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*NLIHC's office will be closed on July 4 and 5 in observation of Independence Day, and Memo will not be released on July 8. The next Memo will be sent on July 15.*

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## **Homelessness and Housing First**

- Supreme Court Punishes Unhoused People for Not Having a Home
- Representative Watson Coleman Introduces Legislation to Reduce Homelessness and Housing Insecurity among Young People
- United Nations Hosts Virtual Event on Decriminalization of Homelessness and Poverty
- Recap of 6/25 Advancing Homelessness Solutions Webinar

## **Research**

- NLIHC Releases *Out of Reach 2024: The High Cost of Housing*
- Municipal Support Is Significant to Capacity of Residential Community Land Trusts

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

- NLIHC, National Housing Law Project, and Tenant Union Federation Launch National Tenants Bill of Rights to Enshrine Federal Tenant Protections – Endorse Today!

- Representatives Pressley, Waters, and Tlaib Introduce Legislation to Strengthen Tenants Rights

## **Budget and Appropriations**

- House Appropriations THUD Subcommittee Releases and Passes FY25 Budget Proposal Cutting Key Housing Investments

## **Congress**

- House Financial Services Subcommittee Holds Housing Oversight Hearing with HUD and FHFA Inspectors General

## **Housing Choice Vouchers**

- State Housing Agencies Warn of Social Media Scam Involving HCV Waitlist Openings

## **HUD**

- HUD PIH Posts Guidance on HOTMA HCV and PBV Effective and Compliance Dates

## **Our Homes, Our Votes**

- Register for Today's (7/1) *Our Homes, Our Votes* Webinar: Voting While Experiencing Homelessness

## **Resources**

- Protecting Immigrant Families Coalition Releases New Resources for Fighting Anti-Immigrant Sentiment

## **Opportunity Starts at Home**

- New Report Highlights Effect of Housing Cost Burdens on Child Well-Being

## **From the Field**

- Minnesota Passes New Protections for Tenants, Including Measure Ensuring Right to Organize
- Join Today's (7/1) "Tenant Talk Live" on Dispelling the Scarcity and Immigrant Crisis Myths

## **Fact of the Week**

- In 17 States, Renters Must Earn More Than \$30 an Hour to Afford Two-Bedroom Apartment at Fair Market Rent

## NLIHC in the News

- NLIHC in the News for the Week of June 23

## NLIHC News

- Where to Find Us – July 1

## Homelessness and Housing First

### Supreme Court Punishes Unhoused People for Not Having a Home

The Supreme Court of the United States released on June 28 a ruling in *City of Grants Pass, Oregon v. Johnson* allowing jurisdictions to arrest and ticket unhoused people for sleeping outside, even when adequate shelter or housing is not available. NLIHC strongly condemned the ruling in a [statement](#).

“This cruel, misguided ruling will only worsen homelessness,” said NLIHC President and CEO **Diane Yentel**. “It gives cover to elected officials who choose political expediency over real solutions by merely moving unhoused people out of public view rather than working to solve their homelessness. These ineffective and inhumane tactics exacerbate homelessness by saddling unhoused people with debt they can’t pay, while further isolating them from the services and support they need to become stably housed. To truly address and solve homelessness, policymakers must instead work with urgency to scale up proven solutions, starting with greater investments in affordable housing and supportive services.”

The Supreme Court’s decision comes as more and more elected officials choose to arrest, ticket, or fine people experiencing homelessness for sleeping outside, even when their jurisdictions have failed to provide adequate housing and shelter. According to the U.S. Department of Housing and Urban Development (HUD), more than 650,000 people experienced homelessness on any given night in 2023, the highest level on record. As homelessness has increased, many state and local elected officials face political pressure to respond to the crisis, but too many have

turned to politically expedient, ineffective, and inhumane measures that punish unhoused people for not having a home.

Arrests and fines are not solutions to homelessness because they do not address the underlying causes of the crisis. Instead, these measures make it more difficult for people to access the affordable housing, health services, and employment necessary to become rehoused.

The primary causes of homelessness are the inability to afford housing and the severe shortage of affordable homes. Nationally, there is a shortage of 7.3 million homes affordable and available to people with the lowest incomes. Without affordable options, more than 10 million of these households pay more than half of their limited incomes on rent, leaving them with few resources to make ends meet. They are always one financial shock away from falling behind on rent and facing eviction and, in the worst cases, homelessness. Despite the clear need, only one in four people eligible for housing assistance receives any help due to chronic underfunding by Congress.

Decades of research demonstrate that the most effective approach to addressing homelessness is to provide individuals with immediate access to stable, affordable housing and voluntary supportive services, such as case management, mental health and substance use services, and employment services to help improve housing stability and well-being. This approach – known as “Housing First” – has garnered bipartisan support and is credited with having cut veteran homelessness [in half](#) since 2010.

To fully address America’s affordable housing and homelessness crisis, Congress must invest at the scale needed to ensure that renters with the lowest incomes have an affordable place to call home. As outlined in NLIHC’s national HoUSed campaign [policy agenda](#), federal investments are needed to bridge the gap between incomes and housing costs through universal rental assistance, build and preserve rental homes affordable to people with the lowest incomes, prevent evictions and homelessness by stabilizing families during a crisis, and strengthen and enforce renter protections to address the power imbalance that tilts heavily in favor of landlords.

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## **Representative Watson Coleman Introduces Legislation to Reduce Homelessness and Housing Insecurity among Young People**

Representative Bonnie Watson Coleman (D-NJ) introduced the “Homes for Young Adults Act of 2024” ([H.R.8722](#)) in the U.S. House of Representatives on June 12. The NLIHC-endorsed legislation would reduce homelessness and housing instability among young people by creating an entitlement program for Housing Choice Vouchers for young adults who are unstably housed or experiencing homelessness.

Over 4.2 million young people in America experience homelessness each year, a disproportionate number of whom are people of color and/or LGBTQI+ individuals. While Housing Choice Vouchers are the largest federal housing assistance program, only one in four eligible Americans in fact receives that assistance.

“It’s clear the current housing voucher system is not meeting the need,” said Rep. Watson Coleman in a [press release](#). “Nobody should be forced to suffer the trauma of homelessness or the tumult of unstable housing, least of all our young people. This bill marks the first step towards closing the gap between housing assistance eligibility and access.”

Specifically, the Homes for Young Adults Act would:

- Provide assistance under Section 8(o) of the U.S. Housing Act of 1937 to each eligible individual and cover administrative fees associated with each voucher issued, with a focus on the choice of the voucher holder.
- Broaden the definition of young adults to encompass individuals who are single or parenting between the ages of 18 to 30, respectively, as well as those transitioning out of foster care or other youth-oriented systems and unaccompanied minors, as defined by relevant state regulations.
- Set up a provision for an Ombudsman to facilitate mediation between a landlord and tenant should discriminatory issues arise.

Read the press release statement at: <https://tinyurl.com/mryb84ws>

Read the bill text at: <https://tinyurl.com/bdh4deac>

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## **United Nations Hosts Virtual Event on Decriminalization of Homelessness and Poverty**

The 56<sup>th</sup> session of the United Nations’ Human Rights Council held a virtual event, “[Breaking the Cycle: Ending the Criminalization of Homelessness and Poverty](#),” on June 25. The event was guided by [a joint study](#) that was released recently on the decriminalization of homelessness and poverty.

The discussion included several panelists:

- Mr. Balakrishnan Rajagopal, UN Special Rapporteur on the right to adequate housing.
- Mr. Olivier De Schutter, UN Special Rapporteur on extreme poverty and human rights.
- Ms. Zione Ntaba, Judge of the High Court of Malawi.
- Ms. Annie Hudson-Price, Office for Access to Justice, U.S. Department of Justice.
- Mr. Rob Robinson, community organizer and activist.
- Ms. Sandra Epal-Ratjen, International Commission of Jurists.

The panelists were joined by moderator Ms. Leah Conklin, advocacy director with The International Legal Foundation. Ms. Conklin began the webinar by setting the tone for the call, stressing to participants that the criminalization of homelessness and poverty is a violation of human rights. Each panelist then had a few minutes to share their work on the decriminalization of homelessness.

Mr. De Schutter, a rapporteur on the joint study, began the conversation by detailing the findings and recommendations of the report. The study finds that criminalization laws are increasing worldwide, and Mr. De Schutter noted that criminalization not only violates someone's right to life and dignity but also leads to harassment from law enforcement and negative long-term consequences. The study recommends repealing these laws and ensuring that people experiencing homelessness have access to alternatives, equal access to public spaces, guiding regulations for public space access, and that housing programs promote the importance of Housing First.

Mr. Rajagopal was the second rapporteur on the joint study. A professor of law and development with expertise in the right to housing, Mr. Rajagopal spoke about evidence that the criminalization of homelessness is not effective. He noted that criminalization is a double punishment that penalizes people by punishing them for being homeless and then punishing them again by putting them in jail. He also noted that there need to alternatives to creating more shelters, since shelters do not provide adequate housing to those in need. Mr. Rajagopal closed his comments by underscoring the importance of changing the culture of those in positions of power and law enforcement.

Justice Ntaba drew from her experience working in the justice system of Malawi. She detailed the important intersection of criminalization, privacy, economic development, and freedom of movement. She implored other judges, lawyers, and people in the legal profession to be as inclusive as possible in their activities and to work beyond the courts to correct the injustices they see in the court room.

Joining the call from the U.S. Department of Justice (DOJ), Ms. Hudson-Price talked about her work with the Office for Access to Justice (ATJ). ATJ has sought in recent years to ensure all communities in the U.S. have access to the promises and protections of the law. She specifically mentioned the work of the office to address the fines and fees imposed by courts and legislatures on people experiencing homelessness. In April 2023, DOJ sent out a [Dear Colleague Letter](#) to other U.S. Courts and followed up that letter with a [report](#) that November highlighting the impact of fees, which led to reforms in some jurisdictions. In addition to this work, DOJ has filed multiple amicus briefs against laws criminalizing homelessness – most recently, in the [Grants Pass v. Oregon case](#). Ms. Hudson-Price recognized that while much work has already been done, there is still a long way to go.

Mr. Robinson, an organizer and activist, attested to the dehumanizing behavior that people experience every day when they are homeless. As a person with lived experience, Mr. Robinson spoke about the necessity of including people with lived experience in these discussions. He detailed his experience living in a shelter in New York City for 10 months and how he used that experience to voice his expertise on homelessness issues and advocate for change at every level of government. He also noted his joy in teaching future generations about the importance of this work at the Parsons New School University.

Representing the International Commission of Jurists (ICJ), Ms. Ratjen detailed a report released by ICJ in 2023 that laid out a set of [legal principles](#) addressing the criminalization of homelessness. She outlined the three main parts of the study: the basic principles of basic law, the application of a human rights approach to those laws, and how to use these approaches when

addressing the criminalization of homelessness. Ms. Ratjen also noted that the ICJ is working to move the report into the mainstream by working with judges, prosecutors, and lawyers in multiple countries to spread awareness.

The panelists concluded their discussion by analyzing the argument that criminalization laws are created under the guise of public safety. They argued that these laws usually stem from a sense of elitism and a dislike of people experiencing poverty. It is important to challenge this argument, especially since there are only limited data to support it. Ultimately, poverty is at the core of the issue, and addressing the needs of the lowest-income people is essential.

The timeliness of the webinar cannot be overstated, especially given the recent ruling of the Supreme Court in [Grants Pass v. Oregon](#), which permits local and state governments to arrest and ticket individuals for sleeping outside. As advocacy efforts continue globally to address criminalization laws, the ruling serves as a crucial reminder that such issues are occurring in our own community.

Read the U.N. Human Rights Council's joint study on the criminalization of homelessness [here](#).

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## Recap of 6/25 Advancing Homelessness Solutions Webinar

NLIHC, the National Alliance to End Homelessness (The Alliance), and the Center on Budget and Policy Priorities (CBPP) hosted a webinar, "All Hands on Deck: Mobilizing a Broader Network of Advocates," on June 25. Ann Oliva, CEO of The Alliance, moderated the webinar, which was also joined by Andrea Vocos, housing coalition manager with United Way of Greater Los Angeles; Jeremy Saunders, co-executive director of Voices of Community Activists and Leaders (VOCAL-NY); and Lindsey Krinks, co-founder and director of advocacy at Open Table Nashville.

Ann opened the webinar by highlighting the persistent affordable housing crisis, decades of disinvestment in our social safety net systems, and growing efforts across the country to propose and pass bills that seek to fine, ticket, arrest, and jail people experiencing homelessness. The good news, Ann emphasized, is that communities and coalitions are defeating many proposed punitive policies at the state and local levels and are mobilizing to secure the resources needed to prevent and end homelessness at the ballot box and through appropriations.

Andrea spoke about the [Everyone In](#) campaign, a community movement to build the public and political will to end the homelessness and housing crisis in Los Angeles County. Andrea shared how the campaign activates millions of people across LA County to support real solutions to the crisis through communications and narrative shift, mobilization, and advocacy and policy change.

Jeremy described how [VOCAL](#) builds power among low-income people who are directly impacted by homelessness, HIV/AIDS, the drug war, and mass incarceration. He spoke about VOCAL's organizing power and its focus on intersecting crises.

Lindsey shared how [Open Table Nashville](#) disrupts cycles of poverty, supports unhoused individuals, and educates their community about homelessness. She emphasized that Open Table

Nashville is not a voice for the voiceless; rather, the organization serves as a megaphone to amplify the voices of people experiencing homelessness.

During the panel discussion, the panelists discussed the strategies they use to broaden their base of advocates, how they navigate challenging political environments, and how their organizations balance defensive and offensive strategies. During audience Q&A, the panelists addressed how to engage people with lived experience in advocacy and how to partner with faith-based communities.

We have uploaded a [recording](#) of the call, as well as the [presentation slides](#).

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## Research

### NLIHC Releases *Out of Reach 2024: The High Cost of Housing*

NLIHC released [Out of Reach 2024: The High Cost of Housing](#) on June 27. Published annually, *Out of Reach* highlights the gulf between the wages people earn and the price of modest rental housing in every state, county, and metropolitan area in the nation. This year's report shows that despite rising wages, cooling inflation, and low unemployment, low-wage workers and other renters with low incomes continue to struggle with the cost of rent. The report's central statistic, the Housing Wage, is an estimate of the hourly wage a full-time worker must earn to afford a modest rental home at HUD's fair market rent (FMR) without spending more than 30% of their income on housing costs – the accepted standard of affordability. Nationally, the 2024 Housing Wage is \$32.11 per hour for a modest two-bedroom rental home and \$26.74 for a modest one-bedroom rental home. [Read Out of Reach 2024](#).

Renters with the lowest incomes face the greatest challenges in finding affordable housing. According to the report, in no state, metropolitan area, or county can a worker earning the federal or prevailing state or local minimum wage afford a modest two-bedroom rental home at the FMR by working a standard 40-hour work week. In only 6% of counties (204) nationwide, not including Puerto Rico, can a full-time minimum-wage worker afford a one-bedroom rental home at the FMR. Even after accounting for state and county minimum wages that are higher than the federal minimum wage, the average minimum-wage worker must work nearly 113 hours per week (2.8 full-time jobs) to afford a two-bedroom rental home at the FMR, or 95 hours per week (2.4 full-time jobs) to afford a one-bedroom rental home at the FMR.

Housing is out of reach for workers across a range of occupations and wage levels, not just for minimum-wage workers. More than 50% of wage earners cannot afford a modest one-bedroom rental home at the FMR while working one full-time job. More than 60% of wage earners cannot afford a modest two-bedroom rental home while working one full-time job. Of the nation's 20 most common occupations, 14 of them pay median wages lower than the wage needed by a full-time worker to afford a modest one-bedroom apartment. These 14 occupations account for more than 64 million workers, or 42% of the entire workforce. For example, the median hourly wages of food servers and retail workers are \$14.85 and \$15.73, respectively – significantly less than



the full-time wage of \$26.74 needed to afford a one-bedroom apartment at the national FMR. While higher wages are necessary, they alone will not solve the housing affordability crisis.

The affordability of rental housing is not just a challenge for low-wage workers but also for individuals with disabilities. An individual relying on federal Supplemental Security Income (SSI) can only afford a rent of \$283 per month. The national average fair market rent for a one-bedroom home is \$1,390 per month and \$1,670 for a two-bedroom home, far from affordable for a family in poverty or a person relying on SSI.

The gap between wages and housing costs is largest for people of color, and particularly women of color. Nationally, the median wage of a full-time white worker is just 26 cents lower than the one-bedroom Housing Wage, but the median wage of a full-time Black and Latino worker is approximately \$6.24 and \$6.42 less than the one-bedroom Housing Wage, respectively. Black women earning the median wage for their race and gender make \$20.32, compared to \$21.52 for Black male workers, and \$29.22 white male workers. The median wage of Latina women is \$18.66, while the median wage for Latino men is \$21.11 and for white males is \$29.22. As a result of wage disparities, Black and Latino women face larger gaps between their wages and the cost of rental housing compared to their male counterparts, white men, and white women.

This year's report focuses especially on the issue of homelessness. The annual Point-In-Time count conducted by HUD in 2023 found that approximately 653,000 people were experiencing homelessness, the highest number that has ever been recorded and a 12% rise since the previous year. In misguided efforts to deal with growing homelessness, many states and localities have increased efforts to criminalize people experiencing homelessness by ticketing, fining, and arresting them for having no place to call home. Homelessness is a housing problem, however, and expanding housing assistance is the primary solution to rising rates of homelessness. Criminalizing homelessness is both counterproductive, as it fails to address the underlying cause of homelessness, and needlessly cruel.

*Out of Reach 2024* demonstrates that accessible, safe, and affordable housing remains out of reach for millions of renters in the U.S. despite a strong economy. Those with the lowest incomes, including people experiencing homelessness, endure the greatest challenges in the face of high housing costs and a combination of insufficient wage growth and an inadequate housing safety net. Establishing a federal housing safety net to address these challenges will require sustained investments to expand both short- and long-term rental assistance, the construction of new, deeply affordable housing, the preservation of existing affordable housing, and strengthened renter protections.

The *Out of Reach 2024* interactive website includes data for each state, county, and metropolitan area, and an easy-to-use search function for identifying data by metropolitan-area ZIP code. Visit the website at: <https://reports.nlihc.org/oor>

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## **Municipal Support Is Significant to Capacity of Residential Community Land Trusts**

A study published in *Housing Policy Debate*, “[Affordable Housing through Community Land Trusts \(CLTs\): Examining Factors Associated with the Number of Units in CLTs](#),” assesses how the number of units operated by a residential community land trust (CLT) is associated with the CLT’s characteristics, community socioeconomic factors, and regulatory and political landscape. A community land trust (CLT) is a shared-equity housing model, in which a participating nonprofit, local government, or municipality owns land where units are sold or leased at below-market prices. CLTs serve as a tool for preserving affordable housing, maintaining community stability, preventing displacement, and combating gentrification. The study calls attention to the role of municipal support in the capacity of CLTs.

The study drew information about CLTs from multiple data sources, including the Center for Community Land Trust Innovation, Candid, the Schumacher Center for a New Economics, and individual CLTs’ websites and reports. To examine CLT communities’ socioeconomic features, the study used American Community Survey (ACS) estimates. To evaluate the regulatory and political landscape, the study incorporated data from Grounded Solution’s national survey of inclusionary housing programs in the US (2018-2020) and the Center for Community Progress’s national land banks database.

The number of units operated by a CLT had the most statistically significant relationship with its organization’s characteristics. CLTs that are public, have more years of service and have rental units that are associated with a larger number of units. Public CLTs are those operated or initiated by a local government, which means public resources are more likely available. CLTs with more years of service likely possess the institutional knowledge and capacity to operate a greater number of units. Operation of rental units implies that a CLT is oriented towards serving low-income households, for which renting is a more feasible alternative. Since some CLTs operate rental units to meet lending requirements, the study recommends further research to better understand the interaction between underwriting practices, CLT funding, and rental housing. While CLTs exist in a wide range of communities, CLTs located in smaller to mid-size cities and with growing populations were likely to operate a greater number of units.

In regard to regulatory and political landscapes, CLTs within incorporated areas tended to have a greater number of units. In addition, CLTs in areas with inclusionary housing policies had more units on average, but the relationship was not strong enough for statistical significance. The study recommends further research into how inclusionary housing policy and CLTs interact.

The study recommends that policymakers support the operational capacity of CLTs in several ways, including through community grants, land banking programs, or tax breaks. Land banking programs, where a public organization acquires property that is otherwise abandoned, left vacant, tax foreclosed, or delinquent, is a way to grant land to CLTs. Community grants could make it more feasible for CLTs to expand on their existing operating capacity. Exempting CLTs from property tax, such as a measure already in place with California Senate Bill 1056, could further ease CLTs’ financing burdens.

Read the article [here](#).

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## HoUsed Campaign for Universal, Stable, Affordable Homes

### NLIHC, National Housing Law Project, and Tenant Union Federation Launch National Tenants Bill of Rights to Enshrine Federal Tenant Protections – Endorse TODAY!

NLIHC, the National Housing Law Project (NHLP), and the Tenant Union Federation (TUF) released on June 25 the [National Tenants Bill of Rights](#) (NTBOR) to shift the balance of power between renters and landlords that continues to fuel racial and social inequities. Solutions to our nation’s housing crisis must include strong and enforceable tenant protections to help prevent housing instability and homelessness, redress long-standing racial and social inequities, and advance housing justice. Written with direct input from tenant leaders, people with lived experience of housing instability, housing law experts, and advocates nationwide, the NTBOR provides a bold, legislative framework to enshrine tenants’ rights throughout their tenancy in private as well as federally assisted properties. NLIHC urges advocates – including individuals, organizations, elected officials, and candidates for elected office – to [endorse](#) the National Tenants Bill of Rights today!

Our nation’s 114 million renters deserve safe, stable, and healthy homes. With corporate landlords and private equity investors continuing to take advantage of the exploitative housing system, it is the federal government’s duty to take immediate action and pass legislation to enshrine comprehensive federal tenant protections and empower renters across the country. NLIHC, NHLP, and the TUF will use the National Tenants Bill of Rights to build momentum at the national level, but any level of government can use this policy as a roadmap for strengthening tenants’ rights in the rental market.

“The National Tenants Bill of Rights would provide historic and unprecedented local, state, and federal protections for renters and improve the systemic power imbalance between landlords and renters that continues to both put renters at increased risk of housing insecurity, eviction, and homelessness, and fuel racial inequity,” said NLIHC president and CEO Diane Yentel in [a press release](#). “The Tenants Bill of Rights was written with direct input from renters and tenant leaders, putting forward a bold vision for how our housing market can center and prioritize the needs of renters. NLIHC is committed to working with advocates nationwide to advance the critical protections included in the Tenants Bill of Rights at all levels of government.”

The National Tenants Bill of Rights sets out seven essential rights that establish a baseline of tenant protections in the rental housing market. These rights follow a tenant’s experience from applying for housing and signing a lease to living in their home and eventually ending their tenancy. **The [National Tenants Bill of Rights](#) includes rights to:**

1. **A Fair Application** – Discriminatory screening practices by landlords and tenant screening companies prevent prospective tenants from being fairly considered when they apply for housing. To ensure fair opportunity for all, landlords should only consider information relevant to an applicant’s ability to perform their obligations as a tenant.
2. **A Fair Lease** – Leases shape the legal relationship between landlords and tenants, often reflecting the imbalance of power. To correct this imbalance, leases should clearly define

the duties and rights of both landlords and tenants and avoid predatory and deceptive terms.

3. **Freedom from Discrimination and Harassment** – Home should be a sanctuary for tenants. Currently, tenants are vulnerable to discrimination, violations of privacy, and harassment by their landlords. To ensure a basic level of privacy and quiet enjoyment, tenants should have the tools to prevent this behavior. Tenants also need the federal government to robustly enforce federal anti-discrimination laws to prevent landlord abuses.
4. **A Habitable Home** – Tenants deserve to feel safe in their homes. Safe homes include working appliances and fixtures, reliable utilities, effective pest control, and prevention from deadly health hazards. When something is in need of repair, tenants should have a clear way to communicate their concerns to a landlord and the landlord should be obligated to fix habitability concerns promptly.
5. **Reasonable Rent and Costs** – Rent is often the largest expense in a household’s budget, and financial stability is largely absent in a system where landlords hike rents dramatically higher and at a faster rate than the growth of wages. To protect tenants from financial shocks that put them at risk of eviction and further harm, safeguards are necessary to prevent rent gouging and excessive or hidden fees. Landlords should be limited to reasonable rent increases, and they should only be allowed to assess fees that have been clearly disclosed in the lease.
6. **Organize** – To correct the power imbalance between tenants and landlords, tenants must have the ability to organize without fear of retaliation or eviction from landlords, owners, and management.
7. **Safeguards against Evictions** – Tenants should not have to risk losing their homes in eviction court in a manner of minutes. Tenants deserve a basic level of due process in eviction proceedings as well as protections from illegal evictions and evictions without good cause.

NLIHC, NHLP, and TUF encourage advocates to endorse the National Tenants Bill of Rights [here](#). This form allows individuals (denoted by “renter” or “homeowner”), organizations, elected officials, and candidates to endorse the platform.

Read the press release from NLIHC, NHLP, and TUF [here](#).

For more information, read the full [National Tenants Bill of Rights](#), [section summaries](#), and a [factsheet](#). Promote the National Tenants Bill of Rights on social media with these [social media graphics](#)!

Individuals, organizations, and elected officials and candidates can endorse the National Tenants Bill of Rights at: <https://tinyurl.com/TBOR-Endorse>

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**Representatives Pressley, Waters, and Tlaib Introduce Legislation to Strengthen Tenants’ Rights**

Representatives Ayanna Pressley (D-MA), Maxine Waters (D-CA), and Rashida Tlaib (D-MI) reintroduced the “[Tenant Empowerment Act of 2024](#)” on June 28. The NLIHC-endorsed legislation would provide tenants with the tools they need to hold HUD and housing providers accountable for poor housing conditions and improve the quality of their homes.

Too many residents living in HUD-assisted rental housing experience ongoing issues with the physical conditions of their homes due to chronic underfunding by Congress, non-compliance with HUD requirements by some owners, and a lack of capacity for oversight and enforcement. In communities across the country, some tenants have been forced to live in substandard conditions, with tenants of color disproportionately impacted by health-related hazards in these homes. The Tenant Empowerment Act would empower tenants with the tools needed to hold landlords accountable for substandard and unsafe housing conditions.

“The Tenant Empowerment Act builds on the successful advocacy of low-income residents by providing them with tools to hold landlords accountable when they fail to keep residents safely housed,” [said NLIHC President and CEO Diane Yentel](#). “Congress should quickly enact this bill – along with robust investments in proven solutions – to ensure that safe, decent, and affordable housing is universally available to every renter in need.”

Read the press release at: <https://tinyurl.com/ej22b3we>

Read the bill text at: <https://tinyurl.com/mw659yhm>

Read a bill summary at: <https://tinyurl.com/2ktt3c9>

Watch Representative Pressley’s floor speech: <https://tinyurl.com/yzp7ns9p>

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## **Budget and Appropriations**

### **House Appropriations THUD Subcommittee Releases and Passes FY25 Budget Proposal Cutting Key Housing Investments**

The U.S. House Committee on Appropriations’ Subcommittee on Transportation, Housing and Urban Development (THUD) released its draft fiscal year (FY) 2025 spending bill for HUD programs on June 26. The bill proposes an overall cut to HUD programs of \$2.3 billion, or 3%, from the funding provided in FY24. On June 27, the subcommittee passed the bill by voice vote. Members of the subcommittee were asked to hold amendments to the spending bill until the full committee review of the bill, scheduled for July 10.

While the bill proposes a slight boost to vital programs like Housing Choice Vouchers, it does not provide sufficient resources at the scale required to address the nation’s affordable housing and homelessness crisis and cuts key investments used by communities to address pressing housing needs. For more details, see NLIHC’s [full analysis](#) and updated [budget chart](#).

At a time when more households are struggling to afford the cost of rent, and more people – including seniors and families with children – are being pushed into homelessness, proposals that fail to provide the funding required to help address communities’ urgent affordable housing and homelessness needs threaten to exacerbate a growing crisis. Moreover, the [recent Supreme Court ruling](#) in *Grants Pass v. Johnson* paves the way for jurisdictions to arrest and fine unhoused people for sleeping outside, even when adequate shelter or housing is not available. Underfunding the very resources that ensure people can find and maintain safe, stable, affordable, and accessible housing, while simultaneously criminalizing people experiencing homelessness for engaging in life-sustaining activities – like sleeping – in public will result in local elected officials engaging in criminalization tactics that move people experiencing homelessness out of public view, rather than solving the root causes of homelessness.

Meanwhile, in the U.S. Senate, Committee on Appropriations Chair Patty Murray (D-WA) has reportedly moved forward with distributing topline funding allocations – known as “302(b)s” – to the 12 appropriations subcommittees, including the Transportation, Housing, and Urban Development (THUD) subcommittee that governs HUD funding. However, these topline allocations do not have support from committee Republicans. Negotiations over topline spending have stalled between Chair Murray and Vice Chair Susan Collins (R-ME), after the Senate’s Committee on Armed Services advanced a defense funding bill that would provide \$28 billion more than the spending limit allowed under the *Fiscal Responsibility Act* (FRA), the agreement reached last year to raise the federal debt ceiling in exchange for imposing caps on federal spending in FY24 and FY25.

Senate Democrats, including Senate Majority Leader Chuck Schumer (D-NY) and Chair Murray, are insisting that any increase to defense spending above the caps must be paired with an equal increase to domestic spending. In FY24, Chair Murray and Vice Chair Collins were able to reach a side agreement to provide an extra \$14 billion in emergency spending above the FRA-dictated spending caps. Providing funding in FY25 over limits imposed by the FRA will be crucial to ensuring domestic programs – including HUD’s vital affordable housing and homelessness programs – have sufficient funding in the coming year to continue operation.

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

### **Take Action: Tell Congress to Provide Significant Funding Increases for HUD in FY25**

Your advocacy makes a difference! It is thanks to the hard work of advocates that in FY24 – at a time when [programs faced cuts of up 25%](#) – HUD received increased funding in the final spending bill.

Congress needs to keep hearing from you about the importance of affordable housing and homelessness programs! **NLIHC is calling on Congress to provide the highest possible funding for HUD’s affordable housing and homelessness programs in FY25, including significant funding for NLIHC’s top priorities:**

- Full funding to renew all existing contracts for the Housing Choice Voucher (HCV) program and expand assistance to 20,000 more households.
- \$6.2 billion for public housing operations and \$5.2 billion for public housing capital needs.
- \$4.7 billion for HUD’s Homeless Assistance Grants (HAG) program.
- \$100 million for the Eviction Prevention Grant Program.
- At least \$1.3 billion for Tribal housing programs, plus \$150 million for competitive funds targeted to tribes with the greatest needs.

Advocates can continue to engage their members of Congress by:

- **Emailing or calling members’ offices** to tell them about the importance of affordable housing, homelessness, and community development resources to you, your family, your community, or your work. You can [use NLIHC’s Take Action page](#) to look up your member offices or call/send an email directly!
- **Using social media to amplify messages** about the country’s affordable housing and homelessness crisis and the continued need for long-term solutions.
- **Sharing stories** of those directly impacted by homelessness and housing instability. Storytelling adds emotional weight to your message and can help lawmakers see how their policy decisions impact actual people. Learn about [how to tell compelling stories with this resource](#).

National, state, local, tribal, and territorial organizations can [also join over 2,300 organizations on CHCDF’s national letter](#) calling on Congress to support the highest level of funding possible for affordable housing, homelessness, and community development resources in FY25.

## Congress

### House Financial Services Subcommittee Holds Housing Oversight Hearing with HUD and FHFA Inspectors General

The U.S. House Committee on Financial Services’ Subcommittee on Housing and Insurance held a hearing, “Housing Oversight: Testimony of the HUD and FHFA Inspectors General,” on June 26. The hearing focused on findings issued by the Offices of Inspectors General (OIGs) overseeing HUD and the Federal Housing Finance Agency (FHFA). The witnesses included Rae Oliver Davis, Inspector General of HUD, and Brian M. Tomney, Inspector General of FHFA.

Chair Warren Davidson (R-OH) opened the hearing by underscoring the importance of Inspectors General holding the government accountable and ensuring that government agencies such as HUD, which provides housing to over 4.3 million low-income families through the public housing program, and FHFA, which oversees over 70% of the federal housing market, maintain a line of stability and security.

Subcommittee Ranking Member Emanuel Cleaver II (D-MO) followed up by clearly stating that we will never reduce or eradicate poverty and address the national homelessness crisis until the federal government addresses the deficit in affordable housing. Representative Maxine Waters (D-CA), ranking member of the House Financial Services Committee, urged the Committee to take action and pass her NLIHC-endorsed bills, the “[Ending Homelessness Act](#)” (H.R. 4232) and the “[Housing Crisis Response Act](#)” (H.R. 4233), along with the “[Downpayment Toward Equity Act](#)” (H.R. 4231).

In her testimony, HUD Inspector General Davis highlighted the need for significant investment in public housing, noting that nearly all public housing needs major repairs. She also testified that her office is interested in ensuring that HUD maintains maximum efficiency and integrity in its operations. FHFA Inspector General Brian Tomney applauded the agency for achieving better administrative results while committing to meeting his office’s recommendations. He noted that an integral part of his work includes collaborating with HUD, FBI, and other federal agencies to investigate and pursue justice for victims of fraud.

Representative Rashida Tlaib (D-MI) raised the issue of lead exposure in HUD homes, something that is particularly salient in constituent city Detroit, where one in 20 children tested positive for elevated lead levels. When asked for her office’s recommendations, Inspector General Davis acknowledged that addressing lead poisoning is an important part of her environmental justice initiative.

When discussing the severe shortage of affordable housing that his constituents in Nevada face, Representative Steven Horsford (D-NV) cited NLIHC’s 2024 [Gap](#) report. “In my home state of Nevada, we are bearing the brunt of this country’s affordable housing crisis,” noted Representative Horsford. “There are only 13 affordable and available rental homes for every 100 households living in southern Nevada according to the National Low Income Coalition’s 2024 [Gap Report](#).” Rep. Horsford also urged the committee to take action on “Housing Market Transparency Act” ([H.R.8500](#)) to expand the availability of data on the Low-Income Housing Tax Credit (LIHTC) program.

Watch a recording of the hearing at: <https://tinyurl.com/yuy2vkte>

Read the Committee Memorandum and read the witness testimonies at:

<https://tinyurl.com/bdhpcsbn>

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## **Housing Choice Vouchers**

### **State Housing Agencies Warn of Social Media Scam Involving HCV Waitlist Openings**

Several state housing finance agencies (HFAs) have reported the existence of false claims circulating on social media platforms like Facebook that their HFA has opened or will be opening its Housing Choice Voucher (HCV or “Section 8”) waitlist. The scam involves posts



describing programs with names similar to those of real HFAs urging people to use fraudulent links to provide personal information to access the “waitlist.” One of the states reporting the scam does not even administer an HCV program. Advocates are urged to be aware of the scam and make efforts where possible to counteract it.

The state HFAs impacted are warning members of the public not to enter their personal information via the fraudulent links and reminding people that the mere fact that a profile or website looks legitimate does not mean that it is trustworthy. Impacted states have offered the following tips:

- Never provide a Social Security Number, credit card number, or other personal information to an unofficial website claiming to provide housing assistance.
- Pay attention to the URL on social media postings. Only use trusted and verified links that you know are legitimate.
- If you would like to be added to an HCV waitlist, visit your HFA’s website or the website of your local public housing agency (PHA) administering the local HCV program. Information for your local PHA is available on the [U.S. Department of Housing and Urban Development website](#).
- State and local housing authorities do not charge fees to be added to a waitlist, so a red flag is evident when a social media post seeks payment through reloadable debit cards, gift cards, wire transfers, or cryptocurrency.

Information about the HCV program is on [page 4-1](#) of NLIHC’s *2024 Advocates’ Guide*.

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## **HUD**

### **HUD PIH Posts Guidance on HOTMA HCV and PBV Effective and Compliance Dates**

HUD’s Office of Public and Indian Housing (PIH) posted [Notice PIH 2024-19](#) providing initial guidance regarding various effective dates and compliance dates pertaining to certain provisions in the final rule implementing the “Housing Opportunities Through Modernization Act of 2016” (HOTMA) affecting the Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs (see *Memo*, [5/13](#)). The “HOTMA voucher final rule” became effective on June 6, 2024, except for two provisions for which the effective date is delayed indefinitely, and for 10 provisions with specified delayed compliance dates. The Notice also provides guidance regarding a public housing agency’s (PHA’s) obligation to update its voucher Administrative Plans.

One of the two HOTMA provisions delayed indefinitely allows a PHA to execute a PBV Housing Assistance Payment (HAP) contract for rehabilitated housing before rehabilitation is complete, subject to a contract rider. Until PIH publishes the contract rider text, PHAs cannot use this HOTMA provision.

Six HOTMA voucher final rule provision compliance dates are delayed until September 4, 2024, including:

- A requirement to update a PHA's briefing procedures and materials for households selected for voucher assistance.
- A requirement to update a PHA's policies and procedures for establishing its voucher payment standard. PIH intends to provide additional guidance before September 4.
- A requirement to perform an impact analysis before selecting a project for the PBV program if a PHA is project basing 50% or more of its authorized voucher units.
- A requirement to update procedures and timeframes when a PHA determines that a household is occupying a "wrong-sized" unit (e.g., under-occupied or overcrowded) or is occupying a unit with accessibility features that a household does not need when another household needs a unit with accessibility features.

Delayed until December 3, 2024, is a requirement for a PHA to implement HOTMA revisions to the procedure for a PHA to calculate the HAP for tenant-based HCVs based on changes in payment standards. PIH intends to publish payment standard guidance before this compliance date.

Four HOTMA voucher final rule provision compliance dates are delayed until June 6, 2025, one year after the HOTMA effective date, including:

- A requirement for a PHA to update its PBV waitlist procedures to comply with HOTMA provisions regarding a PHA's obligation to address the impact on a household's position on a PBV waitlist when a household rejects an offer of PBV assistance or an owner rejects a household.
- The need to address HOTMA provisions regarding unit occupancy requirements applicable to "excepted" PBV units and units under the increased PBV program cap (see *Memo*, [5/20](#)), including permissible PHA actions if a unit no longer qualifies for excepted status or the increased program cap.
- PHAs must make all revisions needed to bring existing HCV Administrative Plan policies into compliance with the HOTMA voucher final rule.

Read Notice PIH 2024-19 at: <https://tinyurl.com/5xr3f7vc>

Information about the HCV program prior to publication of the final rule is on [page 4-1](#) of NLIHC's *2024 Advocates' Guide*.

Information about the PBV program prior to publication of the final rule is on [page 4-11](#) of NLIHC's *2024 Advocates' Guide*.

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## **Our Homes, Our Votes**

**Register for Today's (7/1) *Our Homes, Our Votes* Webinar: Voting While Experiencing Homelessness**

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, “Voting While Experiencing Homelessness,” will take place today, July 1, at 2:30 pm ET. Register for the webinar [here](#).

People experiencing homelessness, service providers, and election officials often face uncertainty about the process of voter registration for those without a permanent address. Today’s webinar will discuss how people experiencing homelessness can exercise their voting rights and overcome the obstacles to casting their ballots – and how organizations that work directly with people experiencing homelessness can empower them to do so. Panelists will discuss recommendations and resources that unhoused voters, shelters, and other agencies can employ to ensure that people without residential addresses can make their voices heard in the democratic process.

The panel will feature [Dr. Caitlin Krenn](#), whose research examines civic empowerment in shelter settings; Ashley Heidenrich, project coordinator at [Michigan Coalition Against Homelessness](#); and Ken Williamson, program and policy analyst at the [National Alliance to End Homelessness](#).

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)

- 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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## Resources

**Protecting Immigrant Families Coalition Releases New Resources for Fighting Anti-Immigrant Sentiment**

The Protecting Immigrant Families Coalition (PIF) released new communications resources for communities serving immigrants to fight anti-immigrant rhetoric – often focused on the cost of providing resources like housing to immigrant families – in anticipation of heightened xenophobia during the election season. The [new resources](#) include op-ed templates and sample op-eds used by PIF partner MomsRising.

As Election Day draws closer, policymakers who have traditionally welcomed immigrant families may be tempted to scapegoat new arrivals. New York City Mayor Eric Adams, as well as other politicians serving communities that have historically welcomed immigrants, have responded to the arrival of recent immigrants by taking anti-immigrant positions. Democrats in the U.S Senate have also pushed for a floor vote on anti-immigrant legislation over objections from more than [100 immigration and civil rights organizations](#). As Election Day approaches, more such attacks are likely, and some will focus on the cost of providing housing, health care, and other services that meet the basic needs of immigrant families, suggesting an important defensive role for PIF partners.

Public statements like op-eds can help balance the scales so that anti-immigrant critiques are not the only messages shaping the public debate. The statements of advocates can also send an important signal to politicians that attacks on immigrant families have consequences.

Access the PIF resources [here](#).

Learn more about PIF and sign up for its newsletter [here](#).

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## Opportunity Starts at Home

### New Report Highlights Effect of Housing Cost Burdens on Child Well-Being

The Annie E. Casey Foundation released the [2024 Kids Count Data Book](#) on June 10. The report, which profiles national trends and ranks states according to child well-being indicators, shows that the percentage of children in families with a high housing cost burden remains unchanged since the last analysis in 2019. Analyzing U.S. Census and American Community Survey data from 2022, the report finds that 30% of children in the nation live in households with a high housing cost burden, even while the percentage of children living in poverty nationally decreased from 17% in 2019 to 16% in 2022. The report attributes this positive change to policies like the Child Tax Credit, which helped families cover basic needs like housing costs. The report highlights the fact that paying more than 30% of household income on housing limits what families have left to pay for other vital necessities, like food, healthcare, and childcare. While policies like the Child Tax Credit help lift children and their families out of poverty, increased federal investments in affordable housing are also necessary to ensure that households can afford housing costs without compromising access to other basic needs.

The report assesses child well-being using indicators from four categories: economic well-being, education, health, and family and community. These categories provide the best data available to measure the status of child well-being at the national and state levels. An interactive version of

the data book provides state profiles enabling users to compare where states rank overall and across the four domains. Housing cost burden is included as one of the four indicators of economic well-being, along with the child poverty rate, percentage of children with parents who lack secure employment, and teenagers not in school or working.

“We know from research what all kids need to thrive: permanent relationships with caring adults; access to essentials such as food, mental and physical health care and stable housing; and a sense of safety and belonging in their communities,” explain the report’s authors.

Read the report and explore the interactive data book [here](#).

Learn more about the connections between affordable housing and child anti-poverty by reading the OSAH fact sheet [here](#).

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## **From the Field**

### **Minnesota Passes New Protections for Tenants, Including Measure Ensuring Right to Organize**

Minnesota lawmakers passed in May several new tenant protections for renters. Championed by Senator Zaynab Mohamed (DFL-Minneapolis), a comprehensive “[tenants’ rights](#)” bill, passed through “[Senate Bill 3492](#),” aims to protect tenants most vulnerable to housing instability, including survivors of domestic violence and undocumented renters. The law also bolsters protections for tenants against landlord retaliation, ensuring that tenants who organize – such as by joining a tenant’s union – are able to do so without negative repercussions, which can include the threat of displacement. Finally, the law also addresses excessive and arbitrary rental fees, known commonly as “junk fees,” making Minnesota the latest in a growing number of states targeting excessive rental fees in 2024.

Minnesota’s new tenants’ rights bill will extend new renter protections to two renter groups in particular: survivors of domestic violence and undocumented immigrants. First, “[Senate Bill 3492](#),” will allow survivors of domestic violence to terminate a lease early without the threat of an eviction filing. Under existing state law, domestic violence survivors are within their rights to terminate a lease early by filing notice of their intent to vacate their rental property. However, for victims who have already fled their unit due to extenuating circumstances, they may not be able to provide sufficient notice to a landlord of their intent to vacate. Minnesota’s new law mandates that landlords accept a tenant’s notice to vacate, especially in circumstances where a tenant has already left the unit. As such, the state’s new law closes the existing loophole by mandating that a landlord cannot file an eviction against a tenant for vacating the premises early without sufficient notice. New Hampshire enacted similar protections for tenants in 2024. New Hampshire’s law, which was passed through “[House Bill 261](#),” allows survivors of domestic violence, sexual assault, and stalking to terminate a lease early without facing the threat of eviction.

For undocumented renters, moreover, Minnesota's new law will ensure that prospective tenants seeking out new housing opportunities will not be denied housing due to their immigration status. Prior to the passage of "[Senate Bill 3492](#)," undocumented renters were at-risk of being denied housing due to stringent rental application barriers that barred tenants from qualifying for housing. When applying for housing, landlords and property owners often require prospective tenants to submit their Social Security Number alongside their rental application as a way for landlords to run any necessary background or credit screening checks on a tenant. For undocumented renters who do not have a Social Security Number due to their status, housing options are limited. For this reason, Minnesota's new law requires landlords to accept a tenant's "[Individual Taxpayer Identification Number](#)," which is a number issued by the U.S. Internal Revenue Service to undocumented renters for tax purposes. [In Minnesota, there are 81,000 undocumented immigrants](#), 21,000 of whom possess Individual Taxpayer Identification numbers.

Tenant advocates advocated heavily for the inclusion of renter protections for undocumented renters in "[Senate Bill 3492](#)." In September 2023, a coalition of organizations advocating for Latinx rights in Minnesota launched the "[Vida Digna](#)," or dignified life, campaign to advocate for better treatment of individuals who possess Individual Taxpayer Identification numbers. The coalition, which organized tenants, and ran a tenant-centered advocacy campaign, is [comprised of COPAL MN, Hispanic Advocacy and Community Empowerment through Research \(HACER\), the Latino Economic Development Center, and LatinoLead](#).

Under "[Senate Bill 3492](#)," moreover, tenants who organize, such as by joining a tenant union or tenant group, will be protected if they participate in any tenant association activities. A landlord or property owner is prohibited from barring tenants from organizing, assembling, canvassing, leafleting, or exercising their rights as a tenant in any way. Specifically, the law prohibits retaliation of a tenant who engages in such activities, establishing that a landlord cannot decrease a tenant's services, file legal action against a tenant, contact federal or state law enforcement to report on a tenant's immigration service, or threaten a tenant in any way for joining a tenant's union or exercising their rights, which also includes reporting a housing code violation to the proper agency tasked with overseeing state or local housing codes. Through "[Senate Bill 3492](#)," landlords who violate the law will be subject to financial penalties, which include fines of up to \$1,000 per violation and reasonable attorney fees.

Finally, "[Senate Bill 3492](#)" cracks down on excessive rental fees, commonly known as "junk fees." Junk fees, which can be charged in the form of convenience fees, application processing fees, trash and parking fees, or late fees, exacerbate a tenant's monthly rental costs by inflating the true amount owed by tenants per month on top of their base rental costs. These fees can be predatory, unpredictable, and arbitrary and can quickly accumulate for tenants, creating a cycle of housing instability for the lowest-income and most marginalized renters, who spend most of their income on rent. In Minnesota, [80% of low-income renters are "cost-burdened,"](#) meaning they spend more than 30% of their monthly income on rent. Across the state, moreover, rising rental costs have exacerbated the state's housing affordability crisis. Between 2021 and 2022, at the height of the COVID-19 pandemic, [rents rose by 8%](#) – making the increase the largest year-to-year increase in the last decade. Furthermore, [rising rental costs disproportionately impact renters of color in Minnesota](#) as 48% of Black households, 34% of Hispanic households, and 21% percent of Asian households are paying more than 30% of their monthly income on rent. In

comparison, only 16% of white households pay more than 30% of their monthly income on rent in the state.

In 2024, six states – including Minnesota - introduced legislation to cap rental fees, including Georgia, Illinois, Virginia, and Washington. Under “[Senate Bill 3492](#),” the law cracks down on two types of fees in particular: pet fees and late fees. First, the law mandates that a landlord or property owner cannot charge tenants with a service or support animal fee. Fees that are charged must be disclosed in a tenant’s rental agreement. Second, the law addresses late fees, noting that a landlord or property owner cannot levy a late fee against a tenant who pays their rent after the rent’s due date, unless the landlord and tenant agree, in writing, that a late fee can be assessed against a tenant. For such agreements, however, a late fee cannot exceed 8% of the late rent.

Learn more about Minnesota’s new tenant protection bill [here](#).

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## **Join Today’s (7/1) “Tenant Talk Live” on Dispelling the Scarcity and Immigrant Crisis Myths**

[Join](#) NLIHC’s “Tenant Talk Live,” a meeting geared towards tenant and resident leaders, today (July 1) at 6 pm ET (5 pm CT, 4 pm MT, 3 pm PT). This month’s “Tenant Talk Live” will examine the housing issues faced by members of immigrant communities – including limited access to affordable and stable accommodations – which are exacerbated by systemic barriers like discrimination. In particular, the meeting will focus on how the myth of a scarcity in housing due to immigrants perpetuates fear and division and ignores the fact that housing shortages often result from broader economic and social policies. By faulting migrants for these problems, elected officials divert attention from the need for comprehensive housing policies and equitable solutions that benefit everyone. Dispelling this myth is crucial for creating a more inclusive and just housing landscape, where everyone, regardless of their immigration status, has access to safe and affordable housing.

During the webinar, NLIHC staff will be joined by two guest speakers: Sarah Armour-Jones and Kate Walz. Ms. Armour-Jones is deputy director of the Housing Narrative Lab, where she focuses on strategic partnerships, communications, and organizational growth. Prior to joining the Lab, Sarah served as director of communications and media strategy at the Melville Charitable Trust, in which role she developed a new grantmaking strategy, elevated the Trust’s communications, and helped launch the Housing Narrative Lab. In all her roles, from philanthropic consultant to editorial assistant at the British Film Institute, Sarah has focused on the power of stories to create a more just world for everyone.

Kate Walz is associate director of litigation at National Housing Law Project (NHLP). She is a national expert on federally assisted housing preservation, fair housing, crime-free and nuisance property ordinances, the *Violence Against Women Act*, and the intersection of the criminal legal system and housing access. Prior to joining NHLP, Kate worked at the Shriver Center on Poverty Law for almost 20 years, leading the Center’s advocacy and litigation efforts, including its housing advocacy. Kate has significant housing policy experience, including working on legislation related to eviction reform, housing protections for immigrants, survivors of violence

and persons with criminal records, public housing preservation, the preemption of crime-free and nuisance property ordinances, affordable housing preservation, and the 2013 and 2020 re-authorizations of the *Violence Against Women Act*.

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

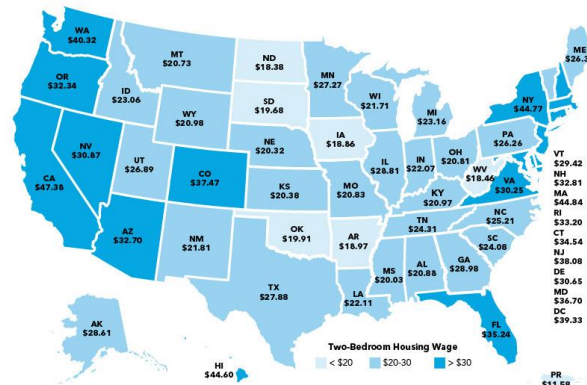
Meetings like “Tenant Talk Live” also depend on the support of our members. Become an NLIHC member [here!](#)

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## Fact of the Week

**In 17 States, Renters Must Earn More Than \$30 an Hour to Afford Two-Bedroom Apartment at Fair Market Rent**

### 2024 TWO-BEDROOM RENTAL HOUSING WAGES



This map displays the hourly wages that a full-time worker must earn (working 40 hours per week, 52 weeks per year) in every state, the District of Columbia, and Puerto Rico in order to afford Fair Market Rent for a TWO-BEDROOM RENTAL HOME, without paying more than 30% of income.



Source: NLIHC, 2024

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## NLIHC in the News

### NLIHC in the News for the Week of June 23

The following are some of the news stories to which NLIHC contributed during the week of June 23:



“U.S. Supreme Court says cities can punish people for sleeping in public places” *National Public Radio*, June 28, at: <https://n.pr/3L2I9ph>  
“Yellen announces efforts to boost housing supply as high prices create crunch” *Associated Press*, June 24, at: <https://bit.ly/3RKNV2o>  
“As millions struggle with home prices, housing becomes a top issue for voters” *National Public Radio*, June 24, at: <https://n.pr/3L3MoRi>

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## **NLIHC News**

### **Where to Find Us – July 1**

- [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)
- 

### **NLIHC Staff**

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Ikra Rafi, Creative Services Manager, x246  
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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