

**Volume 29, Issue 23**  
**June 17, 2024**



*In observance of Juneteenth, the NLIHC office will be closed on Wednesday, June 19th.*

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## **Budget and Appropriations**

### **House Appropriators Continue Work on Partisan FY25 Spending Bills, While Senate Appropriations Leaders Debate Topline Funding Allocations**

The U.S. House of Representatives' Committee on Appropriations has continued work on partisan fiscal year (FY) 2025 spending bills, passing this week an FY25 proposal that would provide a 1% increase to defense spending in the coming fiscal year. The bill also contains many controversial amendments – known as “policy riders” – that would advance conservative priorities, a nonstarter in the Democratic-controlled Senate.

The House Appropriations Committee's 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](#)).

In the Senate, the Committee on Appropriations Chair Patty Murray (D-WA) and Vice Chair Susan Collins (R-ME) are continuing negotiations over topline funding for defense and domestic spending bills. Both appropriations leaders have expressed interest in reaching an agreement to provide FY25 funding at levels above the vastly inadequate caps set by the *Fiscal Responsibility Act of 2023* (FRA). Under the FRA, spending for defense and domestic programs is capped at a roughly 1% increase over the previous year; however, 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 cut 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.

Without a topline funding agreement, appropriations subcommittees cannot receive their spending allocations – known as “302(b)s” – for the coming fiscal year and cannot divvy up funding among federal affordable housing and homelessness programs. Even once the House and Senate have drafted and released their proposed spending plans for FY25, appropriators in both chambers will need to work together to reach a final agreement. While FY25 will begin on October 1, because of the November elections there is widespread acknowledgement that Congress will not be finished with its FY25 spending bills on time and will need to pass a continuing resolution (CR) to keep the federal government funded and avoid a government shutdown.

### **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.

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## **HoUsed Campaign for Universal, Stable, Affordable Homes**

### **Representative Bowman Introduces Legislation to Cap Rent Costs at 20% of Families' Income**

Congressman Jamaal Bowman (D-NY) introduced the "Fair Adjustments for Income-Based Rental (FAIR) Costs Act" ([H.R.8678](#)) in the U.S. House of Representatives on June 11. The legislation would cap rent at 20% of a household's monthly income for families receiving federal rental assistance.

For decades, the Brooke Amendment to the U.S. Housing Act has established the standard for federal rental assistance, ensuring that rent does not exceed 30% of household income. If enacted, the FAIR Costs Act would ensure that rent does not exceed 20% of a family's monthly income for households receiving federal rental assistance under the Section 8 vouchers and

housing programs and Section 202 Housing for the Elderly, Section 811 Housing for Persons with Disabilities, and Section 521 USDA Rural Housing programs. The FAIR Costs Act would also provide essential funding for HUD to aid housing agencies in delivering this increased assistance along with technical support to families during the application process.

“Housing costs across the board are too damn high,” said Congressman Jamaal Bowman in a [news release](#). “This is hitting our most vulnerable families the hardest, particularly Black and brown families who have already experienced redlining and historical disinvestment. People in my district are paying more than 40% or 50% of their income on their rent or mortgage. In the wealthiest nation on the planet, everyone should have access to safe, clean, and dignified housing. My FAIR Costs Act will take us one step closer to ensuring housing as a human right.”

Read the bill summary at: <https://tinyurl.com/Bowman-FAIR-Summary>

Read the bill text at: <https://tinyurl.com/Bowman-FAIR-Text>

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## **NLIHC and Partners Submit Comments on HUD’s Notice of Proposed Rulemaking to Reduce Barriers to HUD-Assisted Housing**

NLIHC submitted a [comment](#) on June 10 in response to HUD’s Notice of Proposed Rulemaking (NPRM), “Reducing Barriers to HUD-Assisted Housing.” The proposed rule would update HUD’s existing screening regulations for applicants with conviction histories or a history of involvement with the criminal-legal system.

In addition to NLIHC, the Partnership for Just Housing (PJH) – which NLIHC co-coordinates with the Shriver Center on Poverty Law – VOICE of the Experienced, the Formerly Incarcerated and Convicted People and Families Movement (FICPFM), and National Housing Law Project (NHLP) submitted a [joint comment](#) on behalf of PJH and FICPFM. The comment was written with direct input from people with lived experience navigating the housing system after incarceration or conviction, who are best situated to identify problems within the system and find solutions.

Both comments thank HUD for their work putting forward the proposal and provide the department with recommendations for improving the rule before a final version is released. NLIHC also submitted an [organizational comment](#) – signed by 327 organizations from around the country – expressing support for decreased barriers to housing access for people impacted by the criminal-legal system and recognizing the disproportionate impact these barriers have on people of color, members of the LGBTQ community, and people with disabilities. Thank you to all who joined!

With the comment period closed, HUD must now review the comments and take into consideration the public’s input before issuing a final rule. NLIHC will continue to update our [website](#) with additional resources and information.

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

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## Homelessness and Housing First

### Join NLIHC, The Alliance, and CBPP Advancing Homelessness Solutions Webinar on June 25!

NLIHC, the National Alliance to End Homelessness (The Alliance), and the Center on Budget and Policy Priorities (CBPP) invite advocates nationwide to [register](#) for the third webinar in our series on advancing solutions to the homelessness crisis. The webinar, “All Hands on Deck: Mobilizing a Broader Network of Advocates,” will be held on Tuesday, June 25, from 2 to 3 pm ET. We need all hands on deck to influence decision-makers in scaling evidence-based solutions instead of punitive policies at all levels of government. On the webinar, a diverse range of advocates will discuss innovative strategies to build bigger coalitions, engage persuadable lawmakers, and push back against harmful counter-narratives.

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

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

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

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

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## Our Homes, Our Votes

### ***Our Homes, Our Votes* Sends Nonpartisan Letters Outlining Priorities for DNC and RNC Platforms**

NLIHC’s *Our Homes, Our Votes* campaign sent identical, nonpartisan letters to the Democratic National Committee (DNC) and Republican National Committee (RNC) leadership on June 13, urging each party to make the housing needs of the lowest-income renters a central pillar of its 2024 platform. The letters to the DNC and RNC build upon the *Our Homes, Our Votes* campaign’s efforts to raise the profile of housing as an election issue and encourage candidates to prioritize the needs of the lowest-income renters. The letter to the DNC can be found [here](#) and the letter to the RNC [here](#).

The RNC and DNC will adopt their 2024 party platforms at the Republican National Convention and Democratic National Convention, which will take place on July 15-18 and August 19-22, respectively.

The letters provide background information on the nation's affordable housing and homelessness crisis and urge each party to adopt a 2024 policy platform that commits to bridging the gap between incomes and housing costs, expanding and preserving the supply of deeply affordable rental homes, providing emergency rental assistance to stabilize families in crisis, strengthening and enforcing renter protections, advancing evidence-based solutions to homelessness, and fixing our country's broken disaster recovery system.

To learn more about the *Our Homes, Our Votes* campaign and its efforts to raise the profile of low-income housing as an election issue, visit: [www.ourhomes-ourvotes.org/candidate-engagement](http://www.ourhomes-ourvotes.org/candidate-engagement)

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## **Register for Today's (6/17) *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 today (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. Today's 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. The panel will feature resident leaders Mary McGovern, Shirley Brown, Gloria Coles, Mattie Henderson, and Tamir Mohamud.

Panelists 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 and archives of past webinars, visit: [www.ourhomes-ourvotes.org/webinars-2024](http://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/>

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## **Opportunity Starts at Home**

### **Recap of 6/7 Multisector Panel at Urban Institute's Housing Justice Summit**

The [Opportunity Starts at Home](#) (OSAH) campaign, OSAH steering committee member Natural Resources Defense Council (NRDC), and OSAH state partner Prosperity Indiana joined a panel in a session at the Urban Institute's Housing Justice Summit on June 7 to discuss the impact of multisector partnerships on advancing housing justice. The session, "Impact toward Housing Justice through Multisector Bridge Building," was the opening plenary event at the second and final day of the summit, which was held in Washington, D.C.

The panel was moderated by Mary Cunningham, senior vice president for research management and program development at the Urban Institute, and included national, state, and local perspectives on building a multi-sector housing justice movement.

Chantelle Wilkinson, OSAH campaign director, shared the history of the OSAH campaign and its expansion over the past six years. Dr. Sabrina Johnson, senior housing policy advocate at NRDC, discussed why housing justice is an environmental justice issue and detailed NRDC's commitment to advancing green affordable housing solutions. Hale Crumley, policy manager at Prosperity Indiana, explained the benefits of multi-sector coalition building at the state level and highlighted effective engagement strategies to sustain long-term partnerships. Cynthia Nagendra, who led a team participating in the Urban Institute Just Home Project as the deputy director of strategy and planning on the executive leadership team at the City and County of San Francisco Department of Homelessness and Supportive Housing, shared best practices learned from her team's work to advance community-driven efforts to break the links between housing instability and jail incarceration.

All panelists discussed how housing justice is a vehicle for ending systemic racism, how their partners contribute to this aim, and what the role of research and evidence are in authentic relationship building.

A key takeaway from the panel was the importance of empathy in multi-sector partnerships. In discussing relationship building and the need to be considerate of partner capacity, Chantelle



explained that “considering each other outside and inside the work leads to our vision of thriving communities.”

The panel was streamed live for virtual attendees. Watch a recording of the event [here](#).

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## Research

### **Residential Moves in Southeastern Coastal States May Put Older Adults at Greater Risk of Exposure to Extreme Weather and Climate Events**

A recent article in *Health and Place* by researchers from the University of Florida, “[Aging in climate change: Unpacking residential mobility and changes of social determinants of health in southern United States.](#)” explores trends in older adults’ residential moves to, from, and within states along the southeastern coast of the U.S., as well as the effect of such moves on older adults’ exposure to certain health and environmental stressors. Although this region, which includes states along the coast from Texas to the mid-Atlantic area, has faced an increasing risk of extreme weather and climate events (EWCEs) in recent years due to climate change, it remains a popular place of residence for adults of age 65 and older. The researchers assert that understanding where older adults with certain characteristics – such as those with lower incomes or who have pre-existing health conditions – ultimately settle is necessary for the development of effective climate adaptation strategies at the state and local levels.

Prior studies have focused on the primary drivers of residential moves by older adults in the U.S., which include health concerns, a desire to live near family, an inability to live independently, and attempts to obtain better-quality housing. However, less attention has been paid to the outcomes and ultimate impacts of these moves. The researchers sought to understand how residential moves by older adults into, out of, or within southeastern coastal states impact their socioeconomic status, health status, access to community features like healthcare facilities, and exposure to environmental risks – collectively referred to as *social determinants of health* (SDOHs).

The researchers utilized data from the U.S. Census Bureau’s American Community Survey, obtaining a total of 126,352 records for older adults who moved during a year between 2012 and 2021. These data include key characteristics for each individual, including race/ethnicity, income, housing cost burden, and self-reported preexisting health conditions. A SDOH framework was used to categorize post-move health risks into four groups: (1) economic stability, (2) health resource accessibility, (3) exposure to EWCEs, and (4) environmental quality. *Economic stability* refers to older adults’ financial access to essentials like healthy foods and stable housing. *Health resource accessibility* refers to older adults’ access to healthcare providers, defined as the number of hospitals, urgent care centers, and pharmacies within a geographic area. *Exposure to EWCEs* was defined as the number of extreme weather events and declared disasters within a geographic area over the prior five years. Measures of *environmental quality* were based on the Environmental Protection Agency’s Air Quality Index (AQI) and the National Environmental Public Health Tracking System’s water contaminant tracking data.

In analyzing the relationship between moves among older adults and the four categories of health risks, the authors found that impacts on economic and stability and health resource accessibility were mixed and highly location-dependent. Most older adults did not experience differences in food access after a residential move. However, some experienced changes in housing stability or overall poverty depending on their new location and on pre-existing demographic and socioeconomic characteristics. For example, older adults who moved to metropolitan areas in Louisiana, southern Mississippi, and northern Alabama experienced higher levels of housing instability. Older adult movers who had lower incomes, identified as being Hispanic, were not U.S. citizens, or had ambulatory or independent-living difficulties were more likely to experience greater housing instability and increased poverty after a move. Similarly, changes in health resource accessibility were highly location-dependent.

The researchers identified the greatest increase in risks to older adult movers from the perspective of exposure to EWCEs and environmental quality. Nearly a quarter (22.3%) of all older adult movers examined were likely to have increased exposure to events such as flooding, hurricanes, and tornadoes – a trend largely driven by older adults who moved from inland areas to the coasts of Texas, Louisiana, and Florida. Furthermore, 45.0% of older adult movers were likely to have increased exposure to low air quality.

The researchers emphasize that understanding trends in older adult residential mobility is essential, given that moves in general and involuntary moves in particular among this population “may cause disconnections between...their social networks and disrupt their access to healthcare services.” They note that these findings can help communities “targeted” by older adult movers more strategically invest in preventative measures against future EWCEs as well as social services programs to support growing communities of older residents.

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

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### **Coming Soon: *Out of Reach 2024!***

NLIHC will release the 2024 edition of our *Out of Reach* report on June 27. Published annually, *Out of Reach* compares the wages people earn to 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. Stay tuned for the release of *Out of Reach 2024!*

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### **From the Field**

**Anti-Displacement Protections Go into Effect for Renters in California Town, Including Rent Stabilization and Just Cause Protections**

This April, several new tenant protections went into effect for renters in Concord, California, after a months-long opposition campaign delayed their implementation. Formally passed through “[Ordinance 20-7](#),” the city’s new tenant protection package includes three key eviction diversion policies aimed at fighting against tenant displacement, including rent stabilization protections, “just cause” eviction standards, and relocation assistance for tenants under certain circumstances. The ordinance also expands the city’s former rental registry, requiring landlords and property owners to register their properties with the city annually. With the passage of the law, the city joins other California cities like [Antioch](#), [Bell Gardens](#), [Pasadena](#), and [Richmond](#) that have enacted similar protections for tenants since the COVID-19 pandemic in 2020.

The new ordinance grants several protections to renter households. For one thing, ordinance caps annual rental increases at 3% or 60% of the yearly change in cost of living (known as the Consumer Price Index), whichever amount is less. Concord’s new rent cap places a more stringent cap on rental increases than does “[Assembly Bill 1482](#),” a state law enacted in 2019 that only caps rental increases at 5% plus the change in cost of living, or 10%, whichever amount is less). However, there are exemptions to Concord’s new law as mandated through state law. One component of the city’s rent stabilization ordinance is that it does not apply to single-family rental homes but only multi-family units that were built before February 1, 1995. Certain properties in California are exempted from coverage under rent control measures due to the state’s “Costa-Hawkins Rental Housing Act” of 1995, which prohibits rent control on single-family units, condominiums, and any new construction built after the February 1 date.

Under the new ordinance, moreover, the city allows for “vacancy decontrol,” meaning that a landlord can increase rents for tenants by an unregulated amount between leases, with the rent stabilization measures embedded in the law only applying once a tenant has assumed occupancy. Landlords and property owners can also request higher rental increases as part of a “fair return on investment” process, which will be overseen by a Hearing Officer and will need to be initiated by petition through the city government, as mandated by Concord’s City Council.

Rent stabilization protections are a critical tool for safeguarding against rental costs that rise at both unregulated and unchecked rates. When passed, rent stabilization laws place limits on the speed and amount that rents are allowed to increase by, giving tenants a sense of stability in knowing when, and by how much, their rents will increase. Rising rents have impacted Concord tenants greatly, as rental rates in the city have increased by 10.5% since July 2021, with the average rent for a one-bedroom unit having risen to \$1,749 by the last quarter of 2023. Since 2011, median rental rates have increased by 62%.

Another protection passed through Concord’s new ordinance requires landlords and property owners to provide “just cause” for evicting a tenant from their residence. Just cause eviction laws, known also as “good cause” evictions, seek to prohibit landlords and property owners from evicting a tenant or refusing to renew a tenant’s lease when the tenant is not at fault or in violation of any law. When passed, just cause laws protect renters from being evicted arbitrarily, discriminatorily, or without valid reason. Instead, just cause laws establish a minimum set of allowable situations for which a landlord or property owner can evict a tenant, including an accrual of rental arrears, violence perpetrated by the tenant, violation of the agreed upon lease, or intent by a landlord and property owner to move back into the unit. In some instances, the

presence of just cause laws can protect a tenant who has faced a substantial rent increase by keeping them stably housed.

Concord's new just cause protections only apply to tenants who are being evicted for a "no-cause" or "no-fault" reason. This means that a landlord or property owner does not have to provide a reason for evicting a tenant due to a just cause reason, such as non-payment of rent or another verifiable violation of the tenant's lease agreement. Instead, the new law mandates that landlords and property owners provide cause, in writing, for evicting a tenant due to reasons such as the owner's desire by the owner to move back into the unit, the unit being removed from the private rental market, or the unit no longer being safe for habitation and requiring rehabilitation.

For properties that require rehabilitation, the law provides two protections for tenants. First, the law offers tenants a "right of return," meaning that a tenant can move back into their residence once the property's habitability concerns have been rectified. Second, the law allows for tenants to apply for relocation assistance, though the law applies to all no-fault eviction cases in multi-family rental properties only. Under the law, the just cause protections mandate that a landlord pay a tenant three times the fair market rental (FMR) rate outlined by HUD, plus an additional \$3,000 to cover a tenant's moving costs. The FMR is a tabulation of standard market rental costs plus utilities. In Concord, the current range for relocation assistance runs from \$8,475 for a studio unit to \$14,862 for a four-bedroom unit.

Finally, Concord's new tenant protection package expands the city's former [rental registry](#), which was in effect from July 2021 to July 2023. Under the prior iteration of the city's "Rent Registry Program," landlords of multi-family rental units with four or more units were required to register their properties with the city annually. Through the registration process, landlords were required to provide information on rents charged and changes in tenancy, including information on evictions. Information provided by the registry found that eviction rates within the city [increased](#) from two evictions in 2022 to 21 just a year later, signaling a growing eviction crisis for renters across the city. Under the new rental registry provision embedded in Concord's new law, landlords and property owners of most rental units, including single-family rental homes, will have to register their properties annually and pay a registration fee to the city.

[Rental registries](#), when created to safeguard tenants, aim to bring about transparency and accountability in the rental market. Rental registries provide tenants not only with information on a unit's rental history in order to compare rental costs across the market but also with contact information for landlords that can assist tenants in requesting that habitability concerns are rectified. By providing a contact person, rental registries can ensure a tenant knows who they are renting from and how best to reach them in case of emergency. As of 2024, NLIHC has [tracked](#) the passage of rental registries in more than 20 localities nationwide.

The protections outlined in "[Ordinance 20-7](#)" were originally passed by the City Council in March 2024, though a petition from opposing landlord groups caused a delay in the law's implementation. In March, the ordinance's opponents [initiated](#) a referendum petition process that would have placed the rent stabilization provision outlined under the law on the ballot for voters to vote on in November 2024. For the referendum to make it on to the ballot, however, the ordinance's opposition would have had to get the necessary 7,204 signatures to initiate a

referendum process. The group was ultimately unable to accomplish this, allowing the protections to go into effect in April.

Tenant advocates were widely in support of the “Residential Tenant Protection Program,” with supporters of the ordinance noting that the protections were [years](#) in the making. (Tenant advocates had been proposing rent control measures [as far back as 2016](#).) One major supporter of Concord’s new tenant protection law was the [East Bay Alliance for a Sustainable Economy \(EBASE\)](#), a former cohort member of NLIHC’s End Rental Arrears to Stop Evictions (ERASE) project. The ERASE project ran from January 2021 to December 2023 and worked to ensure that the historic \$46.5 billion in emergency rental assistance (ERA) funds enacted by Congress during the COVID-19 pandemic went to those for whom the aid was intended, including the lowest-income and most marginalized renters. Tenant advocates supported the city’s proposed tenant protections package by [holding rallies](#), providing testimony in front of City Council, and speaking out in favor of the ordinance.

[Rising Juntos](#), a tenant advocacy organization in the Contra Costa area working to build power to advance racial, economic, and health justice, was another group that helped advocate for Concord’s new tenant protections package and pleased with its eventual passage and the safeguards it will provide tenants. Rhea Elina Laughlin, executive director of Rising Juntos, noted that “[a]fter 8 years of advocacy, we are thrilled that the Concord City Council finally passed these fundamental tenant protections. Now renting families can breathe a sigh of relief that they will have more affordable and stable housing. It’s a tremendous victory for tenants and organizers who showed extraordinary perseverance and resilience in defeating landlord abuse and corporate greed in our city.”

Find more information on Concord’s new tenant protections bill [here](#).

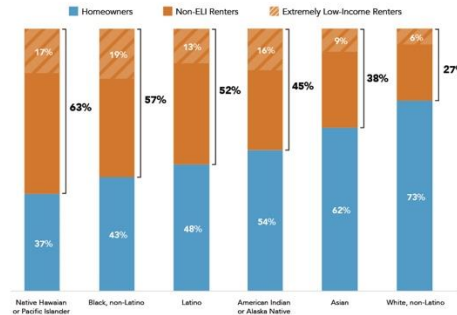
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## **Fact of the Week**

**Black Households Are Three Times and Latino Households Are Two Times More Likely Than White Households to Be Renters with Extremely Low Incomes**

## THE GAP

BLACK HOUSEHOLDS ARE THREE TIMES AND LATINO HOUSEHOLDS ARE TWO TIMES MORE LIKELY THAN WHITE HOUSEHOLDS TO BE RENTERS WITH EXTREMELY LOW INCOMES  
SHARE OF HOUSEHOLDS BY TENURE



SOURCE: 2022 ACS PUMS.



Source: 2022 ACS PUMS.

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## NLIHC in the News

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

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

“The Top City with the Highest Homeless Population Per Capita in the U.S.” *Yahoo Finance*, June 9, at <https://tinyurl.com/2kn5vm7e>

“Here’s How Close You Are to Homelessness According to Experts” *Invisible People*, June 14, at: <https://tinyurl.com/mr2fcwh2>

“How New York City’s Rezoning Efforts Are Failing the Vulnerable” *Medium*, June 10, at: <https://tinyurl.com/ywjv2xad>

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## NLIHC News

### NLIHC Welcomes Carsyn Parmelee as Field Intern

NLIHC is pleased to welcome Carsyn Parmelee as field intern for the summer of 2024. Carsyn is currently pursuing a bachelor’s degree in cognitive neuroscience and psychological and brain sciences at the George Washington University in Washington, D.C. Prior to joining NLIHC, Carsyn worked alongside her grandmother, Dr. Mary M. McLaughlin, to aid and advocate for people experiencing chronic homelessness in Auburn, NY. Together, Carsyn and Dr. McLaughlin co-founded the nonprofit organization “Mimi’s Guys” – affiliated with Dr. McLaughlin’s (Mimi’s) non-profit, Cape Haven, Inc. – which held annual collection drives to aid people experiencing homelessness. As a witness to the transformative effect of homelessness



outreach and advocacy, Carsyn became dedicated to serving underrepresented populations, first through Mimi's Guys and now through NLIHC. We are excited to have Carsyn on board for the summer!

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## **Where to Find Us – June 17**

- [22<sup>nd</sup> 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 16<sup>th</sup> 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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## **NLIHC Staff**

Sarah Abdelhadi, Senior Research Analyst  
Lindsey Aramah, Communications Intern  
Millen Asfaha, Operations Coordinator  
Andrew Aurand, Senior Vice President for Research, x245  
Sidney Betancourt, Project Manager, Inclusive Community Engagement, x200  
Victoria Bourret, Project Manager, State and Local Innovation, x244  
Jen Butler, Vice President, External Affairs, x239  
Alayna Calabro, Senior Policy Analyst, x252  
Billy Cerullo, Housing Advocacy Organizer  
Adelle Chenier, Director of Events  
Matthew Clarke, Director, Communications, x207  
Courtney Cooperman, Project Manager, Our Homes Our Votes, x263  
Lakesha Dawson, Director of Operations  
Lindsay Duvall, Senior Organizer for Housing Advocacy, x206  
Thaddaeus Elliot, Housing Advocacy Coordinator  
Dan Emmanuel, Manager, Research, x316  
Sarah Gallagher, Vice President, State and Local Policy Innovation, x220  
Jamaal Gilani, Director of People and Culture



Ed Gramlich, Senior Advisor, x314  
Raquel Harati, Research Analyst  
Mengxuan Huang, Graphic Design Intern  
Danita Humphries, Senior Executive Assistant, x226  
Nada Hussein, ERASE Project Coordinator, x264  
Kim Johnson, Public Policy Manager, x243  
Nara Kim, Policy Intern  
Kayla Laywell, Housing Policy Analyst, x231  
Mayerline Louis-Juste, Senior Communications Specialist, x201  
Meghan Mertyris, Disaster Housing Recovery Analyst  
Steve Moore Sanchez, Development Coordinator, x209  
Khara Norris, Vice President of Operations and Finance, x242  
Carsyn Parmelee, Field Intern  
Noah Patton, Manager, Disaster Recovery, x227  
Mackenzie Pish, Research Analyst  
Ikra Rafi, Creative Services Manager, x246  
Benja Reilly, Development Specialist, x234  
Dee Ross, Tenant Leader Fellow  
Gabrielle Ross, Project Manager, Diversity, Equity, and Inclusion, x208  
Sarah Saadian, Senior Vice President for Public Policy and Field Organizing, x228  
Craig Schaar, Data Systems Coordinator  
Brooke Schipporeit, Director, Field Organizing, x233  
Lauren Steimle, Web/Graphic Design Specialist, x246  
Hillary Poudeu Tchokothe, Our Homes, Our Votes Intern  
Tia Turner, Housing Advocacy Organizer  
Julie Walker, OSAH Campaign Coordinator  
Chantelle Wilkinson, OSAH Campaign Director, x230  
Renee Willis, Senior Vice President for Racial Equity, Diversity, and Inclusion, x247  
Diane Yentel, President and CEO, x225  
Carly Zhou, Research Intern