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HoUsed Campaign for Universal, Stable, Affordable Homes

Senator Fetterman and Representative Blunt Rochester Introduce Legislation to Reduce Regulatory Barriers to Affordable Housing

Senator John Fetterman (D-PA) and Representative Lisa Blunt Rochester (D-DE) introduced the “Reducing Regulatory Barriers to Housing Act” ([S.4460](#), [H.R.8604](#)) in their respective chambers of the U.S. Congress on June 5. The NLIHC-endorsed legislation will empower state and local governments to proactively address the affordable housing crisis by directing HUD’s Office of Policy and Research to provide technical assistance on zoning and land use, creating new grant programs, and developing standardized models and best practices for local governments.

Even when governments are committed to the construction of new, affordable housing, onerous land use and regulatory barriers can make such action too expensive or outright impossible. The Reducing Regulatory Barriers to Housing Act will provide communities with the technical knowledge and resources needed to navigate and reform such barriers, expanding overall access to affordable housing and increasing housing choice.

“I applaud Senator Fetterman and Congresswoman Blunt Rochester for introducing legislation to provide states and localities with the best practices, guidance, and tools needed to reform zoning and land use barriers that restrict housing supply and drive up housing costs for everyone,” said NLIHC President and CEO Diane Yentel in a [press release](#). “While states and local communities are in the best position to increase overall housing supply – especially housing for middle-income families – the Reducing Regulatory Barriers to Housing Act would help the federal government provide much-needed support to these state and local efforts.”

Read the press release at: <https://tinyurl.com/y2ap6a8m>

Read the bill text at: <https://tinyurl.com/3d2vf9rp>

Last Chance! Comment and Join Partnership for Just Housing’s Sign-On Letter in Support of HUD’s Efforts to Decrease Barriers to HUD-Assisted Housing

The comment portal for HUD’s Notice of Proposed Rulemaking ([NPRM](#)), “Reducing Barriers to HUD-Assisted Housing,” closes **TONIGHT** (June 10) at 11:59 pm ET, making today advocates’ last chance to weigh in with HUD on the proposal, which updates HUD’s existing screening regulations for applicants with conviction histories or a history of involvement with the criminal-legal system.

Advocates can weigh in with HUD by:

- **Signing an organizational letter providing specific recommendations to HUD to strengthen the proposed rule.** This letter, authored by the Partnership for Just Housing (PJH) and Formerly Incarcerated, Convicted People and Families Movement (FICPFM), provides HUD with specific recommendations to improve the proposal. These

recommendations were crafted in partnership with formerly incarcerated and convicted people. The deadline to sign on is **today, June 10, at 3 pm ET**. [Read the letter and sign-on here](#).

- **Submit your own public comment.** Advocates can support HUD's efforts to ensure greater access to housing for people with conviction histories by submitting their own public comment. Participating in the public comment period is a great way to make sure the voices of people with lived experience are heard and to influence federal policymaking. The deadline for comments is 11:59 pm ET on June 10. [Submit your own comment here](#).
- **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, NLIHC circulated [an organizational sign-on letter](#) expressing broad support for HUD's efforts to decrease barriers to HUD-assisted housing for formerly incarcerated and convicted people and their families. The letter closed yesterday – thank you to all who joined!

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](#)) will host a [webinar](#) on Wednesday, 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.

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 for many individual HUD programs was 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 involved with the final FY24 budget and the outlook for HUD and USDA affordable housing funding in FY25. Speakers on the webinar will include:

- Meredith Dodson, Coalition on Human Needs (CHN)
- Michael Webb, Public Housing Authorities Directors Association (PHADA)
- Tushar Gurjal, National Association of Housing and Redevelopment Officials (NAHRO)
- Isabela Antonio and Althea Arnold, Stewards of Affordable Housing for the Future (SAHF)
- Alayna Waldrum, American Association of Service Coordinators (AASC)
- Allie Cannington, The Kelsey
- Steve Berg, National Alliance to End Homelessness (The Alliance)
- Tess Hembree, Council of State Community Development Agencies (COSFDA)
- Ruth White, National Center for Housing & Child Welfare
- Samantha Booth, Housing Assistance Council (HAC)
- Kim Johnson, NLIHC

Register for the webinar [here](#).

Budget and Appropriations

House Passes First Appropriations Bill with Conservative Amendments, Foreshadowing Contentious FY25 Process Ahead

The U.S. House of Representatives passed on June 5 the first of 12 annual spending bills for fiscal year (FY) 2025. The Military Construction and Veterans Affairs (Mil-Con/VA) bill, which passed by a vote of 209-197, is viewed by appropriators as one of the “easier” bills to move with bipartisan support. However, the bill was supported by only four Democrats in the chamber, while two Republicans voted against the measure, suggesting a hard road ahead for passage of future FY25 spending bills.

In addition to funding for the upcoming fiscal year, House Republicans loaded the bill with partisan amendments – known as “policy riders” – that stand no chance of passing the Democratic-controlled Senate. Moderate Republicans had been urging their colleagues to forgo adding the contentious amendments to the bills in order to move the FY25 drafting process forward as smoothly as possible.

The House Committee on Appropriations’ Subcommittee on Transportation, Housing, and Urban Development (THUD) is expected to hold a review of the FY25 spending bill for THUD programs on June 27, with a full committee review slated for July 10 and a vote on the House floor [scheduled](#) for the week of July 29. While the Appropriations Committee has yet to release its proposed bills, the committee recently approved along a party line vote topline spending allocations that would slash funding for THUD programs by 10% in the coming fiscal year (see *Memo*, [5/28](#)).

Funding for HUD's affordable housing and homelessness programs must increase every year to maintain the number of people and communities served. Cuts 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 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

Representatives Waters, Takano, and Levin Introduce Legislation to Combat Veteran Homelessness

Representatives Maxine Waters (D-CA), Mark Takano (D-CA), and Mike Levin (D-CA) introduced the “End Veteran Homelessness Act of 2024” ([H.R.8560](#)) in the U.S. House of Representatives on June 5. The NLIHC-endorsed legislation will ensure that more veterans who are experiencing or at risk of homelessness can obtain permanent housing through the expansion of eligibility for the HUD-VA Supportive Housing (HUD-VASH) program while reducing casework bottlenecks.

The HUD-VASH program was established in 1992 with the aim of helping veterans experiencing homelessness find housing through a combination of HUD’s Housing Choice Voucher rental assistance and the U.S. Department of Veterans Affairs’ (VA) case management and clinical services. While the program has helped reduce veteran homelessness by more than 52% between 2010 and 2023, nearly 30,000 HUD-VASH vouchers remain unused, while 38,000 veterans go each night without a safe, stable home.

In addition to expanding HUD-VASH eligibility to include thousands of veterans who are at risk of or experiencing homelessness, the End Veteran Homelessness Act of 2024 will implement flexibilities from the Emergency Housing Voucher Program to allow public housing authorities to cover administrative fees to facilitate leases for veterans. It will also allow veterans who currently receive housing assistance through other federal programs to transfer into HUD-VASH, thereby freeing up vouchers and other programs for non-veterans in need.

“This bill will significantly enhance the HUD-VASH program by eliminating administrative bottlenecks and ensuring every homeless veteran has access to the housing and supportive services needed to successfully reintegrate into civilian life,” stated Representative Waters, who is ranking member of the House Financial Services Committee, in a [press release](#). “The bill will also implement successes from the first-of-its-kind Emergency Housing Voucher program that I secured in the American Rescue Plan Act. Our veterans and their families deserve the best this country has to offer, and I look forward to working alongside my colleagues to get this urgently needed bill across the finish line.”

Read the press release statement at: <https://tinyurl.com/y9ybxynd>

Read the bill text at: <https://tinyurl.com/3m3kb438>

Join Reimagining Interim Housing Project Webinar on June 11

The [Reimagining Interim Housing project](#) will host a webinar, “Transforming Approaches to Sheltering People at the Community and Organizational Level,” on June 11 from 3 to 4 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. Register for the webinar [here](#). Participants are encouraged to [review these materials](#) before attending the webinar.

Disaster Housing Recovery

NOAA Releases 2024 Hurricane Season Outlook, Forecasting as Many as Six Category 3 Hurricanes

The National Oceanic and Atmospheric Administration (NOAA) [released](#) its 2024 Atlantic Hurricane Season Outlook on May 23. NOAA forecasters predict between 17 and 25 named storms, of which eight to 13 will become hurricanes, with four to six of those hurricanes likely to reach “major hurricane” status of at least Category 3 ranking. Hurricane season began on June 1 and will continue through November 30. The above-normal prediction is based on projected La Niña [activity](#) in the Pacific, which weakens wind shear and enhances atmospheric instability, leading to optimal hurricane conditions.

The 2023 hurricane season [yielded](#) 20 named storms – the fourth highest since 1950 – despite what NOAA called “one of the strongest El Niños ever observed.” The climate shift from El Niño to La Niña has [begun](#) to impact severe weather events in the U.S., as seen in the increased tornado activity in the Great Plains region. Meteorologists confirmed that the U.S. just experienced the “most active May for severe weather since 2011.”

This disaster-filled month comes on the heels of the White House amending its fiscal year (FY) 2025 budget request on May 23 to cut \$316 million from FEMA’s Disaster Relief Fund (DRF). The administrator of FEMA, Deanne Criswell, has warned that without action from Congress, the DRF – which holds FEMA’s operational funding – could become so depleted that the agency would be forced to enact its Immediate Needs Funding (INF) policy, which pauses non-emergency response-related activities conducted by the agency in order to maintain preparedness.

Administrator Criswell urged communities to begin preparations for potential disasters. “With severe weather becoming part of our new normal,” said Administrator Criswell, “people need to be proactive and take steps now to stay safe and boost their ability to recover after a disaster. Building resilience can be as simple as making an emergency plan, talking about it with family and neighbors and staying informed.”

Read NOAA’s full report at: <https://www.cpc.ncep.noaa.gov/products/outlooks/hurricane.shtml>

Read FEMA’s hurricane preparation advice at: <https://www.ready.gov/hurricanes>

Download the [FEMA app](#) to receive updates and sign up for [emergency alerts](#).

Disaster Housing Recovery Updates – June 10, 2024

Congressional and National Updates

The White House amended its FY 2025 budget request on May 23 to cut \$316 million from FEMA's Disaster Relief Fund (DRF), presenting a major challenge for disaster recovery. FEMA Administrator Deanne Criswell has warned that without action from Congress, the DRF – which holds FEMA's operational funding – could become so depleted that the agency would be forced to enact its Immediate Needs Funding (INF) policy, which pauses non-emergency response-related activities conducted by the agency in order to maintain preparedness. With a busy Hurricane Season having already begun, the importance of robust funding for the DRF cannot be overstated.

This week, the U.S. House of Representatives introduced several bills intended to improve disaster response. Rep. Gregory Murphy M.D. (R-NC) and Rep. Chellie Pingree (D-ME) introduced the bipartisan "[Prevent Environmental Hazards Act](#)," which would allow the National Flood Insurance Program (NFIP) to offer payouts proactively to repair "condemned" homes that are likely to collapse in a disaster. NLIHC's Disaster Housing Recovery Coalition (DHRC) is concerned that the legislation stipulates that NFIP payouts post-disaster will be limited to 40% if those effected by this change are unable to act before a collapse. This stipulation fails to reckon with the fact that people with the lowest incomes have not had access to adequate funding to repair their houses for decades and that NFIP payouts rarely provide enough funding as is to repair houses.

The "[Federal Disaster Assistance Act](#)" and the "[Disaster Loan Forgiveness Act](#)" were both introduced in the House by Rep. Julia Brownley (D-CA) on May 30. The "Federal Disaster Assistance Act" aims to improve FEMA's response to localized disasters, especially in low-income communities. The bill would give counties affected by disaster the ability to request a presidentially declared disaster declaration even if their governor does not seek such assistance and to create a more quantitative evaluation of need for federal assistance, factoring in percentages of unemployment, low-income communities, and vulnerable populations. Additionally, the "Disaster Loan Forgiveness Act" would allow the Small Business Administration (SBA) the power to forgive Real Property Disaster Loans, Personal Property Disaster Loans, and Business Physical Disaster Loans for low-income individuals and families, as well as small businesses and small non-profit organizations.

State and Local Updates

Arkansas

At least 11 tornadoes [touched down](#) in Northern Arkansas over Memorial Day Weekend. Tornadoes, straight-line winds, and flooding killed 10 people, destroyed more than 300 homes, and left around 21,000 residents without power. President Biden [declared](#) a major disaster for the counties of Benton, Boone, and Marion and was commended by Governor Sarah Sanders for his "quick approval" of the request. Governor Sanders also called in around 200 National Guardsmen. Arkansas Department of Emergency Management Director A.J. Gary [reported](#) that while data collection is still ongoing, at least one county will need at least \$20 million in recovery assistance. Those seeking assistance may apply online at DisasterAssistance.gov, call 1-800-621-3362, or use the [FEMA App](#). Statewide resources are available at helparkansas.com.

Florida

The Lee County Commission [devoted](#) \$41.6 million of a Community Development Block Grant-Disaster Recovery fund to four local organizations committed to rehabilitating affordable housing units. These funds are from the \$1.1 billion HUD granted to Lee County after Hurricane Ian in 2022. In total, this award is expected to yield 836 affordable housing units in six multi-family sites across Fort Myers. The rehabilitation [projects](#) include: Dunbar Improvement Association Inc, Lee County Housing Authority, The Housing Authority of the City of Fort Myers, and Southwest Florida Affordable Housing Choice Foundation.

As hurricane season begins, community organizations across Florida are taking [preventative](#) and mitigative measures to protect their neighborhoods from disasters. Miami Foundation CEO Rebecca Fishman Lipsey does not want to “wait for the checks to clear” before assisting her community and is issuing proactive grants to educate residents on hurricane precautions and provide necessary supplies. As a result, the Miami Foundation cocreated the Miami Disaster Relief Fund, a permanent, revolving fund designed to support Miami before, during, and after disasters.

Hawaii

Wildfire survivors are rapidly approaching the June 10 deadline for all help for non-congregate sheltering from FEMA and Red Cross to expire. The Hawai‘i Emergency Management Agency has stated to organizers and advocates working in the affected communities that beginning on June 10, survivors will be on their own and responsible for paying for all of the costs associated with their housing. Groups on the ground warn that this is a terrible decision, state the deadline should have been increased, and warn that this will result in a massive homelessness increase.

Maui County Council [approved](#) a \$1.7 billion budget for the upcoming fiscal year, with “significant sums” dedicated to mitigation, housing plans, continued support for wildfire recovery. The Council pledged \$61.4 million towards affordable housing projects in Kapalua and Lahaina, a \$14.5 million increase from Mayor Richard Bissen’s proposal in March. Projects include [Kaiaulu o Kupuohi](#), a low-income rental housing facility in Lahaina that opened less than a year before the fires, whose rebuilding efforts have slowed due to the \$36 million gap between repair costs and insurance coverage. Once completed, the facility would rehouse approximately 300 former residents. Additionally, Council budget will expand staff of the Maui Emergency Management Agency and Maui Fire Department to include more comprehensive mitigation and emergency response programs.

The County of Maui also [donated](#) approximately 1.4 acres to Nā Hale O Maui, a nonprofit for affordable housing in Hawaii. This donation, closed on May 22, accounted for seven of 19 Fairways that the county decided to grant to Nā Hale O Maui; the remaining 12 are currently serving as temporary housing for survivors of the Maui wildfires. Mayor Richard Bissen stated that “housing for low- to moderate-income households is more urgent than ever.”

Iowa

Nearly a third of [Iowa](#) sustained damage during severe storms and an EF-4 tornado on May 21. Governor Kim Reynolds has issued a disaster proclamation for 32 counties. This declaration

allows residents to apply for the Iowa Individual Assistance Grant Program, in which households earning up to 200% of the poverty line can receive a grant up to \$5,000. Additionally, President Biden [declared](#) a major disaster for four of these counties, allowing federal funding through FEMA's Individual Assistance Program and the Small Business Association's Disaster Loan Program.

Kentucky

Kentucky Governor Andy Beshear [announced](#) rental housing projects for counties recovering from tornadoes in December 2021. The \$223 million project will go towards 953 units in Western Kentucky, where the housing shortage was exacerbated by the storms. The 11 [projects](#) will be distributed among Christian, Graves, Hopkins, and Warren counties. The complexes will be privately owned and income restricted. Wendy Smith, deputy executive director of housing programs at Kentucky Housing Corporation, estimates construction will begin in 2025 and last up to two years.

Massachusetts

Residents of [Leominster](#), Massachusetts are now able to apply for FEMA assistance for damage caused by a rainstorm last September. Despite 1,400 Massachusetts Disaster Declaration relief applicants, FEMA initially denied the aid to the city. After an [appeal](#) from Massachusetts Governor Maura Healey, President Joe Biden approved recovery support to Worcester and Bristol counties this month. The city [reported](#) \$35 million in damages, including city infrastructure, small businesses, and homes. Those seeking assistance may apply online at [DisasterAssistance.gov](#), call 1-800-621-3362, or use the [FEMA App](#). Governor Healey's budget [proposal](#) for the next fiscal year includes a new Disaster Relief and Resiliency Fund, as Massachusetts is one of two states that presently do not have a permanent disaster relief fund.

Ohio

Governor Mike DeWine of Ohio [requested](#) a Presidential Disaster Declaration for severe storms that occurred in early April. Ohio Emergency Management Agency and local officials from the eight affected counties determined that the storms caused \$33.8 million in damages. FEMA estimated damages to be \$17.4 million, below the threshold for federal assistance (\$21.7 million). Governor DeWine submitted the request despite the discrepancy, saying "the federal government's reliance on Google Earth and its failure to give local officials the opportunity to provide additional information to support its estimate is concerning. These eight Appalachian counties cannot afford to fix the tremendous amount of infrastructure damage on their own, and I believe it's the President's duty to step in and help." The request was placed on June 3 for Belmont, Guernsey, Jefferson, Meigs, Monroe, Morgan, Noble, and Washington counties.

Texas

Harris County Judge Lina Hidalgo [released](#) a statement on the recovery efforts in wake of the Derecho and additional severe storms that have impacted the Houston area. FEMA's Transitional Shelter Assistance program moved 4,845 Harris County residents into 201 hotels as of May 29. Additionally, the Greater Houston Disaster Alliance has raised nearly \$2 million for the Derecho fund, designed to rapidly distribute funds to local nonprofits and hasten the speed of recovery.

Judge Hidalgo warns that scammers posing as FEMA officers may try to help residents complete their relief applications and instead steal their personal information. Those seeking assistance may apply online at [DisasterAssistance.gov](https://www.disasterassistance.gov), call 1-800-621-3362, or use the [FEMA App](#); inspectors only visit homes once applications have been submitted.

Nine [counties](#) in North Texas have been added to FEMA's Presidential Disaster Declaration in the wake of state-wide storms over the weekend. A combination of severe storms and tornadoes left more than 1 million customers without [power](#) across the state, including Houston, still recovering from their previous severe event. There are now 22 counties across Texas that can qualify for federal assistance due to the two severe weather events.

West Virginia

President Joe Biden [approved](#) individual federal aid for those impacted by tornadoes in West Virginia. On April 2, 10 tornadoes through multiple counties left 140,000 customers of Appalachian Power Company without power. FEMA has [streamlined](#) their aid process with a "simplified" application involving fewer requirements and more direct solutions, according to FEMA's Trey Paul.

Resilience and Mitigation Corner

Register for HUD's FFRMS Final Rule Webinar Series Part 2

HUD is holding a webinar on its newly published [Federal Flood Risk Management Standard \(FFRMS\) Final Rule](#), which modifies its floodplain management regulations. The webinar will be split into two parts: one focusing on [Part 55](#) of the rule and the other highlighting [Part 200: Minimum Property Standards](#).

The first webinar, focused on Part 55 of the rule, occurred on May 30. The webinar covering Part 200 of the rule is slated to take place on June 13. Part 200 of the rule includes protection of wetlands, flood insurance, notification of flood hazards, public posting, and categorical exclusion as well as provides guidance on changes made to [24 CFR Part 200: Minimum Property Standards](#).

The webinar will be on Thursday, June 13, from 1:30 to 3:30 pm ET. [Register today!](#)

FEMA's Swift Current Program Makes \$300 Million Available in Much Needed Mitigation Funding

Thanks to the [bipartisan infrastructure law](#), FEMA now has \$300 million to fund its much needed and demonstrably effective Swift Current Fund. This program aims to provide states, territories, and Tribal Nations with additional funding to mitigate repetitively or substantially flood-damaged properties. These funds can be activated after a major disaster declaration for flood-related disasters. Funds can be used for needs like elevating a home, buying out homes, and relocation assistance. Unfortunately, in order to be eligible for this program, a house must have flood insurance through the National Flood Insurance Program (NFIP), whose expensive premiums can make the program out of reach for those with the lowest incomes.

FEMA has been running the Swift Current Program for the past three years. In 2022, it announced the first round of Swift Current [funding](#), which allocated a total of \$60 million. Then, in 2023, FEMA announced its second round of [funding](#), which made \$300 million available and expanded eligibility criteria to benefit more locations.

For this round of funding, applications open on June 1 and the last eligible disaster declaration date is May 31, 2025. Find the funding opportunity on [Grants.gov](#).

Submit your application on [FEMA Grants Outcomes \(FEMA GO\)](#). Applications will be reviewed on a rolling basis. The application deadline date will be provided to the applicant. Applications received by FEMA after the deadline will not be considered for funding. For more information, interested NFIP policyholders should contact their [state or territory hazard mitigation officer](#).

HUD

HUD Announces HOME Investment Partnerships Program Proposed Rule Listening Sessions

HUD has announced a series of six listening sessions to give interested persons an opportunity to learn about and provide comments on the “HOME Investment Partnerships Program: Program Updates and Streamlining” proposed rule. The proposed rule was published in the *Federal Register* on May 29. The deadline to submit public comments on the proposed rule is July 29. (See [Memo, 5/20](#) and [Memo, 5/20](#) for more on the proposed rule.)

The listening sessions, which will be held between June 12 and June 26, will be divided into two parts. The first listening sessions will address community housing development organizations, maximum subsidy amounts, green building incentives, homebuyer housing, and community land trusts. The second listening sessions will address rental housing, tenant-based rental assistance, and tenant protections.

Register for the HOME proposed rule listening sessions [here](#).

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

Our Homes, Our Votes

Register for Upcoming *Our Homes, Our Votes* Webinar: “Tenant Organizing and Elections”

The [Our Homes, Our Votes: 2024 webinar series](#) provides resources, guidance, and inspiration for organizations and individuals seeking to launch or strengthen their own nonpartisan voter and candidate engagement initiatives. The next webinar in the series, “Tenant Organizing and

Elections: Getting Out the Renter Vote,” will take place on Monday, June 17, at 2:30 pm ET. Register for the webinar [here](#).

Tenant leaders are trusted messengers who can effectively register and mobilize their neighbors to vote. The upcoming webinar will feature a roundtable of resident leaders from the Minneapolis Highrise Representative Council (MHRC), a citywide tenant organization representing more than 5,000 residents in 42 public housing high rises in Minneapolis. Resident leaders will discuss how to develop messaging that builds trust and generates enthusiasm about participating in the democratic process, successful tactics for reaching first-time voters, ways to ensure that low-income renters have the resources and information they need to vote, how to organize residents to become leaders in their own communities’ election engagement efforts, and how to hold candidates accountable to their campaign promises.

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

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

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

***Our Homes, Our Votes* Updates – June 10, 2024**

VoteRiders and HeadCount Release “Vote with Pride” Guide

VoteRiders, a nonpartisan, nonprofit organization that provides voter ID assistance to ensure that all citizens are able to exercise their freedom to vote, partnered with [HeadCount’s Vote with Pride](#) initiative to create a [voter ID guide](#) for transgender and non-binary voters. Many LGBTQIA+ Americans, especially transgender and non-binary people, face barriers to securing voter identification.

Transgender and non-binary citizens often have identification that does not match their name or gender, which can lead to invalidating, intimidating, or unsafe voting experiences. Restrictive voter ID laws also make it challenging for transgender and non-binary citizens to obtain new IDs with accurate information. To empower voters to overcome these obstacles, VoteRiders and HeadCount's Vote with Pride [resource guide](#) walks LGBTQIA+ people who need voter ID assistance through the necessary steps to obtain or update their identification.

Learn more about this resource guide from VoteRiders at: <https://www.voteriders.org/pride/>

Learn more about HeadCount's Vote with Pride initiative: <https://www.headcount.org/vote-with-pride/>

New Research Illustrates the Impact of Life Disruptions on Political Participation

In a new [paper](#) published in *Political Behavior*, “The Politics of Personal Crisis: How Life Disruptions Shape Political Participation,” Christopher Ojeda, Jamila Michener, and Jake Haselswerdt demonstrate that personal crises generally dampen voter turnout but can also catalyze other forms of political action. Ojeda et al. find that “as crises accumulate, voting declines for many citizens while participation in other political acts increases for a few citizens.” The experience of one personal crisis – which include eviction, foreclosure, substantial increases in housing costs, or loss of access to a government program – generally reduces a person’s likelihood of voting by draining their resources, time, and motivation. The effects are more severe for Americans who face multiple compounding crises.

This research indicates that housing instability and other personal crises can discourage people from voting. However, when voters can see the correlation between their personal crisis and a deeply political issue, voters are more likely to engage in other political activity, like contacting their elected official and volunteering for a campaign. The authors hypothesize that other political activities “are more targeted than voting and therefore provide a potential solution to a personal crisis,” while voting is less likely to offer immediate relief from a crisis.

Read the complete paper here: <https://link.springer.com/article/10.1007/s11109-024-09933-x>

New Polling Demonstrates Battleground Voters See Housing Affordability as a Priority Election Issue

Right to the City Action, in partnership with the Center for Popular Democracy and HIT Strategies, conducted a [poll](#) of registered voters in five battleground states (Arizona, Michigan, Nevada, North Carolina, and Pennsylvania) regarding their perspectives on housing affordability in the 2024 elections. The polling finds that there is a gap between what battleground voters – especially renters and younger voters – want to hear from politicians and what they are actually hearing from politicians about housing affordability. Fifty-one percent of renters report that they do not hear politicians talk about the cost of rent and housing much or at all, but 82% believe that if addressed, it would make their personal situation better.

The polling shows that renters were more favorable towards bold government action to address housing costs, with 77% of renters stating they would be more likely to vote for a candidate that supports rent stabilization. Proposals for progressive government action coupled with urgent

language to address the affordable housing crisis were on average more than 25 percentage points more favorable than messaging that proposed more moderate solutions.

Access the poll results here: <https://www.rttcaction.org/poll>

Commemorating 100 Years of Native American U.S. Citizenship

This month marks 100 years since the [passage of the 1924 Indian Citizenship Act](#), which granted all Native Americans the right of U.S. citizenship. Crucially, the law conferred U.S. citizenship on members of Tribal nations without requiring that they relinquish their Tribal citizenship status. To commemorate the 100th anniversary of the Indian Citizenship Act on Sunday, June 2, Illuminative, the Native Organizers Alliance, and the Native American Rights Fund created a [Native citizenship toolkit](#). The toolkit includes social media images and messaging for both Native people and allies to raise awareness of Native American citizenship and the ongoing movement for all Native people to access the right to vote.

View the toolkit at: <https://illuminative.org/nativecitizenship/toolkit/>

Register for Upcoming VoteRiders Webinar on Thursday, June 13

An upcoming VoteRiders webinar, “Voter ID in 2024: What You Need to Know,” will share new research on the impact of voter ID laws, citizens’ awareness of voter ID requirements in their states, and how to ensure that voters can overcome voter ID barriers and have their ballots counted. The webinar will take place on Thursday, June 13, at 1 pm ET. Register for the webinar [here](#).

Become an *Our Homes, Our Votes* Affiliate!

Our Homes, Our Votes convenes a network of [affiliates](#), which are nonpartisan organizations that are committed to boosting voter turnout among low-income renters and elevating housing as an election issue. Advocacy organizations, direct service providers, resident councils and tenant associations, local governments, and other related organizations are welcome to become *Our Homes, Our Votes* affiliates.

Benefits of participating in the affiliates network include:

- Access to a listserv where NLIHC staff and campaign partners exchange ideas and announce opportunities related to nonpartisan voter engagement.
- Invitations to biweekly affiliates office hours, an agenda-free, drop-in, optional space where affiliates can workshop their nonpartisan election plans. Office hours take place every other Friday from 1 to 3 pm ET.
- Invitation to a post-election virtual gathering to debrief on the election cycle and brainstorm next steps for nonpartisan civic engagement.
- Enhanced access to *Our Homes, Our Votes* tools and resources, including customized TurboVote referral links to track the impact of nonpartisan voter engagement activities.

To learn more about the affiliates network and apply to join, visit: <https://www.ourhomes-ourvotes.org/affiliates>

Become a Civic Holidays Partner!

[Civic Holidays](#) are nonpartisan days of action that strengthen and celebrate our country's democracy. The four Civic Holidays – National Voter Registration Day, National Voter Education Week, Vote Early Day, and Election Hero Day – activate nonprofits, campuses, businesses, and other organizations to engage voters in their communities. Each holiday focuses on a different aspect of voter engagement: registration, education, mobilization, and celebration of voting. Nonpartisan organizations are invited to [partner](#) with the Civic Holidays. Partners will receive state-by-state FAQs and voter engagement guides, online voter tools, multilingual resources, swag, and other giveaways. Learn more and sign up to become a Civic Holidays partner [here](#).

Opportunity Starts at Home

Join 6/12 OSAH Webinar Exploring Connections between Health, Environment, and Affordable Housing

The [Opportunity Starts at Home](#) (OSAH) campaign and partner Natural Resources Defense Council (NRDC) invite advocates nationwide to register for a [webinar](#) exploring the connections between health, environment, and affordable housing. The webinar, “A Multi-Sector Approach to Addressing Green Gentrification,” will be held on Wednesday, June 12, from 12 to 1 pm ET and will bring together national and local leaders from the health and environmental justice sectors for a discussion about the nationwide issue of green gentrification, how housing displacement impacts different geographic areas and climate zones, and how partners from various sectors can advance climate and affordable housing solutions. Green gentrification is a process in which environmental investments in an area, including investments in new green spaces and energy efficiency building upgrades, lead to increased desirability among developers and wealthier renters, resulting in higher property values and rents and the displacement of low-income renters.

Panelists for the event include:

- Dr. Sabrina Johnson (NRDC)
- Edgar Barraza (Physicians for Social Responsibility, Los Angeles)
- Trenise Bryant (Struggle for Miami's Affordable and Sustainable Housing)
- Chris Selig (People Organizing to Demand Environmental and Economic Rights)
- Grecia Orozco (Center for Race, Poverty, and the Environment)
- Chantelle Wilkinson (OSAH)

Speakers will highlight the experiences of frontline, historically underrepresented communities of color and systems-impacted people and emphasize the need for climate and affordable housing solutions at the local, state, and federal levels. Registrants will have an opportunity to share questions before the event, and participants are invited to join a live audience Q&A, during which attendees can share stories, solutions, and feedback.

RSVP for the webinar [here](#).

Research

Linking Public and Administrative Datasets Can Inform Strategic Interventions to Help Landlords Comply with Lead-Safe Housing Laws

A study recently published in *Cityscape*, “[Using Linked Administrative Data to Profile a City’s Rental Stock and Landlords and Guide a Lead-Safe Housing Initiative](#),” explores how the linkage of several administrative datasets on properties and landlords helped inform the development of lead-safe housing policies and evaluation strategies in Cleveland, Ohio. Although the use of lead-based paint was prohibited in 1978, the vast majority of rental properties in Cleveland were constructed prior to the passage of these laws and may still pose a risk of lead exposure to occupants, especially lower-income renter households with children. Several prior studies have demonstrated that lead exposure rates among Cleveland children have been high for years, particularly in neighborhoods subjected to disinvestment or neglect – the same neighborhoods where many affordable rental housing units are found. The study shows how a data-driven approach was used to develop targeted policy interventions that more effectively addressed the barriers rental property owners face in making critical repairs to their properties.

The researchers sought to understand the characteristics of privately-owned rental properties that were built in Cleveland prior to 1978 and were active in the rental market in 2018, as well as the characteristics of their owners. Using administrative and public records obtained from the City of Cleveland, surrounding Cuyahoga County, and the U.S. Postal Service, they created two datasets containing parcel location and characteristics, owner names, owner occupancy tax credit status, rental registry dates, housing code violations and building condition ratings, periods of postal vacancy, eviction filings, whether Housing Choice Vouchers (HCVs) had been used at the property, owner corporate status and location (local or non-local), and other data points. This information was used to identify all pre-1978 rental parcels in Cleveland and common property owners, resulting in over 103,300 pre-1978 rental units owned by more than 36,600 unique landlords.

The researchers then generated descriptive statistics to better understand the characteristics of Cleveland’s pre-1978 rental properties that might impact the renter population’s exposure to lead and the city’s plan for mitigating these risks. They found that in 2018, nearly half (42%) of all rental units in the city were single-family homes and a quarter (24%) were two-family homes. These types of properties require a different kind of lead remediation strategy than the multifamily properties comprising the remaining third of rental units. The analysis also revealed that many properties were greatly in need of maintenance and repair, with 38% of units rated as being in bad condition and 8% of units having had at least one housing code violation between 2016 and 2018. The authors speculate that this neglect could be driven by disinvestment, noting that 17% of properties were tax-delinquent by at least \$500 during the study period (2018). Although two-thirds of rental properties were found to have landlords with a Cleveland mailing address (thus, presumably local and easier to contact), only 30% of units were listed in

Cleveland's rental registry in 2018 and less than 6% of units were connected to an HCV between 2016 and 2018. This lack of engagement with housing programs suggests that many owners "may have little familiarity with local agencies and regulations, which may make it more challenging to engage them in complying with lead safety inspections and other requirements." Over 80% of identified landlords owned just one rental property in Cleveland.

The results of the descriptive analysis suggested that multiple strategies may be needed to effectively implement lead-safe policies across Cleveland's rental market. Therefore, the researchers developed a classification scheme to group landlords based on shared characteristics, with the goal of identifying interventions tailored to each group. *Class 1* landlords were those who owned only one rental property in Cleveland, typically single-family properties that were generally rated as being in good or above-average condition; these accounted for 60% of all rental property owners and roughly 45% of rental units. *Class 2* landlords also owned just one rental property in the city, but these were mostly two-family or multifamily properties in poorer physical condition and with low market value. *Class 2* landlords represented 30% of rental property owners and 25% of rental units. Relative to Classes 1 and 2, *Class 3* landlords (10% of property owners and 30% of rental units) were more likely to own multiple large multifamily properties in poor physical condition, to be corporate owners, and to be based outside of Cleveland.

The researchers identified *Class 2* landlords as the group likely requiring the most intensive outreach and assistance to achieve compliance with Cleveland's lead-safe laws. As "mom-and-pop" landlords owning rental properties with low market value, *Class 2* owners might struggle to obtain conventional home improvement loans and lack access to other forms of capital needed to make the repairs required to bring their properties into compliance. Furthermore, a geospatial analysis showed that the properties of *Class 2* landlords tend to be concentrated in the same neighborhoods that were historically subjected to redlining, as well as subprime lending and foreclosure in the 2000s and 2010s. Thus, prioritizing *Class 2* landlords is also critical to achieving housing justice and health equity for Black renters in Cleveland in particular. The researchers recommend implementing a targeted outreach campaign with technical assistance, as well as improving *Class 2* landlords' access to subsidized capital such as grants and low-interest loans. In contrast, they suggest that *Class 1* landlords (whose properties are in good condition) and *Class 3* landlords (who are more likely to have access to capital for repairs) may be better served by an education campaign about Cleveland's lead-safe ordinance, the process for enrolling in the local rental registry, and recommendations for qualified local contractors to assist with any needed repairs.

The findings from this study helped inform the planning and implementation of the Cleveland Lead Safe Initiative. In addition, the researchers note that similar analyses have been used to conduct ongoing monitoring and evaluation of the Initiative, resulting in adjustments to the application process and maximum award amounts to better meet the needs of property owners. These data have also been used to create a public dashboard monitoring progress toward full compliance with lead-safe laws and engagement with the local rental registry.

Read the article at: <https://bit.ly/3RfcO5Y>

From the Field

New Hampshire Enacts Tenant Protection for Survivors Fleeing Domestic Violence

New Hampshire Governor Chris Sununu signed into law on May 14 [H.B. 261](#), which provides crucial protections for survivors fleeing domestic violence, sexual assault, and stalking. The new law permits survivors to terminate their lease early without incurring fees or an eviction and makes the process to certify that they are a survivor easier and more confidential than in the past. A broad coalition of survivors, service providers, advocates, and landlords came together over a long period to craft the bill, which balanced each party's interests. The new law, one of only a few statewide tenant protections in New Hampshire, will go into effect on January 1, 2025.

H.B. 261 was first introduced in 2023, but advocates were concerned the original bill would have been prohibitive for survivors to use, and landlords also had concerns about the role they would play in enforcing the law. Advocates convinced the legislature to retain the bill for consideration while they worked together to further educate lawmakers about the issue and improve upon the policy. They used as a model the tenant [protections](#) included in the federal "Violence Against Women Act" (VAWA), which protections are typically afforded only to survivors living in certain federally assisted properties. Advocates from the [New Hampshire Coalition Against Domestic and Sexual Violence](#) and [New Hampshire Legal Assistance](#) played key roles in collaborating with landlord groups to discuss different scenarios and negotiate a detailed final bill which, they believe, has a very clear focus on ensuring the safety of survivors. The new protections are now embedded in New Hampshire's tenants' rights statute, which advocates hope will lead to clear and consistent enforcement across the court system.

Key provisions of the new law include:

- A prohibition on evictions, fees, and other penalties for survivors who break their lease to flee for their safety.
- A prohibition on landlords disclosing information obtained from survivors.
- A guarantee of a sufficient amount of time for survivors to certify their status as survivors.
- A wide variety of methods survivors can use to certify their status, including self-certification.

"HB 261 came about thanks to the strength of the partnerships in New Hampshire both on the ground and in the State House committed to protecting victims of domestic violence," said Chris Schott, fair housing project director for [New Hampshire Legal Assistance](#). "We and our partners were happy to see the bipartisan support that was available for housing protections for survivors of domestic violence."

As summarized in NLIHC's [Advocates' Guide](#), complex relationships exist between housing insecurity, domestic and gender-based violence, and power. "There are many reasons a survivor may need to break their lease to maintain their safety," said Rachel Duffy, the housing and economic justice manager for the [New Hampshire Coalition Against Domestic and Sexual Violence](#). "Everyday crisis center advocates and legal representatives across the state work with survivors who need support in fleeing violence or creating security within their homes."

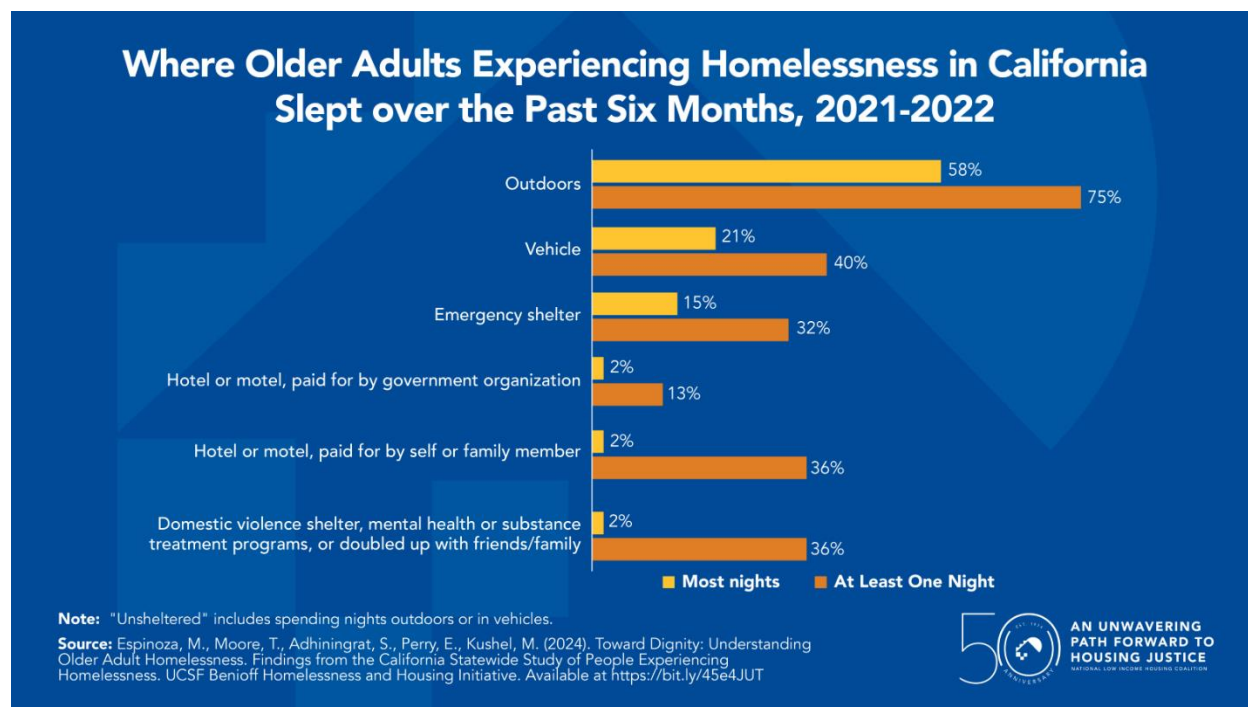
Advocates and attorneys know and understand that when housing survivors, there are exceptional considerations to be made including safety and confidentiality.” Homelessness and sexual violence often affect the most vulnerable members of society, and disproportionately impact women of color and LGBTQI+ communities, and especially Native American, Alaska Native, and Black women. Tenant protections that stabilize people in their housing and prevent evictions are a key strategy to rebalance the power between landlords and tenants, particularly those from marginalized groups.

“New Hampshire Legal Assistance will work with our partners to provide trainings for advocates on how to assist their clients with the provisions of H.B. 261,” said Mr. Schott. “This session we will continue our work at the State House in protecting against attempts to roll back other tenant protections, while we will also look to the future for opportunities to expand tenant protections such as a source of income law.”

New Hampshire is among the 27 states that do not yet ban discrimination based on source of income (SOI). There are few statewide tenant protections in New Hampshire and [none](#) that have been enacted since 2021. To learn more about state and local tenant protections that have been passed since January 2021, visit please NLIHC’s Tenant Protections [page](#). To learn about the “Fair Housing Improvement Act,” which would ban SOI discrimination at the federal level, visit NLIHC’s [Legislative Action Center](#).

Fact of the Week

Most Older Adults Experiencing Homelessness in California Report Having Spent “Most Nights” Unsheltered



Note: “Unsheltered” includes spending nights outdoors or in vehicles.

Source: Espinoza, M., Moore, T., Adhiningrat, S., Perry, E., Kushel, M. (2024). Toward Dignity: Understanding Older Adult Homelessness. Findings from the California Statewide Study of People Experiencing Homelessness. UCSF Benioff Homelessness and Housing Initiative. Available at <https://bit.ly/45e4JUT>

NLIHC in the News

NLIHC in the News for the Week of June 2

The following are some of the news stories to which NLIHC contributed during the week of June 2:

- “Why Rents Are Still Higher in Much of the U.S. than before the Pandemic” *PBS News Weekend*, June 1, at: <https://tinyurl.com/5fev8bpd>
 - “Unsheltered Homeless Population Doubles in Central Florida’s Annual Count” *Central Florida Public Media*, June 5, at: <https://tinyurl.com/yz79sne8>
 - “U.S. Eviction Rates Increase as Rentals Becomes More Expensive” *Fox Business*, June 7, at: <https://tinyurl.com/3x9te28z>
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NLIHC News

Where to Find Us – June 10

- [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)
- Arkansas Coalition of Housing and Neighborhood Growth for Empowerment (ACHANGE) Housing Symposium – Virtual, June 21 (Billy Cerullo)
- HUD Disaster Recovery & Risk Reduction Knowledge Collaborative – Washington, D.C., June 26 (Andrew Aurand and Dan Emmanuel)
- [The Intersection of Affordable Housing and Civic Engagement](#) – Virtual, Courtney Cooperman (July 3)
- [NAEH 2024 National Conference on Ending Homelessness](#) – Washington, D.C., July 8-9 (Tia Turner)
- A Home for Everyone Conference – Madison, WI, July 17 and 18 (Diane Yentel)
- [THN 2024 Texas Conference on Ending Homelessness](#) – Houston, TX, September 11 (Tia Turner)
- 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)

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