes than the median Massachusetts neighborhood. For example, in 2010, the median household income of 40B neighborhoods was about \$15,000 (or 22%) higher than that of the median Massachusetts neighborhood. The researchers also found higher proportions of households with college degrees, higher median home values, and greater ownership rates in 40B neighborhoods compared to the median neighborhood. Notably, the researchers found that third-grade math scores were 17% higher in school districts in 40B neighborhoods, and adults raised in 40B neighborhoods had 12% higher earnings in adulthood.

The authors found even greater differences in neighborhood conditions when comparing neighborhoods made available to lower-income households through 40B with neighborhoods available through other major housing programs. Affordable 40B units are located in much whiter, lower-poverty areas compared to units made available through other housing programs.

The typical 40B neighborhood had a significantly higher AMI (\$84,866) and lower percentage of people living below the poverty line (5%) relative to neighborhoods with units made available through HCV programs (\$46,616 AMI and 18% living below the poverty line), LIHTC programs (\$36,665 AMI and 24% below the poverty line), and public housing programs (\$32,160 AMI and 28% below the poverty line). Comparing 40B with other housing programs, the researchers also found differences for nearly all neighborhood characteristics affecting social mobility and health. Even when controlling for racial and income demographics, the researchers found 40B neighborhoods had substantially higher percentages of children living with two parents, better schools, lower teen birth rates, greater earnings for children in adulthood, and less exposure to pollutants, compared to neighborhoods with other affordable housing programs.

The researchers also found evidence that 40B neighborhoods are more likely than neighborhoods benefiting from other subsidized housing programs to be developed in areas with stricter zoning regulations. More than half of affordable 40B units were developed in areas previously zoned for single-family residences, compared to 21% of project-based HCV units, 18% of public housing units, and 15% of LIHTC units. Only 3% of 40B units were located in areas zoned primarily for multifamily housing, compared to about half of units made affordable through project-based HCVs, LIHTC, and public housing. The researchers found that relatively few 40B units (7%) were located within 100 miles of heavily trafficked roads or highways compared to 24% of all HCV units, 23% of public housing units, and 27% of LIHTC units. Notably, the researchers found that 40B units are more likely than units made affordable through other housing programs to be located in industrial zones, which raises concerns about exposure to pollutants. Although the researchers did not find significant differences between 40B neighborhoods and other neighborhoods in their exposure to the pollutants examined in this study, they caution that more research is needed to better understand the industrial zones and the potential health impacts for 40B beneficiaries.

The researchers conclude that Chapter 40B can help offer low-income households access to previously inaccessible neighborhoods with conditions that promote upward social mobility and better health outcomes – perhaps even more so than for many LIHTC, HCV, and public housing units. They recommend further research to learn more about households living in affordable 40B units and where they previously lived to better understand if and how 40B is facilitating desegregation and the opening of neighborhoods to those who have historically been excluded from them.

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

From the Field

Huntsville, Alabama, Passes Legislation to Develop Affordable Housing for Individuals Experiencing or At Risk of Homelessness

Lawmakers in Huntsville, Alabama, approved in April a new affordable housing development project that will serve the city's most marginalized residents and ensure that its most vulnerable individuals will have access to safe, stable, and affordable housing. The new 42-unit multi-

family development – made possible through passage of “[Resolution 2024-1359](#)” – will support individuals experiencing or at risk of homelessness while also offering respite to people fleeing domestic violence. Using funds from the *American Rescue Plan Act (ARPA)*, the new development is meant to address a housing crisis in Huntsville that has made it one of the [most expensive cities](#) for renters in Alabama.

Since the onset of the COVID-19 pandemic in 2020, [demand in Huntsville’s private rental market has increased](#) steadily, though the city is largely made up of homeowners. As of 2023, [renters](#) in the Huntsville area make up 43% of the population. Rising costs of homeownership coupled with an increase in the city’s population due to a strong job market have led more individuals to become renters. Notably, Huntsville has succeeded in providing more housing options to prospective tenants. Between 2019 and 2022, the inventory of new apartments in Huntsville [increased](#) by 9.3%, exceeding the nation’s average of an 1.8% yearly increase in new apartment inventory. Prior to 2019, the inventory of new apartments in Huntsville was only growing at an average pace of 1.7% yearly.

The sharp increase in the city’s rental developments is largely due to corporate and private equity investment in the city by investors known as “corporate landlords.” Such corporate investments in the Huntsville rental market have caused notable increases in the price of rent across the city. In 2019, the average rent in the city increased by more than 7%, and so far in 2024, [Huntsville leads the state in being one of the most expensive places to rent](#). In 2024, the fair market rental (FMR) price, which is a tabulation of gross rental prices (including utility costs), is \$1,248 for a two-bedroom unit, having increased from \$1,029 in 2023. With the change in the city’s rental costs, Huntsville’s FMR is now 98% higher than the rest of the state. Housing cost burden is high as a result, as 40% of the city’s renters are now paying more than 30% of their monthly income on rent and utilities. According to HUD, [housing is considered affordable](#) if a renter pays no more than 30% of their monthly income towards rent.

Huntsville is not the only jurisdiction to have seen a rise in corporate ownership in the rental market. Across the country, investments made in the rental housing market by private equity firms, corporations, and large real estate developers have [increased significantly](#), as investment in the rental housing market increased from \$65 billion in 2000 to \$812 billion in 2018. During the pandemic, corporate investments continued to be significant, with the rental housing market seeing a \$50 billion increase in private equity investments since in 2020.

Today, private equity firms and corporate landlords have been [responsible](#) for 85% of the apartment deals conducted by [Freddie Mac](#), a government-sponsored corporation under the Federal Housing Finance Agency (FHFA) that seeks to make housing more affordable for the lowest-income homebuyers, homeowners, and renters. Not only that, but [corporate investors purchased 26% of all low-priced “affordable” homes](#) in the U.S. that sold in 2023 and [28%](#) of all single-family homes sold the same year.

The rise in corporate investment has led to a “[financialization](#)” of the housing market in which housing is considered a financial asset where investors can turn a profit from their tenants. As a result, rental prices have increased at staggering rates (26% since 2020), with rental costs now being out of reach for a majority of U.S. households. The rise in corporate ownership in the rental market has allowed landlords to charge tenants a host of rental fees, known also as “[junk](#)”

[fees,](#)” that can appear on a tenant’s rental ledger arbitrarily for services such as pet fees, processing fees, parking fees, and even surprise “January” fees. The accumulation of junk fees can lead to tenants spending hundreds of extra dollars per month, with the strain on a tenant’s budget exacerbating the risk of eviction and even homelessness.

The passage of Huntsville’s new affordable housing development project is widely supported by tenant advocates. Tia Turner, NLIHC’s current field housing organizer and co-founder of [Love Huntsville](#), a grassroots organization working to end homelessness in the Huntsville-area, supports the passage of “[Resolution 2024-1359](#).” “[Resolution 2024-1359](#) represents a monumental step forward for Huntsville, where tireless advocacy and grassroots efforts are paving the way for a future where everyone has access to safe and affordable housing,” says Tia. “This project embodies the collective dedication of our community organizers and tenant advocates, who have long championed the rights and dignity of our unhoused neighbors. Together, we are building a more inclusive, safe, and equitable Huntsville.”

Learn more about the city’s new affordable housing project [here](#).

Join Today’s (6/3) “Tenant Talk Live” Webinar on Disability Justice

[Join](#) NLIHC’s “Tenant Talk Live,” a meeting geared towards tenant and resident leaders, today (June 3) at 6 pm ET (5 pm CT, 4 pm MT, 3 pm PT). The meeting will focus on disability justice and cover how to file a complaint with HUD, advocate for yourself and others, and approach modifications to your home. Register for the webinar [here](#).

In the webinar, NLIHC staff will be joined by two guest speakers: Marley Hochendoner and James Hill. Ms. Hochendoner has served as executive director for Northwest Fair Housing Alliance (NWFHA), a private non-profit fair housing education and advocacy organization based in Spokane, Washington, since 2005. Prior to joining NWFHA, Ms. Hochendoner was an in-house staff attorney and policy analyst for the Nez Perce Tribe and a staff attorney at Idaho Legal Aid Services. Ms. Hochendoner has taught landlord-tenant law as adjunct faculty for Gonzaga University School of Law and is a Washington State licensed real estate instructor and member of the Greater Spokane Progress Race Equity Subcommittee and Race Equity Trainers Cohort. She is also a licensed attorney in Washington and Idaho.

James Hill is a bilingual Spanish disability speaker, professional growth and self-advocacy trainer, and the creator of the Professional Growth for the Previously Incarcerated (PGPI) video workshop series. Recently, he served as executive director for the Ethnic Support Council of Cowlitz County. James is currently completing a BASc in computer/information technology administration and management at Lower Columbia College. He is a member of Resident Action Project (RAP), served as a Steering Committee member for the Clark County Homeless Action Plan, and was a professional “kitten and puppy cuddler” at the Oregon Humane Society.

NLIHC encourages participants to continue advocating for disability justice after today’s conversation. Recent efforts by NLIHC in support of disability rights include the NLIHC-led Disaster Housing Recovery Coalition’s (DHRC) joining of a sign-on [letter](#) with the Partnership

for Inclusive Disaster Strategies and seven other disability justice organizations demanding FEMA end housing contracts that displace individuals with disabilities, low-income households, and other marginalized groups during recovery efforts after the [Maui fires](#).

Participants should also check out the following resources on NLIHC's website:

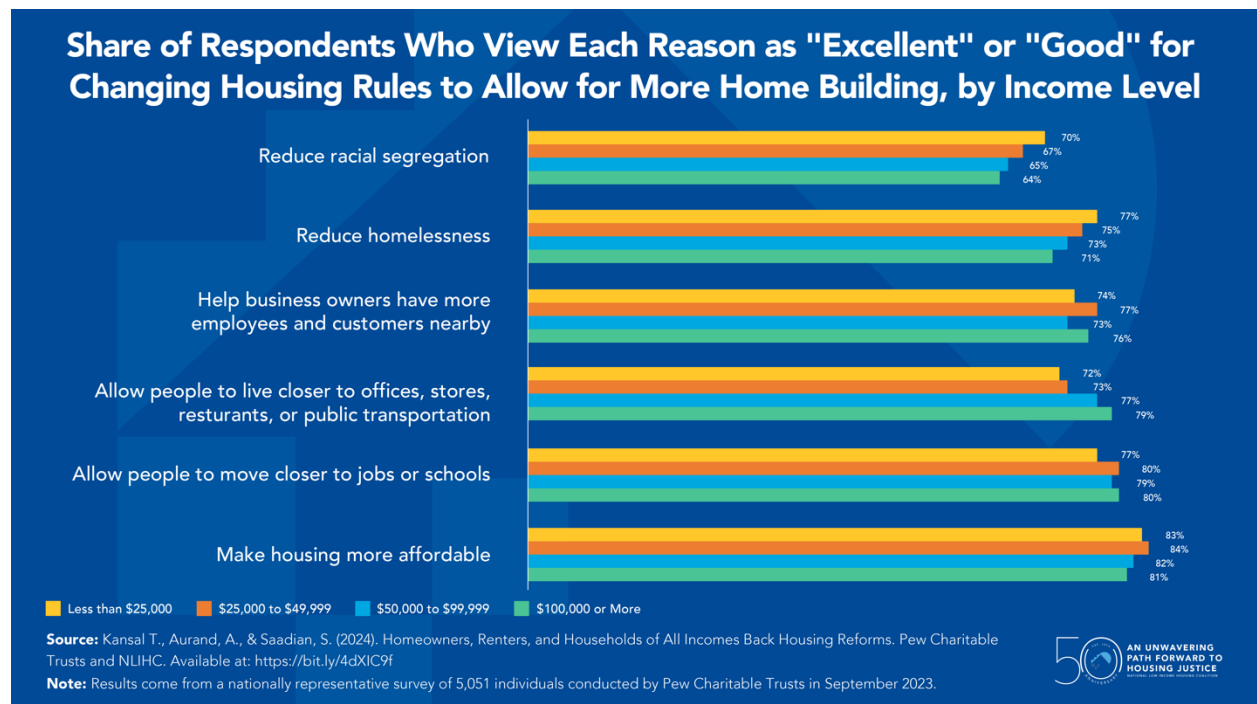
- [NLIHC's issue of Tenant Talk on housing and disability rights](#)
- [Advancing Tenant Protections: Fair Housing for People with Communications Disabilities](#)

“Tenant Talk Live” meetings are held the first Monday of every month at 6 pm ET. If you are unable to attend Monday's meeting you can view upcoming or past Tenant Talk Live recordings on our [working group webpage](#). To stay up to date on “Tenant Talk Live” events and connect with other attendees, join the [Tenant Talk Facebook group](#).

Meetings like “Tenant Talk Live” also depend on the support of our members. Become an NLIHC member [here](#)!

Fact of the Week

National Survey Shows Broad Agreement across Income Levels about Reasons to Allow More Home Building



Source: Kansal T., Aurand, A., & Saadian, S. (2024). Homeowners, Renters, and Households of All Incomes Back Housing Reforms. Pew Charitable Trusts and NLIHC. Available at:

<https://bit.ly/4dXIC9f>

Note: Results come from a nationally representative survey of 5,051 individuals conducted by Pew Charitable Trusts in September 2023.

NLIHC Careers

NLIHC Seeks Policy Coordinator/Analyst

NLIHC seeks a policy coordinator or policy analyst with a portfolio focusing on federal legislative policy and regulatory action related to the Coalition's mission and priorities. The policy coordinator/analyst will be responsible for identifying, analyzing, and summarizing legislative and regulatory activities in plain language to inform and encourage advocacy by members of the Coalition and its network. The policy coordinator/analyst will report to NLIHC's policy manager. The position will last two years.

The policy coordinator/analyst will lead NLIHC's work related to supporting the construction and preservation of deeply affordable housing, including expanding and strengthening the national Housing Trust Fund (HTF), expanding and reforming the Low-Income Housing Tax Credit (LIHTC), preserving public housing, and other policies aiming to increase the supply of affordable homes. The policy coordinator/analyst will also work to expand job and training opportunities for HUD tenants, including through HUD's Section 3 program.

Core Role and Responsibilities

- Monitor legislative, regulatory, and administrative developments, as well as other activities or events of interest on Capitol Hill and at HUD, the U.S. Department of the Treasury, and other relevant agencies, and ensure that Coalition staff and membership are apprised of key developments and events.
- Build and maintain relationships with members of Congress, national and state partners, Coalition members, and other housing and homelessness advocates to advance NLIHC policy priorities related to the construction and preservation of deeply affordable housing.
- Advocate for the Coalition's policy priorities before members of Congress, the administration, and their respective staff, including by drafting letters, organizing meetings, writing emails, planning Hill briefings, and other advocacy efforts.
- Develop advocacy materials, including factsheets, white papers, issue briefs, and advocacy toolkits, among other resources, that translate legislative and administrative proposals and actions into an accessible and understandable format for Coalition members and partners.
- Respond to requests for information from members of Congress, the administration, and other policymakers and Coalition members and partners.
- Draft action alerts and eblasts in coordination with NLIHC's field and communications teams to engage and activate NLIHC's members to take action on policy priorities.

- Write formal comment letters on behalf of the Coalition in response to proposed rules or other administrative requests for information, as well as draft sample comment letters and other advocacy materials for the Coalition's members and partners.
- Assist in coordinating Coalition meetings; coordinate and facilitate working group meetings, prepare materials, and make presentations. Attend meetings and events of other coalitions and represent NLIHC at conferences and at other events.
- Research and prepare articles for the Coalition's weekly *Memo to Members and Partners* e-newsletter, including updates on relevant legislative or administrative actions, through web-based and other research and attendance at hearings and briefings.
- Annually update the Coalition's *Advocates' Guide* articles that pertain to the policy coordinator/analyst's issues portfolio.
- Monitor, and provide updates for, the Coalition website.
- Attend and report (as requested) at meetings of NLIHC's Board of Directors, State and Tribal Partners meetings, internal staff meetings, trainings, and other events.
- Support planning and implementation of NLIHC's annual Housing Policy Forum, including speaker recruitment and organizing participants of Capitol Hill Day.
- Other duties as assigned.

Qualifications

A policy coordinator/analyst will hold a bachelor's degree (master's degree preferred) and have up to two years of experience in public policy or legislative advocacy. A degree in public policy, public administration, or a related area is a plus. People with lived experience of housing instability or homelessness with an interest in shaping housing policy at a national level and experience in lieu of a degree are encouraged to apply.

A policy analyst will hold a master's degree and at least two years of work experience in policy advocacy. An additional three years of work experience in lieu of a master's degree will be considered.

Candidates should be able to work in a diverse, high-paced environment and have strong writing and editing skills, oral and interpersonal communications, organizational skills, and attention to detail.

Applicants should have a strong commitment to social, racial, and housing justice and knowledge of the fundamentals of affordable housing or homelessness.

Applicants should have a demonstrated ability to cultivate positive relationships with marginalized individuals, including those with lived experiences with housing insecurity and homelessness.

Applicants should have a 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.

Applicants should be proficient in the Microsoft Office suite, Zoom, and social media platforms.

An equal opportunity, affirmative action employer, NLIHC offers a competitive benefits package.

The salary range for a policy coordinator is \$67,000-\$90,000, dependent on experience. The salary range for a policy analyst is \$87,000-\$102,000, dependent on experience.

This is a full-time position located in Washington, D.C., on a hybrid work schedule. Interested candidates should submit a resume, cover letter, and two writing samples to Jamaal Gilani, director of people and culture, at: jgilani@nlihc.org.

NLIHC in the News

NLIHC in the News for the Week of May 26

The following are some of the news stories to which NLIHC contributed during the week of May 26:

- “Watchdog report highlights trend of investor-owned rental homes in U.S. housing market” *Yahoo Finance*, May 29, at: <https://tinyurl.com/mvdusen6>
 - “Every region of NC facing affordable housing crisis, seeking solutions” *Carolina Public Press*, May 28, at: <https://tinyurl.com/4jtpdznn>
 - “When Homelessness Overburdens Hospitals, Taxpayers End Up with the Bill” *Invisible People*, May 27, at: <https://tinyurl.com/358cjwtb>
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NLIHC News

NLIHC Welcomes Nara Kim as Policy Intern

NLIHC is excited to welcome Nara Kim as our policy intern for the summer. Nara is a rising senior at Yale University studying political science with a focus on social movements and grassroots community organizing. Before joining NLIHC, she served as an organizer at the Connecticut Tenant Union, where she worked alongside tenant leaders to mobilize their community. Her efforts contributed to the Blake Street chapter’s historic win in May, when it became the first tenant union in the state to secure a collectively bargained lease with its landlord. Having grown up with first-hand experience of the exploitative housing system and the drastic power imbalances between landlords and low-income residents, Nara is excited to join NLIHC and contribute to meaningful policy changes that promote housing justice and equity. Her background and dedication make her a valuable addition to our team, and we look forward to her contributions this summer.

Where to Find Us – June 3

- Legal Aid Northwest Texas (presentation) – Virtual, June 3 (Tia Turner)
- [Bringing It Home Housing Conference](#) – Raleigh, NC, June 4-5 (Billy Cerullo)
- Mississippi Center for Justice Social Justice Empowerment Dinner – Washington, D.C., June 5 (Diane Yentel)
- [Greater Syracuse Tenants Network](#) Annual Meeting – Syracuse, NY, June 13 (Lindsay Duvall)
- [22nd Annual New York Supportive Housing Conference](#) – New York, NY, June 20 (Sarah Saadian)
- [The Intersection of Affordable Housing and Civic Engagement](#) – Virtual, Courtney Cooperman (July 3)
- A Home for Everyone Conference (Keynote Speaker) – Madison, WI, July 17 and 18 (Diane Yentel)
- Rainbow 16th Annual Awards Banquet – Scottsdale, AZ, October 17 (Diane Yentel)
- Neighborhood Preservation Coalition of New York annual conference – Poughkeepsie, NY, October 22 (Lindsay Duvall)

NLIHC Staff

Sarah Abdelhadi, Senior Research Analyst
 Lindsey Aramah, Communications Intern
 Millen Asfaha, Operations Coordinator
 Andrew Aurand, Senior Vice President for Research, x245
 Sidney Betancourt, Project Manager, Inclusive Community Engagement, x200
 Victoria Bourret, Project Manager, State and Local Innovation, x244
 Jen Butler, Vice President, External Affairs, x239
 Alayna Calabro, Senior Policy Analyst, x252
 Billy Cerullo, Housing Advocacy Organizer
 Adelle Chenier, Director of Events
 Matthew Clarke, Director, Communications, x207
 Courtney Cooperman, Project Manager, Our Homes Our Votes, x263
 Lakesha Dawson, Director of Operations
 Lindsay Duvall, Senior Organizer for Housing Advocacy, x206
 Thaddaeus Elliot, Housing Advocacy Coordinator
 Dan Emmanuel, Manager, Research, x316
 Sarah Gallagher, Vice President, State and Local Policy Innovation, x220
 Jamaal Gilani, Director of People and Culture
 Ed Gramlich, Senior Advisor, x314
 Raquel Harati, Research Analyst
 Mengxuan Huang, Graphic Design Intern
 Danita Humphries, Senior Executive Assistant, x226
 Nada Hussein, ERASE Project Coordinator, x264
 Kim Johnson, Public Policy Manager, x243
 Nara Kim, Policy Intern
 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
Craig Schaar, Data Systems Coordinator
Brooke Schipporeit, Director, Field Organizing, x233
Lauren Steimle, Web/Graphic Design Specialist, x246
Hillary Poudeu Tchokothe, Our Homes, Our Votes Intern
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