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NLIHC Publications

Coming Soon: *Out of Reach 2023!*

NLIHC will release the 2023 edition of its *Out of Reach* report on Wednesday, June 14. Published annually, *Out of Reach* compares the wages people earn and the costs of modest rental housing in every state, metropolitan area, and county in the U.S. and shows the extent to which affordable rental homes are out of reach for millions of low-wage workers and other families. The report also provides a “Housing Wage” – an estimate of the hourly wage full-time workers must earn to afford a rental home at fair market rent without spending more than 30% of their incomes. This year’s report devotes special attention to the impact on renters of the end of pandemic-era federal programs like emergency rental assistance. Stay tuned for the release of *Out of Reach 2023!*

Hard Copies of NLIHC Publications Are Now Available!

Did you know that in addition to digital versions, NLIHC publishes paper copies of all our flagship publications, including *Tenant Talk*, *The Gap*, and the *Advocates’ Guide*? [Tenant Talk](#) is a bi-annual newsletter for tenants, residents, and other low-income renters that engages people from different backgrounds in housing advocacy. [The Gap](#) documents the gap between the number of renter households and rental units that are affordable and available to them by income grouping in every state and the largest 50 metropolitan areas. [Advocates’ Guide](#) is a comprehensive resource designed to educate advocates about the programs and policies that make housing affordable to low-income people across America. You can order paper copies of these publications today by contacting NLIHC at CommunicationsTeam@nlihc.org. Discounted bulk rates are available for members, and all publications are available while supplies last.

Congress

Rep. Gomez and Colleagues Launch Congressional Renters Caucus to Address Needs of Renters

Representative Jimmy Gomez (D-CA) of the U.S. House of Representatives, along with Representatives Ritchie Torres (D-NY), Ayanna Pressley (D-MA), Rob Menendez (D-NJ), Dan Goldman (D-NY), Maxwell Frost (D-FL), Dwight Evans (D-PA), Sydney Kamlager-Dove (D-CA), Lloyd Doggett (D-TX), Grace Meng (D-NY), Pramila Jayapal (D-WA), Ted Lieu (D-CA), and Eleanor Holmes Norton (D-DC), announced the launch of the Congressional Renters Caucus on June 7. The caucus will be focused on addressing the affordable housing needs of renters, including issues of housing affordability and bureaucratic barriers that decrease housing access, and increasing the supply of affordable rental housing.

“As the burden of rent has increased significantly, far outpacing the increase in real wages, it’s become clear that we need a strong, coordinated effort in Congress to advocate for the millions

of renters in our country,” said Representative Gomez during a June 7 press conference announcing the launch of the Caucus. “I see firsthand the challenges faced by renters – soaring costs, often subpar living conditions, discriminatory barriers. The unreasonable cost of rent not only affects individuals and families. In fact, economists warn that it will have significant impact on the country’s GDP, meaning this is an issue that affects everyone. This long overdue caucus will be the launching pad for legislative efforts and advocacy to finally give renters a voice in Washington.”

According to data from NLIHC’s annual report [*The Gap: A Shortage of Affordable Rental Homes*](#), there are only 25 affordable and available rental units per 100 extremely low-income renters – those earning no more than 30% of area median income (AMI) – in Representative Gomez’s district. Sixty-six percent of these renters are severely housing cost burdened, spending over half of their incomes on rent and utilities every month. With so much money going towards the cost of housing, renters with extremely low incomes have little money left for other necessities, like nutritious food, medical care, or school supplies, and are often one unexpected expense away from falling behind on rent and facing eviction.

“The Congressional Renters Caucus is launching in the midst of an ongoing affordable housing crisis,” said Kim Johnson, policy manager at NLIHC, who spoke at a press conference commemorating the Caucus’s launch. “Nationally, there is a shortage of over 7 million rental units affordable and available to renters with the lowest incomes, and there is not a single state or congressional district in the country with enough deeply affordable homes to meet demand. This is a problem that reaches past state and party lines and that impacts us all.”

Read Representative Gomez’s press release on the Caucus launch at: <https://tinyurl.com/2szt4ce5>

Budget and Appropriations

Unsatisfied with Debt Deal, Some House Republicans Eye Deeper Spending Cuts in FY24 Appropriations Bills – Take Action!

The U.S. Congress passed and President Joe Biden signed into law last week the “[Fiscal Responsibility Act](#),” an agreement to lift the federal debt ceiling until 2025 in exchange for capping federal spending programs at fiscal year (FY) 2023 levels in FY2024, and allowing an only 1% increase in spending in FY2025, among other harmful provisions (see *Memo*, [6/5](#)). While a threat to HUD programs, which require increased funding from year to year to maintain the number of people and communities served, the funding cap imposed by the deal is significantly less disastrous than the cuts proposed in the House Republican-passed “Limit, Save, and Grow Act,” which would have capped FY2024 spending at FY2022 levels and resulted in an up to 30% cut to HUD’s budget, leading as many as 1 million people to lose rental assistance. Now, however, members of the House’s far-right Freedom Caucus are calling on their colleagues to enact steep spending cuts in the FY2024 budget, beyond the levels agreed upon in the debt ceiling bill. Freedom Caucus members derailed a vote on June 6 on a rule that would have allowed floor consideration of several Republican-backed bills, bringing legislative work in the chamber to a halt. The chamber adjourned for the week the following day.

House Speaker Kevin McCarthy (R-CA), working to placate the far-right members of his party, noted that the caps imposed in the “Fiscal Responsibility Act” represent “a ceiling,” stating “we can always spend less...If we can write [spending bills] to even lower levels, then we should do it in the House.” Meanwhile, Representative Andy Harris (R-MD), chair of the House Appropriations Subcommittee on Agriculture, Rural Development, and Food and Drug Administration, noted his subcommittee “will write to a [topline] allocation at the [FY2022] level.” The Subcommittee has jurisdiction over the budget for USDA’s affordable housing programs, as well as other vital anti-poverty programs like the Supplemental Nutrition Assistance Program (SNAP).

Implications for HUD’s Affordable Housing and Homelessness Assistance Programs

It is crucial that HUD’s rental assistance programs – including Housing Choice Vouchers, Project-Based Rental Assistance, and other programs that help people with the lowest incomes afford rent – receive increased funding every year. Because the cost of housing rises every year, flat funding acts as a cut, reducing the number of people served by these vital programs. The dramatic increase in the cost of rent over the last year means that voucher renewal costs will be significantly higher: it is estimated that voucher renewals will require an extra \$7 billion over FY2023 funding, just to maintain the number of households currently being served by the program.

HUD’s budget is under additional strain in FY2024 due to lower receipts from the Federal Housing Administration (FHA). FHA receipts are reinvested into HUD, helping to “cushion” HUD’s budget by providing extra money outside of what is allocated through the regular appropriations process. This year, FHA receipts are expected to be approximately \$6 billion less than they were in FY2023. In total and without taking into account the newly instated budget caps, **HUD’s budget is facing an estimated potential shortfall of \$13 billion compared to FY2023 funding.**

Take Action!

It is thanks to the hard work and tenacity of advocates around the country that debt ceiling negotiators backed away from House Republicans’ demands to cap FY2024 spending at FY2022 levels. In order to ensure HUD’s affordable housing and homelessness assistance programs are not cut during appropriations negotiations, we must continue this urgent work.

Failure to increase appropriations for HUD’s vital affordable housing and homelessness assistance programs would have a devastating impact on the people served by these programs. Even with recent funding increases to federal programs, many are still being impacted by the austere spending caps put in place by the “Budget Control Act of 2011.” Indeed, HUD’s cumulative appropriations since FY2010 are [still slightly lower](#) than if annual appropriations had remained at FY2010 levels and been adjusted only for inflation.

We cannot afford to take a step backwards. Advocates can continue to take action by joining **NLIHC and our partners in the Campaign for Housing and Community Development Funding (CHCDF) on [Friday, June 16, for a National Day of Action](#)**. Advocates should call their members of Congress and urge them to reject spending cuts and instead provide the highest

possible allocation for HUD's and USDA's affordable housing, homelessness, and community development programs in FY2024. Find more information about the Day of Action [here](#).

Other ways you can take action:

- [Sign your organization on to CHCDF's annual budget letter](#) – join over 2,000 organizations from around the country on CHCDF's annual 302(b) letter, calling on Congress to reject spending cuts and instead provide the highest possible allocation for HUD's and USDA's affordable housing, homelessness, and community development programs in FY2024.
- [Email your members of Congress today](#) and urge them to increase – not cut – resources for affordable housing and homelessness in FY2024 and to support NLIHC's top appropriations priorities:
 - Implement full funding for the Tenant-Based Rental Assistance (TBRA) program to renew all existing contracts.
 - Provide full funding for public housing operations and repairs.
 - Fully fund homelessness assistance grants.
 - Provide \$100 million for legal assistance to prevent evictions.
 - Fund a permanent Emergency Rental Assistance program.
 - Maintain funding for competitive tribal housing grants for tribes with the greatest needs
- [Check out NLIHC's advocacy toolkit](#), “Oppose Dramatic Cuts to Federal Investments in Affordable Housing,” for talking points, sample social media messages, and more!

Join NLIHC and CHCDF for National Day of Action on June 16 to Demand Congress Increase HUD and USDA Funding in FY2024!

Join NLIHC and our partners in the Campaign for Housing and Community Development Funding ([CHCDF](#)) this Friday, June 16, for a National Day of Action focusing on the fiscal year (FY) 2024 budget! NLIHC and CHCDF are urging advocates to call, email, or tweet their members of Congress on June 16 to demand they provide the highest possible funding for HUD's and USDA's affordable housing, homelessness, and community development programs in any FY2024 spending package.

Use [NLIHC's Day of Action script](#) to help create your message to Congress and urge your representatives to provide sufficient funding for HUD and USDA, including for NLIHC's top priorities:

- Implementing full funding for the Tenant-Based Rental Assistance (TBRA) program to renew all existing contracts.
- Providing full funding for public housing operations and repairs.
- Fully funding homelessness assistance grants.
- Providing \$100 million for legal assistance to prevent evictions.
- Funding a permanent Emergency Rental Assistance program.

- Maintaining funding for competitive tribal housing grants for tribes with the greatest needs.

Advocates can also use [NLIHC's Legislative Action Center](#) to send a personalized email to their members of Congress, highlighting NLIHC's priorities for the FY2024 budget.

Background

Congress passed and President Joe Biden signed into law the Fiscal Responsibility Act on June 3. The bill raises the federal debt ceiling until 2025, in exchange for capping FY2024 spending at FY2023 levels and limiting budget increases to just 1% the following year (FY2025), among other harmful provisions. Because the cost of housing rises every year, it is crucial that HUD's affordable housing and homelessness assistance programs receive increased funding from year to year in order to maintain services and assistance for current residents. Flat funding acts as a cut, reducing the number of people served by these vital programs.

In addition to spending caps, HUD typically receives additional funding outside of the yearly appropriations process from revenues generated by the Federal Housing Administration (FHA), known as "FHA receipts." While these receipts have cushioned HUD's budget historically, the volatile housing market over the previous year has caused FHA receipts to drop. Between increased renewal costs due to inflation and lower FHA receipts, HUD's budget will need an estimated \$13 billion increase in FY2024 just to maintain current services and programs.

Your advocacy will be vital to securing sufficient funding in FY2024 for HUD's and USDA's affordable housing, homelessness, and community development programs.

Homelessness and Housing First

Register for Today's (6/12) NLIHC, NAEH, CBPP Webinar on Homelessness and Housing First

NLIHC, the National Alliance to End Homelessness (NAEH), and the Center on Budget and Policy Priorities (CBPP) invite advocates nationwide to [register](#) for the seventh webinar in our series on homelessness and Housing First. Join us for the webinar, "Housing First Supports People Impacted by the Criminal Legal System," today (June 12) at 2:30 pm ET. The panelists will discuss federal efforts to remove unnecessary barriers to housing for people with criminal records and highlight state and local efforts to connect individuals impacted by the criminal legal system to housing and voluntary services using a Housing First approach. Register at: <https://bit.ly/3vIbn5o>

Today's webinar will feature NLIHC Policy Manager Kim Johnson; recorded remarks from Representative Nanette Barragán (D-CA), co-chair of the Congressional Caucus on Homelessness; Richard Cho, senior advisor for housing and services at the U.S. Department of Housing and Urban Development; Anna Bailey, senior policy analyst at CBPP; Victoria Jennings, supportive housing analyst at the Indiana Housing and Community Development

Authority; Veronica Lewis, director of Homeless Outreach Program Integrated Care System in Los Angeles, CA; and Taylar Nuevelle, founder and executive director of Who Speaks for Me?.

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

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

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

The next webinar will be held on Monday, July 10, from 2:30 to 4 pm ET.

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

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

HoUSED Campaign for Universal, Stable, Affordable Homes

NLIHC Joins ACTION Campaign Letter Urging Congress to Expand and Reform LIHTC

NLIHC, along with more than 2,600 other organizations, joined a letter from the ACTION Campaign urging Congress to expand and reform the Low-Income Housing Tax Credit (LIHTC) through the bipartisan “Affordable Housing Credit Improvement Act of 2023” (AHCIA) ([S.1557](#); [H.R.3238](#)). The letter thanks the present sponsors of the bill, pushes for other members of Congress to co-sponsor the bill, and advocates for the bill to be included in any upcoming tax legislation.

“The legislation would finance an estimated 1.94 million additional affordable homes over the next 10 years,” the letter states. “In all, the AHCIA includes over two dozen provisions, including changes that would help preserve existing affordable housing, facilitate Housing Credit development for extremely low-income households and in hard-to-serve communities, provide state Housing Credit allocating agencies new tools to strengthen program administration, and more.”

Read the letter and see the full list of signatories at: <https://tinyurl.com/3ucxe7ce>

Recap of 6/5 National HoUSED Campaign Call

In the most recent (June 5) call for the National HoUsed Campaign, NLIHC President and CEO Diane Yentel was joined by Representative Alexandria Ocasio-Cortez (D-NY) for a discussion about the urgent threats facing people experiencing homelessness as Congress prepares fiscal year (FY) 2024 budget negotiations. Representative Mike Quigley (D-IL), ranking member of the U.S. House of Representatives' Committee on Appropriations' Subcommittee on Transportation, Housing and Urban Development (THUD), also joined the call for a conversation about HUD's FY2024 budget. Tierra Labrada of the Supportive Housing Network of New York discussed dehumanizing rhetoric against people experiencing homelessness. We also received field updates; shared the latest updates from Capitol Hill on the final debt ceiling agreement; discussed advocacy needed to ensure the highest level of funding for housing and homelessness programs; provided an overview of the Request for Input issued by the Federal Housing Finance Agency (FHFA); and outlined ways advocates can take action to urge the federal government to protect renters. A [recording](#) of the call, as well as the [presentation slides](#), are now available.

Resources discussed on the 6/5 call:

- Dehumanizing Rhetoric against People Experiencing Homelessness – Tierra Labrada, [Supportive Housing Network of New York](#)
 - [Correct Crisis Intervention Today – NYC](#)
- Field Update – Isabel McClain, [Virginia Housing Alliance](#)
 - [2023 State Policy Priorities](#)
 - [Op-ed in Richmond Times-Dispatch](#): “Budget cuts will exacerbate housing crisis”
- Field Update – Chelsea Sedani, [Economic Mobility Pathways](#) (EMPath), MA
 - [Press statement](#) on the final debt ceiling agreement
 - [Opportunity Starts at Home campaign](#)
- Policy Updates – Kayla Laywell, NLIHC
 - Learn about the [Federal Housing Finance Agency and NLIHC's opportunities for engagement](#).
 - [Sign on to a letter](#) by the Protecting Immigrant Families (PIF) coalition urging Democratic members of the House of Representatives to vote against a resolution to overturn the Biden administration's “public charge” rule. Read about the [background of the public charge rule](#).
 - [Email your members of Congress today](#) and urge them to increase – not cut – resources for affordable housing and homelessness in FY24 and to support NLIHC's top appropriations priorities!
 - [Sign your organization on to the Campaign for Housing and Community Development Funding's \(CHCDF\) annual budget letter](#).
 - [Register](#) for NLIHC/NAEH/CBPP's webinar series on Homelessness and Housing First! The next webinar, “Housing First Supports People Impacted by the Criminal Legal System,” will be held on June 12 from 2:30 to 4 pm ET.

National calls take place every other week. Our next call will be on June 5 at 2:30 pm ET. Register for the call at: <https://tinyurl.com/ru73qan>

Disaster Housing Recovery

NLIHC Submits Comments Regarding HUD Federal Flood Risk Management Standard

NLIHC submitted comments on June 5 in response to a [proposed rule](#) issued by HUD in the *Federal Register* regarding the establishment of a new Federal Flood Risk Management Standard (FFRMS) detailing how HUD takes flood risk into account when evaluating proposed uses of agency funding. The agency guidelines were developed based on guidance issued by the U.S. Water Resources Council (WRC) in response to a 2015 executive order by President Obama creating a federal risk management standard. The WRC guidance permitted agencies to develop their own standards based on WRC guidelines and included several options for the creation of agency-specific measurements of elevation and hazard risk when siting, designing, and constructing federally funded buildings. In its [2021 Climate Action Plan](#), HUD committed to updating its regulations to meet these new FFRMS standards.

HUD's new approach centers the analysis of flood risk around the use of a Climate-Informed Science Approach (CISA), which integrates data and research on the potential future impact of sea level rise. The agency will use this measurement where available as opposed to FEMA's mapping of 1-percent-annual-chance floodplains based on historical flood data. In addition, the rule would implement a larger, eight-step standard for determining when HUD can permit its funds to be used to construct buildings within a flood plain or federal designated wetland, consolidate authority over conducting environmental impact reviews under the agency, and adjust mortgage-related program rules in areas within the floodplain. The rule also preserves HUD's ability to provide funds for the repair and reconstruction of buildings already in a flood plain, along with requiring additional resiliency measures for such projects.

NLIHC's comments address the requirements of new construction within flood plains and wetlands. While the ability to use HUD funding to repair and reconstruct housing damaged by flooding in floodplains and wetlands should be conserved to prevent the direct displacement of households with low incomes, the comment urges HUD to reconsider the placement of new housing within those same areas. Not only would the need to consistently repair HUD-funded buildings impacted by flooding drain scarce HUD resources, but the siting of housing for the lowest income households within areas prone to flooding would also put residents at risk. Floods can damage personal property, destroy vehicles, disrupt employment, and carry a wide variety of health-related hazards. Even if a housing unit itself is built to withstand a flood, the resident of the unit would be economically and socially impacted by the event, making it more difficult for them to maintain housing and income. The comment argues that HUD should implement a higher standard when considering the construction of new housing within flood prone areas and wetlands.

"HUD's adoption of the new FFRMS is laudable," reads a portion of the comment. "These standards are forward-looking, climate science-informed, and signify a step by HUD in acknowledging the need to ensure that households with low incomes are protected against the impacts of climate change. HUD should do more, however, to ensure new construction does not occur in flood plains or wetlands. By doing so HUD, can lessen the impact of riverine and coastal flooding, ensure households with low incomes are not placed in harm's way and are not

subjected to long, painful disaster recoveries, stop legacies of exclusionary planning practices, and ensure scarce financial resources are not spent on unnecessary resilience and mitigation activities.”

Read the full comment at: <https://bit.ly/43tdmcA>

HUD

HUD PIH Table Shows HCV Concentrations in High-Poverty Areas for PHAs

HUD’s Office of Public and Indian Housing (PIH) has released a [table](#) showing the number and percentage of Housing Choice Voucher (HCV) households with children living in high-poverty neighborhoods for every public housing agency (PHA). The table also shows the total number of HCV households in each PHA, as well as the number of those households that include children. High-poverty neighborhoods are census tracts with a poverty rate of 30% or more. An alarming number of PHAs have concentrations of HCV households with children in high-poverty neighborhoods that are greater than 50%.

The table is not easily found on the [HCV website](#). The table can be found on a PIH [Housing Mobility webpage](#), which cannot be accessed via any of the primary HCV webpages. NLIHC was alerted to the table’s existence by the Policy & Race Research Action Council (PRRAC), which discovered the table in a June 1 [Notice of Funding Opportunity \(NOFO\)](#) announcing \$25 million available to PHAs for the HCV Mobility Services program. According to a [June 1 media release](#), the Mobility Services program will support PHAs attempting to address barriers HCV households encounter by offering mobility-related services to increase the number of voucher households with children living in neighborhoods with better opportunities, such as higher performing schools. PHAs awarded Mobility Services funds will work together in their regions to adopt administrative policies that further enable housing mobility, increase landlord participation, and reduce barriers to enable households to move across PHA jurisdictions through portability.

Find the PIH HCV concentration table at: <https://tinyurl.com/4df53nwj>

Find the PIH Housing Mobility page at: <https://tinyurl.com/2zuw36ts>

More information about the HCV program is on [page 4-1](#) of NLIHC’s [2023 Advocates’ Guide](#).

HUD Posts RAD Choice-Mobility Guidebook

HUD has posted [RAD Choice Mobility Guidebook: Effective Implementation of Residents’ Choice-Mobility Rights in RAD Conversions, A Best Practices Guide for PHAs and Owners](#). “Choice Mobility” affords residents in former public housing units that have been converted under the Rental Assistance Demonstration (RAD) the right to request a regular tenant-based Housing Choice Voucher (HCV) to move to a private market rental unit, but only after they have

lived in the RAD unit for either one or two years. HUD and other housing advocates have long known that many residents in RAD-converted properties are not aware of their right to move with a regular HCV. Residents and advocates will benefit from familiarity with the content of the *Guidebook*, even though it is meant to be a resource for public housing agencies (PHAs) and managers of private HUD-assisted properties that have residents living in RAD units converted to Section 8 Project-Based Vouchers (PBVs) or Section 8 Project-Based Rental Assistance (PBRA).

The concept of Choice Mobility has existed in the regular PBV regulations (24 CFR 983.261) and was extended to RAD to offer RAD households the choice to move elsewhere with a regular, tenant-based HCV. In order to take advantage of Choice Mobility, a RAD household assisted with a PBV must wait one year before requesting a move with an HCV (called a “Choice-Mobility Voucher” in this RAD context). That one-year period begins 12 months from the date a Housing Assistance Payment (HAP) contract was issued for their unit, or 12 months from the household’s move-in date – whichever is later (see the [RAD Notice](#), section 1.6.D.8). If a RAD household is assisted with PBRA, the household must wait two years before requesting a move with an HCV (Choice-Mobility Voucher). That two-year period begins 24 months from the date a HAP contract was issued for their unit, or 24 months from the household’s move-in date – whichever is later (see the [RAD Notice](#), section 1.7.C.5).

According to the *Guidebook* (pages 5, 9, and 16), if a household with a Choice-Mobility Voucher does not ultimately use it to lease a unit within a PHA’s prescribed search time (generally 60 to 90 days, but sometimes up to 120 days), the household retains the right to stay in its RAD unit and remains eligible for Choice Mobility in the future. The *Guidebook* states that it is a “best practice” for a PHA to ensure that RAD residents are informed that they can make multiple requests to receive a Choice-Mobility Voucher and conduct other searches to find a home to rent with a Choice-Mobility Voucher in the future. This information in the *Guidebook* is welcome because neither the RAD Notice nor the regular PBV regulation clearly indicates that such an open-ended situation exists for a Choice-Mobility Voucher.

The *Guidebook* (page 16) reminds PHAs that the RAD Notice specifies that even before a PHA submits an application to HUD to convert public housing under RAD, the PHA must provide residents with a RAD Information Notice (RIN) that includes, among other information, residents’ right to request a Choice-Mobility Voucher. After residents are provided a RIN but before a PHA submits a RAD application, the RAD Notice also requires the PHA to hold two meetings with residents to discuss conversion plans, residents’ rights, and Choice-Mobility. After HUD issues a RAD Conversion Commitment (RCC) but before RAD project conversion closes (i.e., is complete), the RAD Notice requires a PHA to notify residents again about the Choice-Mobility procedures.

After converting to RAD, PHAs are encouraged to give residents plain-language written notices about their Choice-Mobility rights at least annually, including during income recertifications. Four months before a household becomes eligible for a Choice-Mobility Voucher, PHAs are encouraged to give the household notice of their impending eligibility to apply for a Choice-Mobility Voucher. It is a best practice to provide new residents with information about Choice Mobility at lease-signing. (See pages 10 and 17.)

PHAs should also help residents understand that moving with an HCV might ultimately lead them to pay more than 30% of their adjusted household income for rent and utilities, and that an HCV landlord can choose not to renew a lease after one year, meaning the household will have to search for another home to lease with its HCV.

PHAs are encouraged to create and maintain a priority list for residents' Choice-Mobility requests that is separate from the regular HCV waitlist. Choice-Mobility requests must be ranked in the order that they were received. PHAs must give automatic priority for available turnover vouchers to RAD residents before serving residents on the regular HCV waitlist. However, a RAD resident does not have priority over a non-RAD PBV resident; a PHA should provide a Choice-Mobility Voucher to a household (whether a RAD, non-RAD PBV, or RAD PBRA household) based on the date and time of its request. (See pages 11 and 12.)

The RAD Notice allows a PHA or owner to place a limit on the number of turnover HCVs that can be made available for Choice-Mobility Vouchers in situations when demand for them is high (see pages 13 and 14 of the *Guidebook* for details).

The *Guidebook* includes an appendix containing eight short documents, including a sample Choice-Mobility information sheet for residents and a sample Choice-Mobility Voucher request form for residents.

Read the *RAD Choice Mobility Guidebook* at: <https://tinyurl.com/36kd7wyb>

More information about RAD is on [page 4-46](#) of NLIHC's *2023 Advocates' Guide* and on NLIHC's [public housing webpage](#).

Find HUD's RAD webpages for residents at: <https://www.hud.gov/RAD/residents>

Native American Housing

Senate Banking Committee to Hold Hearing on Native American Housing

The U.S. Senate Committee on Banking, Housing and Urban Affairs' Subcommittee on Housing, Transportation and Community Development will hold a hearing, "The State of Native American Housing," on Tuesday, June 13, at 2:30 pm ET. Witnesses will include Chelsea Fish, executive director of the National American Indian Housing Council; Tammy Moreland, chairperson of the Minnesota Tribal Collaborative to Prevent and End Homelessness; and Patrick Goggles, executive director of the Northern Arapaho Housing Authority.

Watch the hearing and read witnesses' testimony at: <https://tinyurl.com/3bzukhwv>

From the Field

Newly Enacted Bill Will Help Prevent Evictions in Oklahoma

The Oklahoma legislature has had a busy 2023 so far, with the introduction of many housing-related bills. One of these new pieces of legislation, [HB 2792](#), was recently passed by the legislature. The bill mandates plain language for eviction notices, making it easier for tenants to participate in the judicial process to avoid eviction by requiring that the text of eviction notices be less technical, with limited legal jargon. The bill will likewise help tenants learn about the eviction process and what materials are necessary to bring to court during an eviction hearing. The legislation also creates timing requirements regarding when eviction notices are delivered so that tenants have ample time to prepare for hearings.

Currently, tenants in Oklahoma must appear at small claims courts to work through their evictions. Such courts are meant to help solve disagreements between parties and maintain relatively relaxed courtroom rules, with no requirement that parties be represented by lawyers. In eviction cases, however, landlords tend to appear with lawyers, while most tenants do not have representation. The power imbalance between the two parties strongly impacts the outcome of eviction cases in Oklahoma, where decisions usually favor the landlord. For example, the Terry West Civil Legal Clinic at the University of Tulsa has found that [tenants with lawyers are less likely to be evicted and required to pay compensation \(43%\) than tenants without lawyers \(78%\)](#).

In addition to the lack of representation for tenants in Oklahoma, many tenants do not make it to court and are automatically evicted due to default judgments by the courts. Often, tenants do not show up at their hearings due to eviction notices being difficult to understand. To reduce the confusion created by eviction notices, housing advocates in Oklahoma recommended that eviction notices be issued in plain language. This advocacy led to the creation and introduction of [HB 2792](#).

While the passage of HB 2792 is a win for residents of Oklahoma, there is still work to be done in the state to advance tenant rights. “The investment in affordable housing and passage of plain language eviction notices will help Oklahomans find and maintain stable housing, but we know the work isn’t over,” said Sabine Brown of the Oklahoma Policy Institute. “We hope legislators return next session ready to continue the work of ensuring families have access to a safe, affordable home.” While HB 2792 addresses confusing eviction notices, the state still lacks a right to counsel, which would address the absence of representation for tenants in small claims court. During the legislative session this spring, another piece of legislation ([HB 2726](#)) was introduced that would have codified the right to counsel in the state. However, the bill did not pass. Still, such momentum will hopefully continue to build and pay off in future legislative sessions.

View the current and new versions of Oklahoma’s eviction summons [here](#).

View the text of HB 2792 [here](#).

Events

Join Today’s (6/12) Special “Tenant Talk Live” FHFA RFI Comment Party!

The Federal Housing Finance Agency (FHFA) issued on May 30 a [Request for Input \(RFI\)](#) regarding how the agency can create and enforce renter protections for households living in rental properties with federally backed mortgages. Any renter protections created by FHFA could cover a significant share of renters across the nation and put America on a path towards stronger protections for all renters. Advocates have until July 31, 2023, to [submit a public comment](#) and demand strong renter protections for properties with federally backed mortgages. Join us **today (June 12) at 6 pm ET** for a special Tenant Talk Live comment party, during which you can work on your comment and get answers to all your comment-related questions directly from NLIHC staff. Register to attend today's comment party at: <https://bit.ly/NLIHC-FHFA-CommentParty>

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

Webinars like Tenant Talk Live would not be possible without the support of our members. Become an NLIHC member [here](#)!

Opportunity Starts at Home

Bipartisan “Family Stability and Opportunity Vouchers Act” Introduced in House

Representatives Joe Neguse (D-CO) and Brian Fitzpatrick (R-PA) introduced the “Family Stability and Opportunity Vouchers Act” ([H.R.3776](#)) in the U.S. House of Representatives on May 31. The bipartisan legislation would create 250,000 new housing vouchers, paired with mobility-related services, to help low-income families with young children move to communities of their choice, including neighborhoods with high-performing schools and high-quality childcare and early education programs. Senators Chris Van Hollen (D-MD) and Todd Young (R-IN) introduced a companion bill ([S.1257](#)) in the U.S. Senate on April 25 (see *Memo*, [5/1](#)). The Family Stability and Opportunity Vouchers Act has been championed by NLIHC's Opportunity Starts at Home campaign, which worked with the bill's sponsors to shape the legislation.

The bill would create new vouchers for low-income, high-need families with children under age six who have a history of homelessness or housing instability, live in an area of concentrated poverty, or are at risk of being pushed out of a well-resourced area. The new vouchers would be paired with customized counseling and mobility-related services to help families move to neighborhoods of their choice.

Access to safe, affordable housing is linked to nearly every quality-of-life measure, including better [educational](#) and [health](#) outcomes, [housing stability](#), [racial equity](#), and [economic mobility](#). A [landmark study](#) by Harvard University economist Raj Chetty demonstrates the enormous positive impact that affordable housing can have on upward economic mobility for children in low-income families.

Over 60 national organizations have [endorsed](#) the Family Stability and Opportunity Vouchers Act.

Learn more about the “Family Stability and Opportunity Vouchers Act” at: <https://bit.ly/3VdLaaq>

Tell Congress to enact this critical bipartisan legislation: <https://p2a.co/uf3pc4a>

NLC Releases Article on Mental Health and Healthy Housing

A new [article](#) published by the National League of Cities (NLC) examines the connection between mental health and healthy housing. The article explores the importance of housing for ensuring mental health, the impact of poor housing quality on mental health, and local housing policy solutions that can support mental health. Additionally, the article discusses NLC’s Healthy Housing Local Action Challenge, an opportunity for localities to promote healthier homes by improving housing for residents. A member of NLIHC’s Opportunity Starts at Home (OSAH) Steering Committee, NLC generates insights about the operations of local governments that inform the OSAH campaign’s multi-sector housing advocacy strategy.

“It is hard to overstate the benefits of safe, stable, and affordable housing as fundamental to mental health and well-being,” explains the article. “Working together, housing and mental health experts, government officials, and community members can begin addressing some of the social determinants of poor health by advancing housing solutions that remedy historic harms and support mental health and well-being.”

Read the article [here](#).

Research

Research Finds Lack of Affordable Housing Increases Commute Times

A study published in *Transportation*, “[Commute Distance and Jobs-Housing Fit](#),” examines commute times and the availability of affordable housing in close proximity to jobs in the Los Angeles Metropolitan Area. On average, commute distances for lower-wage workers were shorter than for higher-wage workers. However, the lack of affordable housing close to low-wage jobs had a disproportionate impact on lower-wage workers. The report illustrates the importance of addressing the shortage of affordable housing available to low-income workers, particularly in job-rich areas.

The research uses Los Angeles metropolitan area data from the 2015 Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES) survey and the 2013-2017 5-year American Community Survey. These data are used to examine the relationship between commuting and what the authors term “job-housing fit” – that is, the availability of housing affordable to workers with nearby jobs.

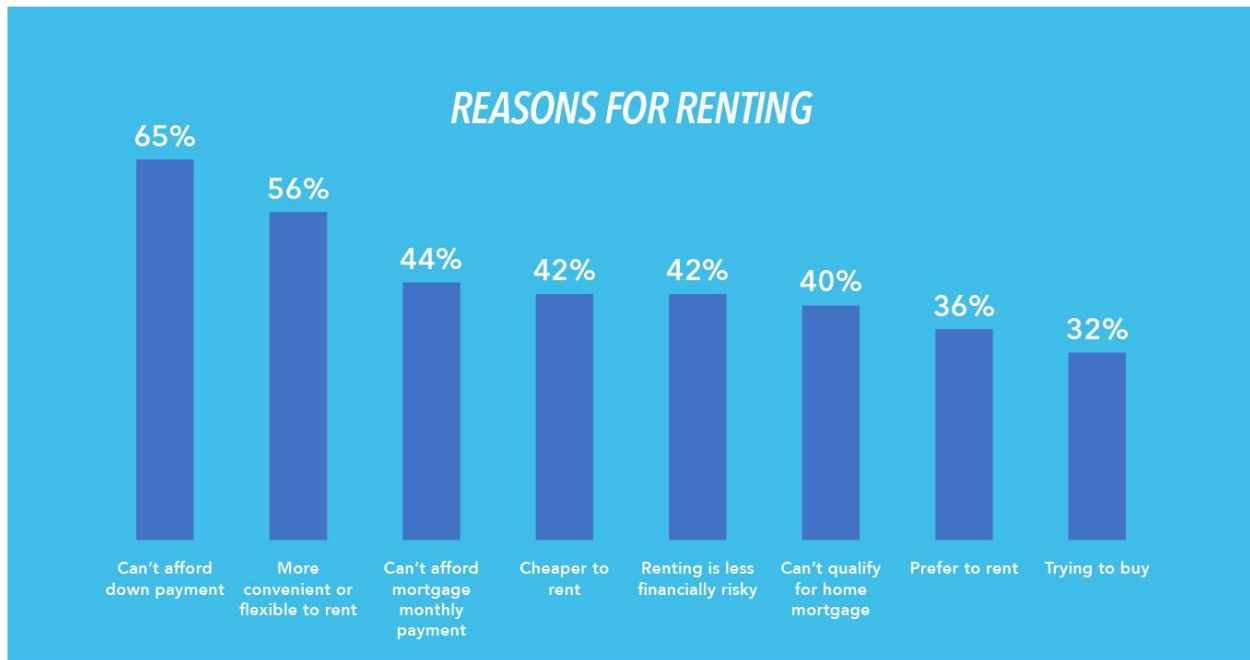
The study finds evidence that location and availability of affordable housing may not adequately meet worker demand, especially for low- and middle-income workers. The researchers identified several areas with concentrations of affordable housing units relative to low-wage jobs, including the central metropolitan area near downtown Los Angeles, the north-south corridor between Los Angeles and the City of Long Beach, and Lancaster and Palmdale. However, more affluent areas, such as those along the coast and in south Orange County, had less affordable housing relative to jobs. While only 4% of lower-wage workers work in areas where the number of affordable rentals exceeds the number of low wage jobs, 58% of medium-wage workers and 77% of higher-wage workers work in areas where cost-appropriate housing exceeds the number of jobs. The researchers attribute this pattern to historical zoning regulations. In addition, those who worked in urban census tracts had shorter commutes than those who worked in other locations, likely due to more diverse land use and greater density in these areas.

Long commute distances increase the time and cost of employment, raise risks of exposure to air pollution and car accidents, reduce economic mobility, and increase employee turnover. To reduce commute times, the authors suggest addressing the shortage of affordable rental housing in job-rich neighborhoods by creating and preserving dedicated affordable housing units, changing zoning to allow for additional housing development, relaxing housing standards to facilitate higher-density development, increasing subsidies, and adopting tenant protections.

Read the full study at: <https://bit.ly/3IPQ1JN>

Fact of the Week

Many Renters Cite Financial Constraints as a Reason for Renting



Note: Survey respondents were able to choose more than one reason.
 Source: Federal Reserve Board (2023). Economic well-being of households in 2022. Washington, DC: Author. Retrieved from <https://www.federalreserve.gov/consumerscommunities/shed.htm>



Source: Federal Reserve Board (2023). Economic well-being of households in 2022. Washington, DC: Author. Retrieved from: <https://www.federalreserve.gov/consumerscommunities/shed.htm>

NLIHC Careers

NLIHC Seeks Director of Operations

NLIHC seeks a director of operations to work closely with the NLIHC vice president of finance and operations and the operations associate to ensure effective and efficient NLIHC operations in support of the Coalition’s mission to achieve racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice. The director of operations is responsible for implementing and enhancing the financial, human resources and administrative processes that will enable the Coalition to effectively fulfill its mission. The director of operations will report to the vice president of finance and operations.

RESPONSIBILITIES:

Financial Management

1. Accounts Payable/Receivables. Implement business policies and accounting practices, including the preparation of all payments and entries into the payment and accounting systems,

and monitoring of deposits, invoices, and expenditures. Review the assignment of general ledger codes to revenue receipts (grants, donations, memberships, and other payments).

2. Accounting and Auditing. Work with accountants, the vice president of operations and finance, and the operations associate to prepare monthly finance reports; to prepare year-end work documents for accountant's review; and to provide auditors required accounting/financial/personnel documentation needed in the preparation and execution of annual audit and the 990 preparation.

3. Reporting. Maintain all financial records in an accurate, orderly, and up-to-date manner; ensure relevant financial data are generated for use by the president/CEO, VP of operations and finance, and the Finance Committee and/or Board of Directors. In coordination with the VP of operations and finance, prepare monthly financial Excels assigning expenses to NLIHC's 501(c)(4) and for the monthly tracking of outside donor financials.

4. Banking and Insurance. Review on-line bank accounts; manage merchant accounts and submit information for payment; monitor insurance policies and respond to related issues.

5. Form preparation. Prepare required forms with accurate data/information for annual 403b IRS 5500 tax filings and anti-discrimination testing.

Vendor/Partners/Grantees

1. Vendors/Partners/Grantees. Play a key role in all relationships with NLIHC vendors, partners and grantees to include contract preparation and oversight, deliverable tracking, invoicing and payments. Maintain relationships with all vendors; solicit comparisons to assure economical and high-quality purchasing and vendor services.

2. IT and Cybersecurity Vendor. Work with IT and Cybersecurity vendor to manage implementation of IT infrastructure and updates. Lead efforts to improve IT systems based on recommendations from IT and Cybersecurity vendor(s).

Facilities Management

1. Equipment. Oversee status of all office equipment; arrange for routine maintenance and special repairs; ensure supplies are maintained in sufficient quantities for uninterrupted service; manage phone system, including assignment of codes; maintain printers/scanner in top working order, as well as equipment related to the computer system.

2. Building. Oversee relationship with landlord and key and access card distribution to staff. Respond to physical problems with office, report to building supervisor, and follow up to ensure resolution.

Human Resources: Hiring, Staffing, Personnel, Payroll and Benefits

1. Hiring. Oversee hiring process with Operations Associate. Responsible for review of resumes, conducting reference checks and preparing offer letters for potential candidates.

2. Onboarding. Oversee onboarding process for both new hires and interns, to include orientation schedules.

3. Benefits. Administer the Coalition's health and benefits program with the vice president of operations and finance; manage contracts with health, dental, retirement and life/ disability insurance providers. Prepare annual workers compensation audits for insurance renewal. Submit applications and terminations for new and departing employees. Update staff on benefits changes

and guide staff on enrollment (new-staff enrollments and annual renewals. Assist new staff with enrolling in the 403b plan.

4. Payroll. Process payroll every two weeks. Manage relationship with payroll provider. Ensure processes for registration of staff in states where they reside, and proper state employment-related taxes are paid.

5. Records maintenance. Assure the completion and administration of all required employment-related documents, leave records and personnel records.

6. Performance Management. Assist in the performance management process with Department leaders and VP of Operations and Administration.

7. Support the development and implementation of HR initiatives and systems.

Other Duties

1. Financial/Personnel Document Management. Coordinate the proper management, retention, and destruction of all financial and personnel documents and files.

2. Internal communication. Ensure staff are informed of all pertinent financial, benefits, human resource, building facilities and other pertinent information; ensure that all staff receive pertinent notices and information.

3. Policy development / adherence: Update and ensure adherence to company policies and procedures. Ensure NLIHC office environment/equipment is adequate and safe. Implement policies and procedures that will improve day-to-day operations. Coordinate annual update of the NLIHC Disaster Preparedness/Business Continuity Plan. Coordinate with NLIHC staff the regular updating of the NLIHC Standard Operating Procedures – 4-5 functional areas each year.

4. Business License: Coordinate business license registration materials, submissions and timelines.

Organizational Support

1. Attend and provide staff support at all Board meetings, state coalition meetings, annual policy forum and fundraising event, and other special events.

2. Attend and participate in staff meetings, retreats, trainings, and all Coalition events.

3. Other duties as assigned.

Qualifications

This is a full-time position with a hybrid schedule in Washington, DC. Applicants must have a strong commitment to social justice and NLIHC's mission. This position would be ideal for someone with over 10 years of relevant experience in the workforce who have strong experience in finance, human resources and administration.

All applicants must be proficient in the Microsoft Office suite. Knowledge of Sage Intacct or comparable accounting software is extremely beneficial. A solid- to intermediate-level of proficiency with Excel is required.

A person will be most successful in this role if you have strong interpersonal skills with a commitment to confidentiality, and have strong analytical, writing, and organizational skills, as well as a keen attention to detail. A candidate will also thrive in a diverse, fast paced-environment.

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

NLIHC Seeks Operations Associate

NLIHC seeks an operations associate to work closely with the NLIHC director of operations and the vice president of operations and finance to ensure effective and efficient NLIHC operations in support of the Coalition's mission to achieve racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice. The operations assistant will support the operations team with key functions related to financial management, organizational recordkeeping, mailing, meetings and events, intern hiring, IT support; and other duties as assigned. The operations assistant will report to the director of operations.

Responsibilities/Duties:

Administration and Recordkeeping

- Maintain key operations department files (financial, contract, personnel, etc.) and provide requested documents for annual audit.
- Coordinate with NLIHC staff in procuring needed office supplies.
- Ensure check deposits to NLIHC's bank account at least weekly.
- Assign general ledger codes to revenue receipts (grants, donations, memberships, and other payments).
- Receive vendor/contractor invoices and requests for staff expenditures, prepare payments to vendors/staff with appropriate general ledger coding in Bill.com, and make allocations to NLIHC's 501(c)(3) and 501(c)(4) as appropriate. Submit payments for approval by VP of operations and finance and/or director of operations in Bill.com.
- Work with NLIHC program staff to ensure proper preparation of grants from NLIHC to state and local partners, ensure grant letters are signed in a timely manner, and get grants processed for payments in Bill.com. Maintain electronic files of all contracts and grants for submission to auditors.
- Coordinate with the operations director to transition previous years financial documents into storage (on and off-site) and to update the system to receive the new/current years financial documents.
- Implement procedures to process staff expenditure requests and payments.
- Completing monthly credit card reconciliation.
- Update approved changes to NLIHC Personnel Policies handbook.
- Prepare bi-weekly expense report from Bill.com for the CEO's review as part of the department's reconciliation activities.
- Conduct annual equipment inventory.
- Monitor status of all office equipment, including assigning inventory codes; arrange for routine maintenance and special repairs; ensure supplies are maintained in sufficient quantities for uninterrupted service; assist in managing phone system, including

assignment of extension codes; ensure maintenance of printers/scanners in top working order, as well as equipment related to the computer system.

- Manage relationship with landlord and key and access card distribution to staff. Respond to physical problems with office, report to building supervisor, and follow up to ensure resolution.
- Coordinate document organization and destruction in the NLIHC storage facility once per year.
- Assist in preparation and mailing of acknowledgement letters, publications and other NLIHC correspondence, as needed.
- Coordinate business license registration materials, submissions and timelines
- Assist in internal IT troubleshooting and updates to IT and telecommunication systems.
- Other duties as assigned.

Hiring/Staffing/HR

- Post vacancy position announcements, review resumes, schedule interviews.
- Ensure intern postings on Idealist and university websites each semester.
- Prepare new staff and intern IT accounts, equipment, and on-boarding orientation schedules in coordination with outsourced IT contractor
- Ensure timely delivery of intern stipend payments in Bill.com.
- Coordinate/facilitate quarterly intern outing or group experience.

Board

- Assist executive assistant in coordinating Board travel.
- Assist Operations Department in staffing relevant Board committees (finance, investment and personnel) to include but not limited to scheduling meetings, preparing minutes and providing other meeting support.

Meetings and Events

- Assist in the planning and preparation of NLIHC events in conjunction with staff members and potential consultants.

Qualifications:

This is a full-time position with a strong preference for candidates physically located in the metropolitan Washington, DC area. Applicants must have a strong commitment to social justice and NLIHC's mission. This position would be ideal for someone with 2-8 years of relevant experience in the workforce; candidates with a variety of relevant experience will be considered. All applicants must be proficient in the Microsoft Office suite. Basic to intermediate-level Excel skills strongly preferred.

A person will be most successful in this role if you have strong interpersonal skills with a commitment to confidentiality, and have strong analytical, writing, and organizational skills, as well as a keen attention to detail.

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

Interested candidates should submit a resume and cover letter with salary requirement to June Jimenez via email at: info@tama-solutions.com, who is assisting with this search.

NLIHC in the News

NLIHC in the News for the Week of June 4

The following are some of the news stories to which NLIHC contributed during the week of June 4:

- Rep. Jimmy Gomez launches Renters Caucus to fight housing crisis” *Roll Call*, June 7 at: <https://tinyurl.com/39rnduxw>
 - “More baby boomers are becoming homeless: ‘It takes just one crisis’ to push someone onto the streets” *MarketWatch*, June 9 at: <https://tinyurl.com/5bvy6fyh>
 - “Affordable housing developments on the way in S.A. with more bond money” *Axios*, June 8 at: <https://tinyurl.com/2utpp43r>
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NLIHC News

Where to Find Us – June 12

- South Dakota Housing for the Homeless Consortium, Annual Homeless Summit – Pierre, SD, June 13-14 (Diane Yentel and Courtney Cooperman)
 - Housing & Community Development Network of New Jersey [Legislative Day](#) – Trenton, NJ, June 15 (Lindsay Duvall)
 - Supportive Housing Network of New York Conference – New York, NY, June 29 (Diane Yentel)
 - 17th Annual KATZ Lecture, Benjamin Rose Institute on Aging – Virtual, July 13 (Diane Yentel)
 - [A Home for Everyone](#) – Oshkosh, WI, July 19-20 (Courtney Cooperman)
 - Virginia Housing Alliance, Annual Awards Lunch – Richmond, VA, July 21 (Diane Yentel)
 - Ability Housing, Inc. Annual Summit – Kissimmee, FL, September 12-13 (Diane Yentel)
 - [Neighborhood Preservation Coalition of New York Annual Conference](#) – Saratoga Springs, NY, September 19 (Lindsay Duvall)
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[NLIHC Staff](#)

Sarah Abdelhadi, Senior Research Analyst
Meredith Abel, Research Intern
Andrew Aurand, Senior Vice President for Research, x245
Sidney Betancourt, Housing Advocacy Organizer, x200
Victoria Bourret, ERASE Senior Project Coordinator x244
Jen Butler, Vice President of Media Relations and Communications, x239
Alayna Calabro, Senior Policy Analyst, x252
Matthew Clarke, Writer/Editor, x207
Courtney Cooperman, Housing Advocacy Organizer, x263
Lindsay Duvall, Senior Organizer for Housing Advocacy, x206
Dan Emmanuel, Senior Research Analyst, x316
Ed Gramlich, Senior Advisor, x314
Sarah Gallagher, Senior Director, ERASE Project, x220
Jordan Goldstein, Communications/Graphic Design Intern
Yingxue Snow Guo, Communications Intern
Danita Humphries, Senior Executive Assistant, x226
Nada Hussein, ERASE Project Coordinator, x264
Kim Johnson, Public Policy Manager, x243
Mike Koprowski, OSAH Campaign Director, x317
Kayla Laywell, Housing Policy Analyst, x231
Mayerline Louis-Juste, Senior Communications Specialist, x201
Steve Moore Sanchez, Development Coordinator, x209
Khara Norris, Senior Director of Administration, x242
Noah Patton, Senior Housing Policy Analyst, x227
Mackenzie Pish, Research Analyst
Ikra Rafi, Creative Services Manager, x246
Benja Reilly, Development Specialist, x234
Gabrielle Ross, Housing Advocacy Organizer, x208
Sarah Saadian, Senior Vice President for Public Policy and Field Organizing, x228
Brooke Schipporeit, Manager of Field Organizing x233
Sophie Siebach-Glover, Research Analyst, x205
Lauren Steimle, Web/Graphic Design Specialist, x246
Chantelle Wilkinson, OSAH Campaign Manager, x230
Renee Willis, Senior Vice President for Racial Equity, Diversity, and Inclusion, x247
Diane Yentel, President and CEO, x225