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HoUsed Campaign for Universal, Stable, Affordable Homes

Biden Administration Proposes to Temporarily Cap Rent Increases by Large Landlords

President Biden [announced](#) on July 16 a proposal to temporarily cap rent increases by large landlords at 5% for two years, a policy that would affect half of all rental properties in the U.S. Additionally, President Biden called on federal agencies to assess surplus federal land that could be repurposed to build more affordable housing.

The Biden-Harris administration is calling on Congress to pass legislation providing corporate landlords with a choice: either cap rent increases on existing units at no more than 5% or lose existing valuable federal tax breaks. The plan would apply to landlords with over 50 units in their portfolio for the next two years and would include an exception for new development and substantial renovation or rehabilitation.

While NLIHC supports urging Congress to enact legislation to prevent rent gouging through reasonable rent stabilization, the Biden administration can and should immediately implement clear, strong, and enforceable renter protections through the Federal Housing Finance Agency (FHFA), including those renter protections enshrined in the [National Tenants Bill of Rights](#) published last month by NLIHC and other national leaders. Such action would prevent housing instability and homelessness for many tenants, redress long-standing racial and social inequities, and advance housing justice. The comprehensive policy agenda laid out in the National Tenants Bill of Rights includes banning unreasonable rent increases to provide greater predictability and stability for renters.

“President Biden’s proposal to temporarily cap rent hikes to prevent rent gouging is historic,” [said NLIHC President and CEO Diane Yentel](#). “Recent, unprecedented increases in homelessness in communities across the country are the direct result of equally unprecedented – and unjustified – rent hikes that occurred in the pandemic’s aftermath. Had such protections against rent gouging been in place then, many families could have avoided homelessness and stayed stably housed. But rather than waiting for Congress to advance anti-rent gouging measures after the election, President Biden can and should take action now to put in place these and other critical protections for renters living in properties with federally backed mortgages, as called for by NLIHC and renters nationwide.”

President Biden also announced additional actions to repurpose federal land to build affordable housing. The administration will work with federal agencies with land disposition authorities and agencies that provide financing tools for housing to build more affordable housing across the country. HUD also announced [\\$325 million in Choice Neighborhoods grants](#) to build new deeply affordable homes, spur economic development, and revitalize neighborhoods.

Read the White House announcement at: <https://tinyurl.com/2edmn25c>

Read NLIHC’s press statement at: <https://tinyurl.com/wbp4r2z7>

Learn more about the National Tenants Bill of Rights at: <https://nlihc.org/national-tenants-bill-rights>

IDEAS

NLIHC Centers Racial Equity through IDEAS

NLIHC's [IDEAS](#) (Inclusion, Diversity, Equity, Anti-racism, and Systems-thinking) is an organization-wide initiative to advance racial equity and inclusion in our policy analysis and strategy, internal operations and relationships, and work with external partners. IDEAS is an expression of NLIHC's commitment to centering equity and inclusion and celebrating diversity in our work, both internally and externally. Officially launched in 2022, IDEAS has now been expanded to include new team-members and several exciting new initiatives.

The IDEAS Team

Renee Willis (she/her)

Renee is NLIHC's senior vice president for racial equity, diversity, and inclusion. She leads inclusive and collaborative processes for the development, implementation, and evaluation of principles, goals, and priorities for building a more diverse, inclusive, and equitable organization and network in fulfillment of NLIHC's mission and values. Renee and the IDEAS team develop strategies and mechanisms to advance this work across the organization and with NLIHC's partners and ensure that NLIHC's commitment to racial equity, diversity, and inclusion is woven throughout its internal policies, programs, and practices, as well as in the public policies it advances.

Sidney Betancourt (she/they)

Sid is project manager for inclusive community engagement with the IDEAS team. They are responsible for building and maintaining a network of individuals with lived experience of housing instability and homelessness and engaging them in federal housing advocacy efforts. Sid also works to increase NLIHC's awareness of and responsiveness to pressing issues in frontline communities.

Gabby Ross (she/her)

Gabby is project manager for diversity, equity, and inclusion with the IDEAS team. She works to ensure that NLIHC centers equity in all research, policy, and advocacy by weaving into the work the tenets of Inclusion, Diversity, Equity, Anti-racism, and Systems-thinking. In addition to researching the latest innovations in diversity, equity, and inclusion, Gabby gathers data and makes recommendations regarding programs, initiatives, processes, and procedures and assists with the planning and implementation of the IDEAS work plan.

Sara Manandhar (she/her)

Sara Manandhar is an IDEAS intern. A senior at American University, she previously interned with the National Immigrant Women's Advocacy Project, where she helped connect immigrant victims of interpersonal violence with accessible legal and social services. As an IDEAS intern, Sara hopes to gain the skills to become a more educated and effective advocate for marginalized communities nationwide.

Doyita Biswas (she/her)

Doyita Biswas is an IDEAS intern. A senior at the Elliott School of International Affairs at George Washington University, she has worked as an ESL instructor at English Pour Tout Le Monde, a refugee relief organization, and as a legal assistant at the Fort Bend Public Defender's Office. She looks forward to learning how to be a more effective and intersectional advocate for housing justice through her work on the IDEAS team.

Tenant Leader Fellowship Program

This year, NLIHC expanded IDEAS by creating a new Tenant Leader Fellowship Program. Designed for an individual with lived experience of homelessness and housing instability with experience advocating for solutions to housing poverty, the Tenant Leader Fellowship focuses on broadening tenant engagement by connecting NLIHC's work with tenant-led organizations across the country and empowering tenants to organize in their own communities and at the federal level.

NLIHC's first Tenant Leader Fellow is **Dee Ross**. An Indianapolis native, Dee took initiative at age of 24 to establish The Ross Foundation, which promotes youth programs in his community. His commitment to combating racial inequities and poverty led him to found Indiana's first tenant rights union in 2017. Not long after, he co-founded the Ross Legacy Fund, a family philanthropy dedicated to supporting Black-led social change initiatives. Expanding his impact, Dee established the first statewide tenant rights association in 2021, and in 2022, he co-founded P30, a co-working space that contributed to the launch of 300+ businesses. Currently serving on the Hoosier Housing Needs Coalition, he was elected to the Indiana Housing Task Force in 2022. In the same year, he was selected to join the Forbes' Nonprofit Council. In 2023, Dee joined NLIHC's leadership cohort, and, in 2024, he became the Tenant Leader Fellow, focusing on federal-level housing justice solutions rooted in lived experiences.

The Collective

NLIHC's Collective is a group of dedicated tenant and community leaders with lived experience of housing insecurity who work to advance housing and racial justice in their communities. NLIHC collaborates with members of the Collective to inform policy priorities so that they best reflect the needs of low-income renters. The inaugural Collective (previously known as the Tenant Leader Cohort) was launched in 2022 and was made up of people across the country who had experience with NLIHC's federal housing policy advocacy and were established community leaders. The second Collective (2023-2024) consisted of advocates from across the country with various areas of expertise and a wide variety of lived experiences, which made the cohort a rich community for crafting creative solutions and advocacy strategies. In June, members of second Collective completed their nine-month program, which was commemorated with a virtual

graduation ceremony. In September of this year, NLIHC will announce the members of the third Collective cohort.

Racial Equity Cohorts

NLIHC's Racial Equity Cohort is a group of eight NLIHC [state and tribal partner organizations](#) actively working to incorporate racial equity policies, tools, and practices into their organizations. The Cohort is convened by NLIHC's IDEAS and Field teams to facilitate peer learning, build the capacity of partners to advance racial equity within their organizations and with external partners, and identify key themes, resources, and strategies to share broadly with state and tribal partners. NLIHC wrapped up its second Racial Equity Cohort in June after 10 months of meetings, trainings, and workshops held with housing advocates from across the country. The second Racial Equity Cohort included the following organizations:

- [New Mexico Coalition to End Homelessness](#)
- [North Carolina Coalition to End Homelessness](#)
- [Michigan Coalition Against Homelessness](#)
- [Colorado Coalition for the Homeless](#)
- [Coalition for the Homeless](#)
- [California Coalition for Rural Housing](#)
- [Georgia Advancing Communities Together, Inc](#)
- [Coalition on Homelessness and Housing in Ohio](#)

Show Your Support for IDEAS by Endorsing the National Tenants Bill of Rights Today!

Tenant leaders and advocates are invited to show their support of NLIHC's IDEAS work and our efforts to engage tenants in housing advocacy by endorsing the [National Tenants Bill of Rights](#). Written with direct input from tenant leaders, people with lived experience of housing instability, housing law experts, and advocates nationwide, the National Tenants Bill of Rights 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! [Endorse the National Tenants Bill of Rights!](#)

Congress

House Financial Services Committee Announces Two Hearings

The U.S. House of Representatives' Committee on Financial Services will hold a hearing, "AI Innovation Explored: Insights into AI Applications in Financial Services and Housing," on July 23 at 10 am ET. The witnesses will include Lisa Rice, president and CEO of the National Fair Housing Alliance; John Zecca, executive vice president and global chief legal, risk, and regulatory officer at NASDAQ; Ondrej Linda, director of personalization AI at Zillow; Elizabeth Osborne, chief operations officer of Great Lakes Credit Union; Frederick Reynolds, deputy

general counsel for regulatory affairs and chief compliance officer at FIS Global; and Vijay Karunamurthy, chief technology officer at Scale AI. Find background information and a link to watch the hearing [here](#). Meanwhile, the U.S. House Committee on Financial Services' Subcommittee on Housing and Insurance will hold a hearing, "Housing Solutions: Cutting Through Government Red Tape," on July 24 at 10:30 am ET. A witness list, background information, and a link to watch the hearing will soon be available [here](#).

Homelessness and Housing First

Seventy-Four Members of Congress Sign Bicameral Letter Urging Biden to Take Action on Homelessness

Seventy-four members of Congress, led by Senator Ron Wyden (D-OR) and Representative Suzanne Bonamici (D-OR), sent a [letter](#) to President Biden on July 12 urging the administration to take immediate action to implement evidence-based solutions to homelessness. NLIHC endorsed the letter.

Homelessness increased by 12% nationwide in 2023 due to a combination of the lack of affordable housing, emergency rental assistance, and tenant protections, as well as the widening gap between income and housing costs and the end of pandemic-era relief measures. The letter emphasizes that the solution to ending homelessness is more affordable housing and urges the administration to expand proactive, humane, evidence-based policies that can reduce efforts to criminalize homelessness. Additionally, the lawmakers note that they are working to increase federal investments to scale up proven solutions, including increasing funding for public housing and housing vouchers, eviction prevention and emergency rental assistance, homelessness prevention and reduction programs, and increasing housing supply through programs like the national Housing Trust Fund.

The lawmakers outline three evidence-based initiatives on which the Biden administration should take action to address the homelessness crisis:

1. Immediately declare unsheltered homelessness a public health priority.
2. Defend the civil rights and liberties of people experiencing homelessness, as well as those who serve them.
3. Allow states and communities to better use federal resources to assist people living in encampments move directly into stable housing with voluntary supportive services.

"Punishing unhoused individuals for sleeping outside when there are no adequate shelter or housing options does not solve homelessness or address its causes," reads the letter. "It is cruel and cynical to impose penalties on people who may be facing real, human challenges like unaffordable rent, financial emergencies, or health and mental health challenges. The solution to ending homelessness is more affordable housing, which is most effective when combined with individualized and voluntary supportive services. Placing housing at the center of solutions to homelessness, as well as expanding programs like alternative crisis response, reentry services,

and workforce development, is essential to creating realistic policies to tackle homelessness rather than prolong homelessness.”

Read the full letter and see the list of signatories at: <https://tinyurl.com/54ru9jrn>

Read a press release about the letter at: <https://tinyurl.com/3wuc69sc>

HUD

HUD’s PIH Warns PHA Directors of Voucher Scam

HUD’s Office of Public and Indian Housing (PIH) sent an [email](#) to public housing agency (PHA) directors on July 18 warning of an ongoing scam on social media that advertises assistance with applying for a Section 8 Housing Choice Voucher. Two weeks ago, NLIHC reported that state voucher-issuing agencies had sent warnings to their networks about this scam (see *Memo*, [7/1](#)). The PIH email shows an example of a flier found on Facebook, Instagram, Tik Tok, and other social media platforms that asks users for their personal information and refers them to an illegitimate website (www.govasstance.org.)

The PIH email suggests that people who fall victim to the scam or similar scams can file a complaint at the [Internet Crime Compliant Center](#) (IC3). In addition, impacted people are asked to contact HUD’s Computer Incident Response Team (CIRT) at CIRT@hud.gov.

Read the PIH email at: <https://tinyurl.com/4cc8um6d>

Basic information about the Housing Choice Voucher program is on [page 4-1](#) of NLIHC’s *2024 Advocates’ Guide*.

Our Homes, Our Votes

DNC and RNC Release Platforms Proposing Divergent Responses to Housing and Homelessness

The Democratic National Committee (DNC) released a [draft of its 2024 party platform](#) on July 13, and the Republican National Committee (RNC) officially adopted its [2024 party platform](#) at the Republican National Convention on July 18. While both platforms discuss housing and homelessness, the parties propose sharply divergent responses to the housing affordability challenges that voters are confronting. Prior to the release of the platforms, NLIHC sent identical, nonpartisan letters to the DNC and RNC leadership, urging each party to make the housing needs of the lowest-income renters a central pillar of its 2024 platform ([see Memo, 6/17](#)).

The housing plank of the DNC's platform, outlined in its "Lowering Costs" chapter, begins with the acknowledgment that "[a] home is more than a roof over your head, it's a place to raise your family, to build community, and to grow the American dream." The platform lists the Biden-Harris administration's efforts to date that aim to "help Americans rent, buy, and build." These actions to benefit renters include the American Rescue Plan's eviction prevention measures; the administration's actions to cap rent hikes in LIHTC properties ([see Memo, 4/2](#)); the "biggest expansion of rental assistance for low-income families in 20 years"; "cracking down on slumlords who don't play by the rules"; and "going after unfair rental 'junk fees', like fees people are charged just to pay rent online or to receive sorted mail." The platform also cites the administration's commitment to "rooting bias out of the home appraisal process, which perpetuates the racial wealth gap by unjustly undervaluing millions of Black- and Latino-owned homes."

Referencing *All In: The Federal Strategic Plan to End and Prevent Homelessness*, the platform uplifts the administration's efforts to end homelessness: "Based on a 'housing first' principle, it's helping states and cities prioritize housing as the foundational step in delivering support, services, and jobs to rebuild lives."

The DNC platform reviews the highlights of the administration's housing plan, which "expands rental assistance to a half-million new households, including to low-income veterans and young people aging out of foster care," "calls for funding to help build or renovate 2 million homes nationwide" through expansion of LIHTC and a new Neighborhood Homes Tax Credit for homeowners, and proposes a \$10,000 mortgage-relief tax credit for first-time homebuyers and \$25,000 in downpayment assistance for first-generation homebuyers. The plans would also "crack down on corporate landlords who are gouging tenants, for example by capping the amount they can raise the rent each year" (see NLIHC's statement in response to this proposal [here](#)). The administration's housing plan also proposes a Housing Innovation Fund "to help state and local governments find new ways to increase supply, like by converting empty office or hotel space into apartments" and "encourages state and local efforts to take on barriers to building new housing."

The DNC platform also calls for "increasing the supply of an array of housing options like duplexes, triplexes, and townhomes that bridge the gap between single-family homes and large apartment buildings" and "reducing barriers to building housing and providing federal tax incentives for the development of housing for people of all incomes." The platform outlines a commitment to workforce housing, stating that "[w]orkforce housing must also be prioritized to ensure that our nation's teachers, nurses, firefighters, and other essential workers can afford to live in the communities they serve. We recognize that these workers are the backbone of our society, but they are left to struggle with housing costs that outpace their incomes, leaving them unable to live near their workplaces. Democrats will meet this challenge head-on by increasing funding for programs that support the creation and preservation of affordable housing options for essential workers, as well as collaborating with state and local governments to accelerate the development of workforce housing, ensuring that our communities remain accessible and affordable for all."

The term workforce housing, when used to refer to middle-income housing programs, does not acknowledge that low-income renters constitute a significant portion of the workforce (see

[Memo, 7/15](#)). While middle-income renters are facing an uptick in housing affordability challenges, it is the lowest-income renters who face the greatest housing cost-burdens: according to [NLIHC's Gap report](#), 74% of extremely low-income renters pay more than half of their limited incomes on rent, compared to just 3% of middle-income renters. New federal housing investments should be targeted towards the lowest-income renters, who face the greatest shortage of affordable homes and are at the most severe risk of housing instability and homelessness.

The fourth chapter of the RNC platform, “Bring Back the American Dream and Make it Affordable Again for Families, Young People, and Everyone,” commits to “reducing Housing, Education, and Healthcare costs, while lowering everyday expenses, and increasing opportunities.” The first pillar of this chapter, Housing Affordability, lists the RNC’s policy priorities: “To help new home buyers, Republicans will reduce mortgage rates by slashing inflation, open limited portions of Federal Lands to allow for new home construction, promote homeownership through Tax Incentives and support for first-time buyers, and cut unnecessary Regulations that raise housing costs.”

The eighth chapter of the RNC platform, “Bring Common Sense to Government and Renew the Pillars of American Civilization,” commits to “Take Care of Our Veterans.” The pillar includes a call to “end luxury housing and Taxpayer benefits for Illegal Immigrants and use those savings to shelter and treat homeless Veterans.”

This pillar presents a false tradeoff between ending veteran homelessness and assisting migrants. Decades of underinvestment in deeply affordable homes and supportive services – not immigration – are responsible for the shortage of affordable homes and rising rates of homelessness. The U.S. has the resources both to end veteran homelessness and welcome migrants with dignity. Furthermore, bipartisan efforts to end veteran homelessness with a Housing First approach have proven effective, [cutting veteran homelessness in half](#) over the past decade. To end veteran homelessness, candidates and policymakers must commit to an evidence-based approach that invests in housing and supportive services.

NLIHC sent identical, nonpartisan letters to the DNC and RNC leadership on June 13, calling on each party to make the housing needs of the lowest-income renters a central pillar of its 2024 party platform. 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. The nonpartisan letters can be found [here](#) and [here](#).

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

Register for Next Week's (7/29) *Our Homes, Our Votes* Webinar: Housing Providers and Voter Engagement

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, "Housing Providers and Voter Engagement," will take place on Monday, July 29, at 2:30 pm ET. Register for the webinar [here](#).

Affordable housing providers – including public housing agencies (PHAs) and HUD-subsidized providers – are in a strong position to register, educate, and mobilize their residents to vote. The upcoming webinar will feature creative strategies that housing providers and advocates are employing to promote civic engagement and get out the vote in their communities.

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

- 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/>

State and Local Innovation

Illinois Passes New Tenant Protections for Renters

Lawmakers in Illinois passed several significant new statewide tenant protections during the spring to increase housing affordability and stability for renters across the state. Expected to be signed into law soon by Governor J. B. Pritzker, the new pieces of legislation – "[House Bill 4206](#)," "[House Bill 4926](#)," "[House Bill 4768](#)," and "[Senate Bill 3652](#)" – support low-income and marginalized renters by limiting unnecessary rental fees, prohibiting retaliatory evictions, and informing survivors of domestic and sexual violence of their housing rights. With the passage of

the state's new renter protections, Illinois becomes one of five states – including [Georgia](#), [Maryland](#), [Minnesota](#), and [Rhode Island](#) – to have passed legislation this year addressing excessive rental fees in the private rental market, as well as one of three states – including [Minnesota](#) and [New Hampshire](#) – to have passed protections for victims of domestic and sexual violence in 2024.

Two of the recently passed bills place limitations on rental fees. Both “House Bill 4206” and “House Bill 4926” amend the state’s “Landlord and Tenant Act” to protect against unnecessary, redundant, or hidden fees. Also known as “junk fees,” these fees are charges paid in addition to rent, which often exacerbate the financial stress already experienced by the lowest-income renters. “House Bill 4206” permits tenants to make rental payments through paper checks or cash when electronic payment methods charge extra fees, while “House Bill 4926” prohibits landlords from charging prospective tenants an application screening fee if they provide a reusable tenant screening report. The report must adhere to certain requirements, including that it be (1) prepared within the last 30 days by a consumer credit reporting agency at the tenant's request and expense; (2) directly available to the landlord or through a reliable third-party website; and (3) free to access by the landlord.

Both pieces of legislation aim to reduce the hidden, nonrefundable costs that contribute to a tenant’s inability to afford rent. Provisions that allow tenants to reuse their tenant screening report can reduce financial burdens for prospective renters, as suggested by research from Zillow’s [Consumer Housing Trends Report](#) from 2022, which found that the typical renter submitted two applications during their housing search. According to the Consumer Financial Protection Bureau (CFPB), [tenant screening reports](#) cost between \$25 and \$35, meaning that the apartment search alone can quickly become financially burdensome for the lowest-income renters.

The state’s new protections targeting junk fees in the private rental market are part of a growing wave of actions taken at the federal, state, and local levels to crack down on excessive and arbitrary rental fees. As mentioned above, four other states have passed laws to address junk fees this year, cracking down on fees that arise in the form of excessive security deposit fees, court filing fees in eviction cases, pet fees, late fees for nonpayment of rent, and arbitrary fees charged in the form of “convenience” fees. Meanwhile, since the start of the COVID-19 pandemic, NLIHC has tracked a total of 14 states and 8 localities that have enacted laws addressing rental fees in its [State and Local Tenant Protections Database](#). While there are currently no federal protections to safeguard against excessive rental fees, the Biden-Harris administration released a [fact sheet](#) on actionable steps to target junk fees, including increasing transparency in rental listings. The fact sheet showcases the significant efforts made at all levels of government to increase housing affordability for tenants and protect renter households, who often pay [hundreds of dollars](#) in fees per month on top of their base rent.

These bills come at a crucial time for renters in the state, as Illinois faces continuing challenges providing quality, affordable, and available housing for extremely low-income renters. Research from NLIHC’s [The Gap: A Shortage of Affordable Homes](#) report finds that only 36 out of every 100 rental units are affordable to individuals whose income is at or below 30% of the area median income (AMI). In Chicago, the wage needed to afford the Fair Market Rent for a two-

bedroom apartment is \$33, about two times Chicago's minimum wage of \$16.20 for most employers.

Meanwhile, according to NLIHC's [*Out of Reach: The High Cost of Housing*](#) report, of the more than 1.6 million renter households in Illinois, over 450,000 are extremely low-income (28% of renter households). The report shows that full-time workers must work 82 hours per week at minimum wage to afford a two-bedroom rental home without allocating more than 30% of their income to rent. As more than 70% of extremely low-income renter households must spend over half of their income to afford housing and utility costs, legislation limiting additional financial precarity is imperative for preventing eviction and avoiding homelessness. Such circumstances have had disparate impacts for renter households of color in the state. In 2021, [63% of Black renters in the state were considered to be cost-burdened](#), or paying more than 30% of their income towards rent, while 51% of white renters were considered to be cost burdened. In localities such as Macon County, McHenry County, and St. Clair County, the difference is far more pronounced.

In addition to limiting excessive fees, the newly enacted tenant protections include a law that establishes protections against retaliatory eviction. Referred to as the "Landlord Retaliation Act," "House Bill 4768" prohibits landlords from taking retaliatory action against a tenant for reporting complaints and code violations to government agencies, media, or to the landlord. The act adds to existing legislation enforcing quality housing standards, such as the "[Residential Tenants' Right to Repair Act](#)," which stipulates that a landlord has 14 days to fix a necessary repair if it costs less than \$500 or half the rent, whichever is lower.

Under the new law, tenants may also organize a tenant's union and testify in any court concerning the health and safety of the rental property. Landlords cannot increase rent, decrease services, terminate a lease, or bring a lawsuit against tenants for pursuing any of these actions. If a landlord violates this act, tenants are entitled to legal action, including terminating the lease and receiving back their security deposit, returning to the property if the landlord has dispossessed them, or obtaining up to two months' rent or twice the damages sustained by the tenant, whichever is greater, along with legal fees.

[Retaliatory evictions are particularly harmful to survivors of domestic or sexual violence](#). The passage of "[Senate Bill 3652](#)" helps ensure victims are informed of their rights to stable and safe housing by requiring the Illinois Department of Human Rights to create a summary for survivors informing them of existing state law that protects access to housing. Landlords must include this summary on the first page of the lease. In 2024, Minnesota and New Hampshire passed similar protections for survivors of domestic violence. In Minnesota, "[Senate Bill 3492](#)" allows tenants to break their lease early if they are a survivor of domestic violence, while New Hampshire law (passed through "[House Bill 261](#)") also allows tenants to break their lease agreement under similar circumstances, though state law also allows tenants who have faced a disabling illness to terminate their lease as well, so long as the tenant gives 30-days' notice.

[Domestic violence is also linked to homelessness](#). Victims are often unable to access financial resources, and sometimes their financial credibility has been destroyed as a result of their abuse. Limitations on the availability of safe and confidential housing, and the tendency for landlords to discriminate against survivors, compounds these barriers. These health and economic obstacles

particularly affect Black and Indigenous women, making it difficult for them to secure permanent housing and putting them at greater risk of instability.

Sponsored by many members of the Illinois General Assembly, the new protections were advocated for by organizations such as the Chicago Coalition for the Homeless, the Illinois Coalition Against Domestic Violence, and [Housing Action Illinois](#), a coalition of over 180 member organizations championing equitable, quality, and affordable housing and an NLIHC state partner.

Speaking about the passage of the new protections in Illinois, Housing Action Illinois Policy Director Bob Palmer remarked that the “several bills expanding tenant protections passed during the recently completed legislative session demonstrate that Governor Pritzker and the majority of members of our General Assembly understand that having access to affordable, decent, and stable housing promotes the well-being of people and communities in Illinois.”

Learn more about the new renter protections by reading Housing Action Illinois’s legislative wrap-up document [here](#).

Opportunity Starts at Home

Recent Reporting Emphasizes Connections between Extreme Heat and Housing Crisis

A recent article in the New York Times highlights the connections between the national lack of affordable housing and increased exposure to unsafe, record-breaking temperatures for many Americans. The article, “The Heat Crisis Is a Housing Crisis,” shows how a lack of access to indoor cooling measures is one of the primary causes contributing to deaths related to heat, which is associated with the highest rate of fatalities of all extreme weather events. While some cities require that landlords provide tenants with air-conditioning, most housing codes require only that landlords provide heat. Along with tenant protections that require landlords to provide cooling devices, measures should be passed to improve building energy efficiency so that use of air conditioning does not result in unaffordable energy bills. Increased federal funding for affordable housing programs is also essential, as high housing costs make it harder for low-income households to afford other basic needs, including utility costs. Learn more about the connections between the environment and affordable housing by reading an Opportunity Starts at Home fact sheet [here](#).

Research

Climate Change Projected to Drastically Increase Number of Public Housing Buildings At Risk of Recurrent Disruptive Flooding in Coming Decades

A new report from the Union of Concerned Scientists (UCS), “[Looming Deadlines for Coastal](#)

[Resilience](#),” demonstrates the immediate and long-term risks of high-tide flooding to critical infrastructure in U.S. coastal communities, which are home to nearly 90 million people. As global sea levels continue to rise due to climate change, recurrent high-tide flooding has become more common in these communities, threatening essential structures such as hospitals, fire stations, schools, energy and water treatment facilities, and affordable housing. The report finds that “disruptive flooding” – defined as flooding that occurs in the same location at least two days per year – impacts public housing more than any other critical infrastructure category and projects that the number of public housing buildings at risk of disruptive flooding will increase by 922% between 2020 and 2100.

The authors first classified the roughly 150,000 critical infrastructure assets observed in coastal communities into six categories: public housing buildings and affordable housing units (43%), educational institutions (22%), public safety and health facilities (13%), industrial contamination sites (8%), energy facilities (8%), and government facilities (6%). Public housing buildings were identified using HUD’s Public Housing Buildings database and federally assisted affordable housing units were identified using the [National Housing Preservation Database](#), which is jointly managed by NLIHC and the Public and Affordable Housing Research Corporation (PAHRC). Non-federally assisted affordable units were not included in the analysis. Using data from the National Oceanic and Atmospheric Administration (NOAA), the authors estimated the impact of disruptive flooding on critical infrastructure assets based on three scenarios of global sea level rise between 2020 and 2100: a *low scenario* resulting in a rise of 1.6 feet; a *medium scenario* resulting in a rise of 3.2 feet; and a *high scenario* resulting in a rise of 6.5 feet. They then estimated the number of critical infrastructure assets impacted by actual disruptive flooding conditions in 2020 and projected flooding conditions in 2030, 2050, and 2100. Below, we highlight findings from the projected impact of the medium scenario.

The analysis showed that in 2020, public housing accounted for 23% (208) of the 904 total critical coastline assets impacted by disruptive flooding. Among the affected public housing buildings, 60% experienced disruptive flooding at least 26 times that year. The authors project that by 2030, the number of public housing buildings at risk of disruptive flooding will increase by 37% to 285 buildings. By 2050, an estimated 507 public housing buildings will be exposed to disruptive flooding – more than double the number of buildings affected in 2020 – with more than half of impacted public housing buildings experiencing flooding at least 26 time per year. By 2100, the authors project that as many as 2,125 public housing buildings could be at risk of disruptive flooding, an increase of 922% from the number at risk in 2020.

The authors also find that the risks and impacts of climate-driven high-tide flooding are most acute for communities defined as “disadvantaged” by the White House Council on Environmental Quality’s Climate and Economic Justice Screening Tool (CEJST), which considers the burdens communities face related to housing, health, energy costs, and pollution. Disadvantaged communities account for 35% of all coastal communities but are home to more than half of critical assets at risk of current and future disruptive flooding. More than 70% of public housing buildings at risk by 2050 are located in disadvantaged communities. However, the authors emphasize that the CEJST does not consider race and may therefore underrepresent the impact of historical and ongoing systemic racism on the burdens faced by communities. In a separate analysis, the authors found that people identifying as Black/African American,

Hispanic/Latino, or Native American comprise a greater share of residents in these disadvantaged communities than in the overall U.S. population.

The authors conclude by describing how disruptive flooding can result not only in damage to but also loss of public and affordable housing. Repeated flooding can cause structural deficiencies and health hazards like mold that can harm residents' well-being. Severely damaged buildings may be condemned or demolished, further exacerbating an already acute affordable housing crisis in the United States. The authors cite the existing national shortage of 7.3 million affordable and available rental housing units identified in NLIHC's [2023 Gap report](#) and call on all levels of government to invest in the protection, renovation, and construction of climate-resilient and energy-efficient affordable housing. Furthermore, they highlight the importance of reforming disaster resiliency and recovery policies, noting that existing programs are insufficiently funded, often geared more toward homeowners than renters, and more reactive rather than proactive. For example, the authors recommend that policymakers consider implementing renter protections that limit evictions during and after disasters, as well as developing preemptive and residents-informed plans for the resettlement of communities in areas at greatest risk of disruptive flooding.

Read the full report at: <https://bit.ly/4bAJm1N>

From the Field

Maui Housing Advocates Release Report on Community Impact of FEMA's Direct Lease Program

A new report by [Maui Housing Hui](#) – a coalition of community members on Maui advocating for fair housing – examines how FEMA's Direct Lease Program (DLP) has directly and indirectly impacted the community following the devastating wildfires of August 2023. The report, "[FEMA Direct Lease Program Community Impact Report](#)," uses qualitative, firsthand accounts to reveal the impact of the DLP on the Maui housing market and especially the disadvantages of the program for renters.

The 2023 [wildfires](#) on Maui exacerbated the island's ongoing housing crisis, leaving thousands of community members without homes. In order to address the urgent need for stable housing solutions for wildfire victims, FEMA launched the [Direct Lease Program](#) (DLP). The DLP leases existing, ready-to occupy residential properties for use as temporary housing for families displaced by the wildfires. While the program aims to assist wildfire survivors, the report details how the DLP has also generated indirect negative impacts for some community members. A primary concern among advocates has been the above-market rate rents FEMA has authorized as payment for participating property owners. This dynamic can lead to rent increases across the island and incentivize property owners to evict current tenants in order to receive elevated rents (see January 8 [Memo](#)).

Maui Housing Hui recruited 141 homeowners and renters to document their experiences receiving DLP support using a brief, five-question survey. Of the respondents, 60% indicated

they were a renter who had been impacted by the DLP, and 28% indicated they were a homeowner who had been interested in, applied to, or participated in the DLP. In their analysis, Maui Housing Hui associated certain themes in order to code open-ended responses to analyze different patterns among self-reported experiences. Themes that were identified through the organization's research included landlord attempts to evict or vacate tenants in order to participate in the DLP, nonrenewal of the leases for long-term tenants in order to capture FEMA rates, an increase in rental market prices, ineffective placement of tenants, and the pushing of Maui residents off the island or into homelessness. The report ultimately revealed several negative impacts that were correlated with introduction of the DLP:

1. Rental costs across the island have increased as a result of the program's implementation. As landlords seek higher rents through FEMA's payment standards, housing has become less affordable for those not participating in the DLP.
2. Many landlords have evicted long-term tenants in order to lease their properties at a higher rate under the DLP standards. Meanwhile, tenant rights have been ignored, leading to possible legal violations on behalf of landlords.
3. The criteria determining eligible living placements have forced some residents into unsuitable living conditions or communities far from their support networks.

Based on these findings, Maui Housing Hui recommends several strategies for implementing better disaster recovery programs:

1. Tenant rights need to be expanded and protected in order to prevent exploitative rental tactics and defend vulnerable tenants against corrupt landlord practices.
2. Disaster recovery programs should have greater flexibility and efficiency to (1) support timely placement processes for eligible households; (2) minimize displacement from communities and support systems; and (3) ensure that the needs of affected residents are accommodated.

"Data is one powerful way to amplify community voices," said Jade Moreno, principle researcher of the Maui Housing Hui. "Using a qualitative research design that preserves authenticity, produces timely results, and empowers the people of Maui has guided the process. It is social science used as a tool for advocacy and we've made this tool available to grassroots organizations and government officials alike. This survey provides an opportunity for informed decision making at the nexus of housing and disaster relief."

Maui Housing Hui's report draws new attention to the need for expanded tenant protections, especially in the face of disaster recovery efforts. By documenting the challenges posed by the DLP and adopting the improvements recommended by Maui Housing Hui, future disaster recovery programs may provide increased resilience and housing stability in affected communities. NLIHC's Disaster Housing Recovery Coalition (DHRC) works to ensure that federal disaster recovery efforts reach all impacted households, especially the most at-risk populations who are often hit hardest by disaster and have the fewest resources to recover afterwards. Learn more about the DHRC [here](#).

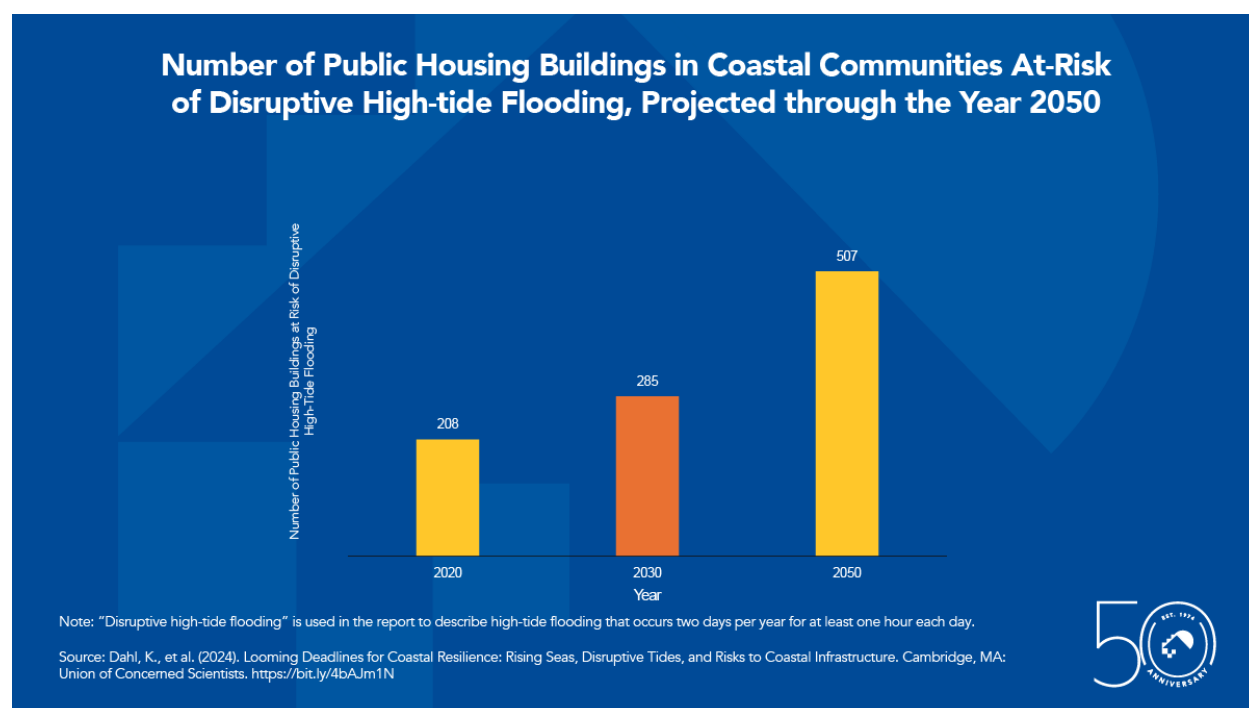
In order to expand and strengthen tenant protections at the local, state, and federal levels, NLIHC recently launched the "[National Tenants Bill of Rights](#)," a comprehensive policy agenda that

affirms the government’s duty to provide all renters with basic protections from abusive and predatory landlords. These protections will mitigate the power imbalance between tenant and landlord that fuels racial inequity and puts our nation’s 114 million renters at greater risk of housing stability, harassment, eviction and homelessness.

Read the full Maui Housing Hui report [here](#).

Fact of the Week

Number of Coastal Public Housing Buildings At Risk of Biannual High-Tide Flooding Projected to Increase by 144% by 2050.



Note: “Disruptive high-tide flooding” is used in the report to describe flooding that occurs two days per year for at least one hour each day.

Source: Dahl, K., et al. (2024). *Looming Deadlines for Coastal Resilience: Rising Seas, Disruptive Tides, and Risks to Coastal Infrastructure*. Cambridge, MA: Union of Concerned Scientists. <https://bit.ly/4bAJm1N>

NLIHC Careers

NLIHC Seeks Fund Development Director

NLIHC seeks a fund development director to work closely with the NLIHC vice president of external affairs to support NLIHC's development and fundraising endeavors. The fund development director will develop and execute multi-year fundraising plans to include major gifts, annual appeal, planned giving, event sponsorship, and campaigns. The fund development director will supervise two staff (fund development coordinators) and will report to the vice president of external affairs.

Responsibilities/Duties:

- Lead organizational fundraising strategy and implementation plan to grow current annual fundraising.
- Expand NLIHC planned giving initiatives.
- Manage NLIHC's donors and prospects base, developing and implementing tailored cultivation, solicitation and stewardship plans.
- Manage major donor engagement – to include effective solicitations and other fundraising activities.
- Manage research and apply to foundations for grant awards for various programs as needed; manage all aspects of post-award grants including reporting requirements.
- Evaluate progress toward organizational goals/budgets and provide regular reporting to NLIHC CEO and vice president of external affairs.
- Manage systems, processes, and tools to maximize fundraising capacity including overseeing donor management database.
- Work closely across NLIHC's external affairs and other teams to ensure brand representation in all communication outreach and efforts.
- Lead and collaborate with staff on the management and planning of fundraising events and donor receptions.
- Work with communications team to develop print, digital, and social media marketing collateral related to fundraising.
- Plan and manage e-communications, to deliver NLIHC updates across donor base.
- Plan and lead fundraising special events and drives.
- Manage and maintain gift recognition policies.
- Work closely with NLIHC's finance team to manage financial reporting and tracking of donor contributions.
- Manage development and execution of reports and proposals – oversee writing and archiving of all proposals with a long-term relationship-management approach.
- Oversee monitoring of all donor information and use of Salesforce for donor contact management.
- Monitor and report regularly on the progress of the development program, including NLIHC board reports
- Work closely with the fund development committee of NLIHC's board of directors on planning for annual fundraiser.
- Lead planning and implementation of securing event sponsorships.
- Other duties as assigned.

Qualifications

This is a full-time position, and candidates must be physically located in the metropolitan Washington, DC area. Applicants must have a bachelor's degree. Applicants must have a strong commitment to social justice and NLIHC's mission. This position would be ideal for someone with eight or more years of directly relevant fund development experience, and five or more years of management experience. Proficiency with Salesforce is required. Proficiency in grant writing is required.

The salary range for this position is contingent upon experience and is from \$92,000 - \$138,000. This position requires physical time in the office and the candidate must be located in the metropolitan Washington, DC area or be able to commute to our office located in DC for a hybrid work schedule.

A person will be most successful in this role if you have knowledge and experience in all aspects of philanthropy, giving trends, benchmarks, and best practices; research; fundraising techniques and strategies; data analytics; and development operations such as gift processing, prospect and donor research, and fundraising reporting.

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

Interested candidates should submit a resume, cover letter with salary requirement, and one writing sample to Jen Butler, NLIHC VP of External Affairs, via email at jbutler@nlihc.org.

NLIHC Seeks Graphic Communications Coordinator

NLIHC seeks a graphic communications coordinator to work closely with the NLIHC director of communications to support NLIHC's externally facing efforts and products. The graphic communications coordinator will support the communications team with visual storytelling, graphic design, content creation, web management, social media, marketing, and overall delivery of NLIHC communications assets.

Responsibilities/Duties:

- Provide support for the external affairs team's overall workflow pacing, production, project management, and delivering on deadline in a responsive, fast paced environment – to include graphic design, web management, publications, cross-team communications requests, advocacy resources, social media, digital, e-communication, and multimedia.
- Track metrics to measure effectiveness of graphic communications services and marketing strategies.
- Support the daily management and maintenance of each NLIHC digital platform and its content.
- Build and/or manage new CMS platforms, as needed.
- Prepares layouts, designs, and formats for use in publication and overall, externally facing materials – to include graphs, maps, charts, brochures, signage, reports, logos, social media images, digital assets, and marketing collateral.

- Coordinates all administrative aspects of production, including checking and approving color, copy, text format separations, and scaling images for final production.
- Support NLIHC's existing social media, digital, and publication strategies with innovative multimedia content creation and visual storytelling.
- Support on-site graphic communications services requests before and during each NLIHC event, as needed, to support brand representation and overall experience.
- Lead and/or provide support for design/web/production processes to ensure consistency and efficiency.
- Lead and/or provide support for the organization of NLIHC design assets and published materials.
- Support NLIHC publication process of design, production, translation/accessibility services, and order fulfillment.
- Other duties as assigned.

Qualifications

This is a full-time position, and candidates must be physically located in the metropolitan Washington, DC area. Applicants must have a bachelor's degree. Applicants must have a strong commitment to social justice and NLIHC's mission. This position would be ideal for someone with a minimum of five or more years of directly relevant graphic communications experience. Proficiency in graphic design software/applications and content management systems is required. Experience with Salesforce is preferred.

The salary range for this position is contingent upon experience and is from \$67,000 - \$78,000. This position requires physical time in the office and the candidate must be located in the metropolitan Washington, DC area or be able to commute to our office located in DC for a hybrid work schedule.

A person will be most successful in this role if you have strong graphic design abilities, interpersonal skills, writing, and organizational skills, as well as a keen attention to detail.

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

Interested candidates should submit a resume, cover letter with salary requirement, and one writing sample to Jen Butler, NLIHC VP of External Affairs, via email at jbutler@nlihc.org.

NLIHC Seeks Graphic Communications Manager

NLIHC seeks a graphic communications manager to work closely with the NLIHC director of communications to ensure effective and efficient NLIHC graphic communications project management. The graphic communications manager will support the external affairs team by developing and implementing graphic communications services strategies to support externally facing goals and objectives and with overall delivery of NLIHC communications assets.

Responsibilities/Duties:

- Develop and implement graphic communications services strategies to support NLIHC's externally facing goals and objectives – ensuring that NLIHC is up-to-date on current design and marketing trends.
- Lead project management of all NLIHC graphic communications services needs – pacing the workflow, production, and delivering on deadline in a responsive, fast paced environment – to include graphic design, web management, publications, cross-team communications requests, advocacy resources, social media, digital, e-communication, and multimedia.
- Manage metrics to track effectiveness of creative services and marketing strategies.
- Oversee the management and maintenance of each NLIHC digital platform and its content.
- Manage creation of new CMS platforms, as needed.
- Establish and implement design guide and production process to ensure consistency and efficiency.
- Manage layouts, designs, and formats for use in publication and overall externally facing materials – to include graphs, maps, charts, brochures, signage, reports, logos, social media images, digital assets, and marketing collateral.
- Manage all administrative aspects of production, including checking and approving color, copy, text format separations, and scaling images for final production.
- Support NLIHC's existing social media, digital, and publication strategies with innovative multimedia content creation and visual storytelling.
- Manage the organization of NLIHC design assets and published materials.
- Manage NLIHC publication process of design, production, translation/accessibility services, and order fulfillment.
- Manage on-site graphic communications services requests before and during each NLIHC event, as needed, to support brand representation and overall experience.
- Oversee the overall graphic communications services production process to ensure quality control.
- Other duties as assigned.

Qualifications

This is a full-time position and candidates must be physically located in the metropolitan Washington, DC area. Applicants must have a bachelor's degree. Applicants must have a strong commitment to social justice and NLIHC's mission. This position would be ideal for someone with a minimum of seven or more years of directly relevant graphic communications experience, and three or more years of management experience. Proficiency in graphic design applications and content management systems is required. Experience with Salesforce is preferred.

The salary range for this position is contingent upon experience and is from \$92,000 - \$115,000. This position requires physical time in the office and the candidate must be located in the metropolitan Washington, DC area or be able to commute to our office located in DC for a hybrid work schedule.

A person will be most successful in this role if you have exceptional graphic design skills, interpersonal skills, writing, and organizational skills, as well as a keen attention to detail.

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

Interested candidates should submit a resume, cover letter with salary requirement, and one writing sample to Jen Butler, NLIHC VP of External Affairs, via email at jbutler@nlihc.org.

NLIHC in the News

NLIHC in the News for the Week of July 14

The following are some of the news stories to which NLIHC contributed during the week of July 14:

“Evictions rising across Southwest, dropping in Northeast” *The Hill*, July 16, at:

<https://tinyurl.com/4r8kda7f>

“Biden to Call for 5% Cap on Annual Rent Increases” *WPVI-TV* (Philadelphia), July 16, at:

<https://tinyurl.com/2bsrbc44>

“Colorado is steering affordable housing money to the middle class – and away from the working poor” *The Colorado Sun*, July 18, at: <https://tinyurl.com/mt3b6swe>

NLIHC News

NLIHC Welcomes New Members in Second Quarter of 2024

Welcome to the following individuals and organizations who joined NLIHC as members during the second quarter of 2024! NLIHC members support strategic advocacy for our policy priorities and build connections across our nationwide network. Benefits of membership include invitations to quarterly members-only Policy Advisory Committee [meetings](#), discounts on print publications, discounted tickets to our annual Policy Forum, and more!

To become an NLIHC member, visit nlihc.org/membership. Contact outreach@nlihc.org for more information.

New Organizational Members

- African Communities Together, Inc.
- Bread of Life Community Development Corporation of Louisiana
- City of Santa Ana
- Educare DC
- Fairfield Township Trustee's Office
- Indiana Affordable Housing Council, Inc.
- Memphis Public Interest Law Center
- Merced Housing Texas

- Open Table Nashville
- Quad Cities Tenant Alliance
- Red Hook Local Leaders
- Southern Economic Advancement Project
- Sisters, Servants of the Immaculate Heart of Mary
- Union of Concerned Scientists
- University Health Behavioral Health
- VOCAL-KY
- Washington Lawyers Committee for Civil Rights and Urban Affairs

New Individual Members

- Alia MacStay
- Anastasia Gustafson
- Ashley McGinty
- B. Malaika Rumala
- Betty Groenewold
- BJ Douglass
- Bram Kools
- Brian Douglas
- Calder Cannon
- Caletta Harris
- Calvin Jordan
- Cassie Shugart
- Cheryl Watson
- Christopher Colwell
- Chuck Flacks
- CJ Flynn
- Constance Garcia-Barrio
- Craig Schaar
- Daniela Buchanan
- Debra Wardlow
- Denise Saleem
- Eileen Knott
- Emily Huff
- Francine Nelson
- Graciela Torres
- Greg Jarrell
- Gwen Nordgren
- Heidi Barrientes
- Ida Lockett
- James Landers
- Janice Hardy
- Jason Seabron
- Jorge Munguia
- Jose Gonzalez
- Kamilla Flowers
- Kamryn Reynolds

- Lisa Scarlett
- Michelle Thurston
- Mollie Witt
- Nancy Peden
- Nicole Deacon
- Nikki Villemonte
- Parfine Mudacumura
- Patrick Ward
- Paulino Nhalo
- Rachel Monnahan
- Raquel Kooper
- Ruhani Sansoya
- Sakinah Abdulbari
- Sandra Calderon-Huezo
- Shineah Peters
- Takoda Wilson
- Theresa El-Amin
- Theresa Martinosky
- Tina Hammond
- Tony Vasconcelles
- Travis Noddings
- Tyler Barnett
- Varda Brahms
- Wendy Gaynor
- Wendy Wright

Where to Find Us – July 22

- [Power in Planning: Your Roadmap to Successful National Voter Education Week Celebrations](#) – Virtual, July 24 (Courtney Cooperman)
- North Carolina Balance of State Continuum of Care (NC BoS CoC) Lived Expertise Advisory Council (LEAC) – Virtual, August 1 (Billy Cerullo)
- Alaska Housing Summit – Anchorage, AK, August 28-29 (Chantelle Wilkinson)
- [THN 2024 Texas Conference on Ending Homelessness](#) – Houston, TX, September 11 (Tia Turner)
- Metro Housing Boston, “A Celebration of Section 8” – Virtual, October 8 (Sarah Saadian)
- Rainbow 16th Annual Awards Banquet – Scottsdale, AZ, October 17 (Diane Yentel)
- Neighborhood Preservation Coalition of New York annual conference – Poughkeepsie, NY, October 22 (Lindsay Duvall)

[NLIHC Staff](#)

Sarah Abdelhadi, Senior Research Analyst
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
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
Khara Norris, Vice President of Operations and Finance, x242
Carsyn Parmelee, Field Intern
Noah Patton, Manager, Disaster Recovery, x227
Mackenzie Pish, Research Analyst
Benja Reilly, Development Coordinator, 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
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