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Budget and Appropriations

Senate Appropriations Committee Releases and Passes FY25 Budget Proposing 10% Increase to THUD Funding

The U.S. Senate Committee on Appropriations released, reviewed, and passed out of committee by a 28-1 vote a fiscal year (FY) 2025 [spending bill](#) that would provide \$78.2 billion for HUD's vital affordable housing, homelessness, and community development programs in FY25 – a more than 10% increase from the previous fiscal year. Based on current projects, the proposal should provide sufficient funding to renew all existing Tenant-Based Rental Assistance (TBRA) contracts and provide increases or level funding for NLIHC's policy priorities. For full details, see NLIHC's [full analysis](#) and [updated budget chart](#).

While appropriators are operating under the confines of the *Fiscal Responsibility Act of 2023* (FRA), which allows for an only 1% increase in federal spending in FY24 and FY25, Senate Appropriations Chair Patty Murray (D-WA) and Vice Chair Susan Collins (R-ME) reached a bipartisan agreement to boost spending above the restrictive FRA cap. Under the agreement, nondefense spending would receive an additional \$13.5 billion in emergency funding beyond the FRA-allowed levels.

Thanks to the funding boost and the hard work of advocates across the country and our champions in Congress – including Chair Murray and Vice Chair Collins, THUD Subcommittee Chair Brian Schatz (D-HI) and Subcommittee Ranking Member Cindy Hyde-Smith (R-MS), and their staffs – the Senate THUD bill provides vital funding increases for key HUD programs, particularly those responsible for getting or keeping people with the lowest incomes housed.

“The one percent increase in funding that the FRA provides for nondefense and defense alike in FY25 is simply inadequate,” said Chair Murray in a floor speech. “I have warned that if we don't work to address the inadequate funding levels, we're not simply looking at ‘treading water’. We're looking at cuts to services people count on each and every day, and jeopardizing investments that keep our country strong – everything from [food assistance] and housing assistance to our investments in lifesaving medical research, and so much more.”

“I'm especially pleased [the bipartisan bills] deliver crucial new investments to help address the housing crisis, build more affordable housing, and keep families in their homes,” the Chairwoman noted in her opening remarks. Vice Chair Collins agreed, stating in her remarks the bill “maintains existing rental assistance for more than 4.5 million households, and continues to make meaningful investments aimed at tackling the problem of homelessness, especially for our nation's veterans and youth.”

“This bill makes important investments to...address the housing crisis affecting so many people across the country,” said Subcommittee Chair Schatz. “The funding in this bill will help make homes more affordable, [and] reduce homelessness...importantly, this bill also makes record investments in Native housing, which will help Native people in Indian Country, Hawai'i, and Alaska buy and keep their homes.” Chair Schatz also called on his colleagues to pass a disaster funding bill, which would provide much needed assistance to disaster survivors and communities rebuilding in the wake of disasters.

“This bill ensures seniors, the disabled, and working families who are currently receiving [rental assistance] are not put at risk of homelessness,” said Subcommittee Ranking Member Hyde-Smith. “Additional investments are made to help put an end to veteran and youth homelessness, as well as to develop more permanent supportive housing.”

With the spending bill approved by the full Senate Appropriations Committee, the legislation will need to be considered by the full Senate. Despite this progress, lawmakers do not anticipate finalizing an FY25 spending bill before the current fiscal year ends on October 1; instead, it is widely expected that Congress will pass a short-term continuing resolution (CR) to maintain current levels of funding, at least until after the November elections.

The differences between the Senate and House proposals foreshadow what will likely be a lengthy and contentious appropriations fight. 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. These decisions will disproportionately impact Black and brown people, people with disabilities, and members of the LGBTQ community, who are more likely to experience housing instability, homelessness, and incarceration.

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!
- **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](#).
- **Using NLIHC's advocacy toolkit** for talking points, sample social media messages, and more!

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

Homelessness and Housing First

NLIHC Releases Statement on Governor Newsom's Executive Order Urging Encampment Sweeps

NLIHC released a [statement](#) on July 26 strongly condemning California Governor Gavin Newsom's executive order last week urging local communities to sweep homeless encampments without providing immediate, safe housing alternatives. Governor Newsom's announcement followed the U.S. Supreme Court's decision in *City of Grants Pass, Oregon v. Johnson* to allow jurisdictions to arrest and ticket unhoused people for sleeping outside, even when adequate shelter or housing is not available.

“Governor Newsom's pursuit of political expediency will harm unhoused people and worsen homelessness in communities throughout California,” said NLIHC President and CEO **Diane Yentel**. “He is flouting decades of evidence on effective solutions and urging communities to merely move unhoused people out of public view rather than work to solve their homelessness. Urging communities to use an ineffective, harmful, wasteful tactic to relieve political pressure on himself isn't leadership. It's cowardice.”

“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,” said Ms. Yentel. “These actions will disproportionately harm Black, Indigenous, and other people of color, who, through decades of historic and ongoing systemic racism, suffer from unsheltered homelessness at much higher rates. 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 primary causes of homelessness are the inability to afford housing and the severe shortage of affordable homes. **In California, for every 10 of the lowest-income households, there are just two apartments that are affordable and available to them.** 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 access to stable, affordable, accessible 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.

Apply to Join Corporation for Supportive Housing’s Zero Returns to Homelessness Cohort!

The Corporation for Supportive Housing (CSH) and its partners at the Council of State Governments (CSG) Justice Center have begun accepting applications for the next [Zero Returns to Homelessness Cohort](#). Applications are due by 9 pm ET on August 12.

Zero Returns to Homelessness is a multi-agency effort designed to support states and communities as they work to prevent and end homelessness for people returning from incarceration. The Zero Returns to Homelessness Cohort will provide up to six state teams with extensive and free technical assistance support focused on solidifying long-term reentry housing plans, leveraging community leaders and resources, collaboration across state and local systems, and achieving a real, concrete expansion in the amount of housing available to people in reentry.

CSH and CSG are looking for applicants with established or emerging system-level partnerships across the criminal justice, housing, homeless, and behavioral health systems to join a national

cohort of state teams. Interested applicants must submit their applications no later than 9 pm ET on Monday, August 12.

Learn more and apply to join [here](#). Questions can be directed to Kanani Medeiros, associate director for justice systems transformation at the Corporation for Supportive Housing, at steven.medeiros@csh.org.

Disaster Housing Recovery

HUD Releases Interim Final Rule for RUSH Program

HUD released on July 19 an [Interim Final Rule](#) (IFR) in the *Federal Register* regarding its Rapid Unsheltered Survivor Housing (RUSH) program. The rule covers many aspects of the program, addressing the formula for determining the amount of funding allocations, where jurisdictions can receive funds, eligible uses of funds, and transparency requirements. Comments on the rule will be accepted through September 16, 2024. The NLIHC-led Disaster Housing Recovery Coalition (DHRC) will submit comments on the IFR.

Established in 2022, RUSH provides funds to help communities offer outreach, emergency shelter, rapid re-housing, and other assistance to people experiencing or at risk of homelessness who are in a disaster-affected area but who cannot access all services provided by FEMA programs. The program was created following years of advocacy by the DHRC, which includes the National Housing Law Project and over 900 other local, state, and national advocacy organizations.

RUSH was first deployed in the fall of 2022 to support the response to Hurricane Ian, which decimated the southwest coast of Florida. However, at this time, funding has only just begun to reach impacted communities, and many of those individuals with the fewest resources who were most impacted by the hurricane continue to experience severe housing instability and homelessness.

NLIHC and the National Housing Law Project (NHLP) released a report last year exploring the initial implementation of the RUSH program. The report, [Plugging the Gaps: Recommendations for HUD's RUSH Program](#), found that while RUSH offers vital support to disaster-impacted communities, initial implementation of the program in Florida was hampered by challenges that must be remedied before future deployment.

Read the IFR [here](#).

DHRC Submits Comment to FEMA on Interim Final Rule on IA Program

The NLIHC-led Disaster Housing Recovery Coalition (DHRC) submitted a comment on July 22 in response to an Interim Final Rule (IFR) issued by FEMA in the *Federal Register* on January 22 amending multiple aspects of its Individual Assistance (IA) program. The IFR includes

significant modifications to expand the amount of assistance available to disaster survivors and to address long-standing barriers that have prevented millions of disaster survivors from receiving the assistance they were owed. The changes created two new assistance programs, removed several administrative barriers that prevent low-income households from accessing federal disaster assistance, and increased eligible uses of assistance.

The DHRC is a group of more than 900 national, state, and local organizations, including many working directly with disaster-impacted communities and with firsthand experience recovering after disasters. The DHRC works to ensure that federal disaster recovery efforts reach the lowest-income and most marginalized survivors.

The comments, which included input from DHRC members, included a wide range of issues and requests, ranging from an expansion of eligible accessibility-related costs, implementing a previously successful program for providing rental assistance to disaster survivors, increasing assistance to individuals experiencing homelessness at the time of a disaster, and increasing access to FEMA data for researchers and academic institutions. The comments also requested that FEMA remedy several issues already identified in implementation of the rule changes during Hurricane Beryl and disaster declarations in Florida and Texas. These include ensuring that purchasing food was an eligible use of Serious Needs Assistance and that emergency assistance be made available prior to inspections of disaster damaged homes.

“The DHRC supports FEMA’s initial efforts to increase equity within its IA programs,” reads the DHRC’s comment. “However, there are additional opportunities to advance greater levels of equity within FEMA programs, which have historically provided households with lower incomes with less assistance than higher-income households. Further reforms would allow greater accessibility of federal assistance in the aftermath of disasters overall. FEMA must ensure that the lowest-income and most marginalized survivors – who are disproportionately people of color and other underserved groups – are not prevented from accessing the assistance they need to recover after disasters. While the recent history of the agency is rife with examples of how FEMA ignores and overlooks the needs of such disaster survivors, we are hopeful that the agency can move beyond these failures and ensure that all disaster survivors are able to fully recover. The recent IFR bolsters this hope.”

Read more about FEMA’s Interim Final Rule [here](#).

Read the DHRC comment [here](#).

Disaster Housing Recovery Update – July 29, 2024

Congressional and National Updates

HUD and FEMA published a joint [report](#) on their Pre-Disaster Housing Planning Initiative. The report is the result of an effort by the agencies to convene stakeholders from multiple states over the last year and a half to draft unique plans for responding to housing needs after disasters.

Representative Troi Carter (D-LA) introduced “[H.R. 9036](#),” which would amend the *Small Business Act* to provide for cancellation or repayment for Small Business Administration disaster loans, in the U.S. House of Representatives. Meanwhile, Representatives Greg Stanton (D-AZ) and Lori Chavez-DeRemer (R-OR) introduced “[H.R. 9092](#),” which would amend the *Stafford Act* to cover responses to extreme heat events, in the House.

Representatives from Iowa introduced “[H.R. 9081](#)” in the U.S. House of Representatives. The bill would provide emergency tax relief for taxpayers affected by severe storms, flooding, straight-line winds, and tornadoes in certain Iowa counties.

Representatives Maxwell Frost (D-FL) and Jenniffer González-Colón (R-PR) [introduced](#) “[H.R. 9064](#),” or the Energy Storage for Resilient Homes Act, in the House. The bill would assist households in purchasing generator batteries for use during power outages.

The House Committee on Oversight and Accountability held a hearing in July on [Environmental Protection Agency oversight](#). In her remarks, Congresswoman Ayanna Pressley (MA-07) discussed urban heat islands and their disproportionate impact on low-income neighborhoods.

For many years, the NLIHC-led Disaster Housing Recovery Coalition (DHRC) has organized and advocated for solutions to our broken disaster recovery system, especially the bipartisan “[Reforming Disaster Recovery Act](#)” (RDRA), which would permanently authorize the Community Development Block Grant-Disaster Recovery (CDBG-DR) program, providing states, tribes, and communities with flexible, long-term recovery resources needed to rebuild affordable housing and infrastructure after a disaster. Yet a new bill, the “[Natural Disaster Recovery Program Act](#)” (H.R. 1605), aims to replace the CDBG-DR program with an even more opaque and less accountable system with no protections to ensure long-term recovery resources reach households in need. This bill may see a vote in the U.S. House of Representatives’ Committee on Transportation and Infrastructure in September. Join us in calling and emailing members of the [House Transportation and Infrastructure Committee](#) to urge them to oppose H.R. 1605 and advance the “Reforming Disaster Recovery Act.” Sponsored by Representatives David Rouzer (R-NC) and Garret Graves (R-LA), the Natural Disaster Recovery Program Act would create an alternative to CDBG-DR hosted by FEMA and allowing Congress to send long-term recovery funds to that agency instead of HUD. FEMA would then grant the funds to states and localities with little oversight, save for a report to Congress when half the program funds had been expended. The bill includes no requirement that funds be spent on housing or be used to assist low- or moderate-income households and no requirement that public input about the use of funds be accepted. Read more about the [importance of permanently authorizing HUD’s long-term recovery program here](#).

Arizona

The Watch Fire, which began on July 10, has burned through the San Carlos Apache Tribal Land, destroying 13 homes and leaving 75 people without homes. More than 400 people have been evacuated in what tribal officials are calling the “[most serious fire on the reservation in at least 30 years](#).” Arizona Governor Katie Hobbs approved \$400,000 for community support, and the tribe declared a state of emergency. On July 14, FEMA approved a Fire Management Assistance Grant for the fire. At the time of writing, the fire remained entirely uncontained.

Florida

Affordable housing funding for Hurricane Ian response has been cut by the Sarasota County Commission. Initially, \$40 million of a \$201.5 million HUD grant was allocated towards affordable housing projects. However, only \$28 million was distributed to five of 19 program applicants. Commissioner Neil Rainford [believed](#) funding should “more closely correspond to tangible Ian impacts.” Affordable Housing Program applicants requested more than \$148 million. Housing costs total about 66% of the unmet needs associated with Hurricane Ian response.

Idaho

The Texas Fire, which originated near Kendrick, Idaho, on July 15, has [destroyed](#) four houses and threatened as many as 60. The Latah County Sheriff’s office issued a “[Go Now](#)” Level 3 evacuation, with the residents of surrounding areas warned to be ready for potential evacuation. FEMA Region 10 Administrator Willie Nunn approved a Fire Management Assistance Grant request to help fight the fire. As of July 24, the fire was 80% [contained](#).

Illinois

Severe weather – including tornadoes – impacted communities across Illinois and the Midwest during the week of July 14. [Hundreds of thousands](#) of residents across the Midwest lost power, and water [overtopped a dam](#) near Nashville, Illinois. Around 300 people were evacuated from the nearby area, but no injuries were reported from the dam failure. The Chicago area [weathered](#) at least 25 tornadoes in the span of two days. Uprooted trees left more than 100,000 customers [without power](#), many of whom had to wait for days in sweltering heat before electricity was restored. A woman in Lake County, Indiana, was killed when a tree [fell](#) on her house.

Nevada

Approximately 12,000 residents of Douglass County were told on July 16 to evacuate for one day due to risks posed by the Spring Valley Fire. So far, one house has been [reported](#) as sustaining significant damage, and nearly 600 customers have been cut off from power as a precaution by NV Energy. A [glitch](#) in the Douglass County digital emergency alert system during response efforts prompted investigation by county officials.

New Mexico

Recovery continues following the South Fork and Salt fires and subsequent flooding around Ruidoso. More than 1,588 structures were [destroyed](#) by the fires, in addition to at least 200 homes that were destroyed by resulting flooding. The Federal Bureau of Investigation continues to [investigate](#) whether arson was the cause of 16 fires in the area, including the Salt Fire.

Since President Biden approved a major disaster declaration for New Mexico, more than \$6 million in federal assistance has been approved by FEMA and the Small Business Administration. Impacted people may apply to the SBA until August 19 at [lending.sba.gov](#). Apply for FEMA assistance by visiting [disasterassistance.gov](#), calling [800-621-3362](#), or downloading the [FEMA app](#).

Oregon

Numerous fires have broken out across Oregon in the past few weeks, causing destruction across the state and leading state fire officials to issue a Red Flag Warning. The National Interagency Fire Center [reported](#) that Oregon is the “highest national priority.” The Durkee Fire, Lone Rock Fire, Cow Valley Fire, and Falls Fire have all been labeled “[mega fires](#)” and have burned more than 100,000 acres each. Near Ukiah, the Monkey Creek Fire, Snake Fire, and North Folk Owens Fires [converged](#) into the Battle Mountain Complex. Governor Tina Kotek [requested](#) additional aid for the Durkee and Battle Mountain Complex fires through the “Emergency Conflagration Act” on July 20.

As of July 20, the 80 active wildfires across Oregon had injured 25 people and [destroyed](#) approximately 40 homes and other structures. While some fires, such as those in the Battle Mountain Complex, were caused by lightning strikes, more than 100 of the fires that have developed in the Pacific Northwest region since June were started by humans. The extreme heat and dry conditions recorded this summer have only increased fire risk. Nearly 20,000 Oregonians are under various levels of evacuation orders, with more than 4,000 under a Level 3 “Go Now” order as of early July 25. Information about evacuation and shelter access can be found at wildfire.oregon.gov.

Texas

A number of heat-related deaths were [reported](#) across the Houston area due to widespread power failures due to Hurricane Beryl, bringing the storm’s death toll to 23 people. CenterPoint Energy’s grid failure left millions without electricity, air conditioning, or access to lifesaving medical devices. While power had been returned to most residents by July 18 – 10 days after Beryl first hit Texas – energy companies are under [scrutiny](#) for their lack of preparedness and slow response to the storm. Debris clearing and property recovery efforts also continue to face [challenges](#) across the area as residents deal with damages from both the May derecho and Beryl. Almost 50% of survey respondents in Harris County reported that they cannot afford to pay for another emergency.

On July 18, Airbnb [announced](#) a partnership with Houston nonprofits to provide free temporary housing for people impacted by Beryl. Governor Greg Abbott [announced](#) that FEMA had approved 17 counties for Transitional Sheltering Assistance and will waive assistance requirements for those who bought or rented generators between June 5 and 20. Apply for assistance at disasterassistance.gov, call [800-621-3362](tel:800-621-3362), or download the [FEMA app](#).

Resilience and Mitigation Corner

FEMA Implements Federal Flood Risk Management Standard (FFRMS)

FEMA published a final rule in the *Federal Register* on July 11 implementing the Federal Flood Risk Management Standard (FFRMS). FEMA joins a long list of federal agencies – including the Departments of Agriculture, Defense, Health and Human Services, Housing and Urban Development, Interior, and General Services Administration – that also implemented the rule earlier in the year. The rule expands what the agency considers to be a floodplain by creating a

new “FFRMS Floodplain” and increases mitigation standards for buildings constructed and repaired using agency funds. The new rule goes into effect on September 9.

Read the final rule [here](#).

Read a summary of the rule [here](#).

FEMA Publishes 2023 *Resilience in Review*

FEMA has published a summary of its resilience efforts in 2023. The report, *2023 FEMA Resilience in Review*, finds that an emergency or disaster declaration occurred on average every three days in 2023, underscoring the importance of initiatives that promote equity, expand climate resilience programs, and improve community readiness. The report “emphasizes the critical importance of collaboration and continuous improvement as we face escalating climate challenges together.” The DHRC encourages FEMA to take increased and robust resilience efforts as we move into the 2024 disaster season.

Read the report [here](#).

Congress

HFSC Holds Hearing on Artificial Intelligence in the Financial Services and Housing Sectors

The U.S. House of Representatives’ Committee on Financial Services held a [hearing](#), “AI Innovation Explored: Insights into AI Applications in Financial Services and Housing,” on July 23. The hearing focused on the development, implementation, and regulation of artificial intelligence (AI) and its applications in the financial services and housing sectors.

The witnesses included 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.

Chairman Patrick McHenry (R-NC) opened the hearing by stating that at its best, AI can enhance progress, but that its novelty and risk have delayed adoption in the economy. He noted that the financial services sector is a clear entry point for AI’s mainstream use in the economy due to the number of regulations in the industry. Chair McHenry spoke of the importance of not rushing AI-related legislation, arguing that it is important to get it right rather than be first.

Ranking Member Maxine Waters (D-CA) followed up by referencing a [report](#) that she, Chairman McHenry, and Representatives French Hill (R-AR) and Stephen Lynch (D-MA) released through a bipartisan AI working group. The report made clear that regulators must enforce existing laws,

including anti-discrimination laws, to ensure that the benefits of AI are broadly shared. Representatives Waters and Lynch raised concerns about the possibility of AI perpetuating discrimination, sharing examples of people of color disproportionately being denied mortgages through AI software, but noting that Congress and private companies can take action to remove these barriers.

In their opening statements, the witnesses remarked on the power of AI to enhance the financial services and housing sectors while tempering this excitement with an acknowledgement of the need for regulation and responsible execution. Karunamurthy noted AI's potential to deliver tremendous benefits for society, but only when deployed safely and responsibly. He also raised the need for a comprehensive and thorough gap analysis to identify areas where increased regulations are needed. Linda shared similar statements, also noting AI's potential to reduce legacy access burdens in the housing market. Rice cautioned the committee of the dangers AI holds for perpetuating bias and misinformation, noting that "AI is the new civil rights frontier."

When questioned by Ranking Member Waters on the potential for AI to perpetuate discrimination, Rice expressed that, particularly with tenant screening selection systems, AI often uses data that can result in biased outcomes (or disparate impact). These systems pull data from criminal records, credit scores, and eviction histories – data that may not necessarily be predictive of whether or not a tenant will be a "good tenant" or pay rent on time, but data that heavily disadvantages communities of color. Rice noted the importance of passing and implementing legislation and regulation to protect tenant rights and reduce disparate impact.

Representative Joyce Beatty (D-OH) asked Linda about what steps the government and corporations must take to ensure responsible use of AI. In response, Linda noted the importance of proportional, flexible, and risk-based regulation and the private and public sectors coming together while putting customers at the center.

Representative Ayanna Pressley (D-MA) noted that AI algorithms "exist in a larger context of biases that have plagued our communities for centuries" and cautioned against blind faith in these systems. Rice noted that it is important to create pre-processing, processing, and post-processing models that evaluate the efficacy and equity of AI-based systems.

Watch a recording of the hearing at: <https://tinyurl.com/2f7t83pk>

Read the Committee Memorandum and the witnesses' testimonies at: <https://tinyurl.com/3wjxpfwm>

HFSC Holds Hearing on Addressing Regulatory Barriers to Housing Supply

The U.S. House of Representatives' Committee on Financial Services' (HFSC) Subcommittee on Housing and Insurance held a [hearing](#), "Housing Solutions: Cutting through Government Red Tape," on July 24. The hearing focused on reducing regulatory barriers to the construction of housing and strategies to address the lack of housing supply.

The witnesses included Carl Harris, co-founder and president of Carl Harris Co., managing partner of Harris Homes, and chairman of the National Association of Home Builders (NAHB); James H. Schloemer, CEO of Continental Properties Company and chair of the National Multifamily Housing Council (NMHC); Paul Compton, managing partner of Compton Jones and Drescher LLP; and Linda Couch, senior vice president of policy and advocacy at LeadingAge.

Chairman Warren Davidson (R-OH) opened the hearing by expressing concern about the red tape that housing providers are up against, stating that the poor allocation of funds due to bureaucracy and overreaching regulations are to blame for the housing supply shortage. Representative Sylvia Garcia (D-TX) noted that the Biden administration has made tremendous progress in addressing the housing crisis, pointing to pandemic relief and new appropriations. She stated the importance of regulating corporate landlords and noted the great number of regulatory burdens at the state and local levels rather than the federal level. Representative Garcia also noted that investment in housing is especially important when it comes to addressing natural disasters, recalling stories of her constituents struggling to get back on their feet after Hurricane Beryl.

In their opening statements, witnesses expressed concern about the need for more housing and about the burdens that regulations impose on housing suppliers. Couch wrapped up the opening remarks by stating that the federal government must take substantial steps to address the country's aging, low-income population, and that getting rid of exclusionary and racist zoning laws is crucial in this pursuit. She ended by asserting that while addressing regulatory barriers and red tape is important, "doing so does not absolve the federal government from committing the resources" needed to address the housing crisis.

At the start of questioning, Chairman Davidson asked the witnesses about their top congressional priorities. "Stop," was Harris's response - that is, stop adding additional regulations. Schloemer responded by urging the lawmakers to expedite the process of leasing apartments to Section 8 voucher holders. Couch stated that the government should expand the programs that work well, such as HUD Section 202 and the Housing Choice Voucher program, and make housing assistance an entitlement to the lowest-income households.

When questioned by Representative Garcia about the importance of environmental regulations, Couch stated that such regulations protect people from safety hazards. She explained that older adults in public housing, who have extremely low incomes and are disproportionately non-white, often have chronic health conditions that are exacerbated by low air quality and other environmental hazards. She stated that while environmental regulations might delay housing processes, it is important to put safety first.

Representative Maxine Waters (D-CA), ranking member of the Committee, discussed the shortage of accessible and affordable housing. When asked about the lack of accessibility throughout the housing supply, Couch explained that increased funding is needed for federal subsidies as well as regulations that require some level of accessibility in housing. She noted that the federal government has a role in paving the way for "disability forward housing."

Watch a recording of the hearing at: <https://tinyurl.com/k9a7uhmz>

Read the Committee Memorandum and the witnesses' testimonies at:
<https://tinyurl.com/4xw7mn7v>

NLIHC Participates in Housing Crisis Response Initiative Briefing Series

NLIHC President and CEO Diane Yentel participated in two congressional briefings in May and June on the housing crisis. The briefings were part of a three-part series hosted by the Housing Crisis Response Initiative, which was launched by U.S. House of Representatives Committee on Financial Services Ranking Member Maxine Waters (D-CA). The initiative aims to improve coordination between Democratic members of the House, housing stakeholders, and local officials to lower the cost of development and reduce other local barriers to fair and affordable housing.

The [first briefing](#), “What Do Locals Do?: Understanding the Role of Local Officials in Housing and Community Development,” was held on May 15. The goal of the briefing was to help members of Congress understand how federal funding for housing reaches communities, how localities make decisions about spending funds, and how federal elected officials can engage with local elected officials to reduce barriers to fair and affordable housing. Along with Diane, speakers at the briefing included Ann Oliva, president and CEO of the National Alliance to End Homelessness; Clarence Anthony, CEO and executive director of the National League of Cities; Garth Rieman, director of housing advocacy and strategic services at the National Council of State Housing Agencies; and Terry Hickey, director of housing and community development in Baltimore County, Maryland.

The [second briefing](#), “Ending the Housing and Homelessness Crisis: A Deep Dive into A Democratic Legislative Response,” was held on June 13. The briefing aimed to help members understand how the legislation included in Ranking Member Waters’s [visionary housing package](#) would help address the nation’s affordable housing and homelessness crises. This housing package includes bills that would provide the long-term, large-scale investments required to ensure that everyone has a safe, affordable, accessible place to call home, including the “Housing Crisis Response Act” and “Ending Homelessness Act,” both of which NLIHC has endorsed.

In addition to Diane, panelists for the second briefing included Lisa Rice, president and CEO of the National Fair Housing Alliance; David Dworkin, president and CEO of the National Housing Conference; Michael Pugh, president and CEO of the Local Initiative Support Corporation; and Adrienne Goolsby, senior vice president for the US and Canadian offices of Habitat for Humanity International.

The series concluded on June 26 with a [final briefing](#), “America’s Diverse Housing Needs: A Primer on Regional Differences.” The briefing focused on regional differences in the national housing crisis and aimed to help members of Congress learn more about local housing initiatives. The panel for the final briefing included Rasheedah Phillips, director of housing and PolicyLink; Chris Herbert, managing director at Harvard’s Joint Center for Housing Studies; Lance George, director of research and information at the Housing Assistance Council; Sarah Karlinsky, research director at the Turner Center for Housing Innovation at UC Berkeley; and Janneke

Ratliffe, vice president of housing finance policy and interim vice president for the Metropolitan Housing and Community Policy Center at the Urban Institute.

HUD

HUD Publishes Request for Information Regarding Direct Rental Assistance Pilot Project

HUD's Office of Public and Indian Housing (PIH) along with the Office of Policy Development and Research (PD&R) published a [Request for Information](#) (RFI) in the *Federal Register* on July 23. The stated purpose of the RFI is to gather feedback regarding the possibility of conducting a pilot project that would provide "direct rental assistance" (DRA) in place of a Housing Choice Voucher. The RFI states that HUD is not currently developing a direct rental assistance demonstration or pilot but may do so in the future under the Moving to Work (MTW) Demonstration program or under other new legislative authority if provided by Congress. Comments are requested by August 30. However, the RFI does not reflect the current thinking or actions of PIH or PD&R.

Prior to the RFI's publication, NLIHC and two other advocacy organizations were invited to meet with PD&R and PIH's MTW staff. As revealed during that meeting, held on July 17, HUD has progressed far beyond the text of the RFI. MTW and PD&R have met with public housing agencies (PHAs) and public housing industry groups to discuss a possible pilot project to explore DRA. PIH had already decided to use MTW PHAs for a pilot project and, as of July 17, 37 MTW PHAs had expressed interest. Fewer MTW PHAs might ultimately choose to participate after future meetings with PIH and PD&R. Of the 37 MTW PHAs expressing interest, roughly one half were from the original group of 39 MTW PHAs, while the other half were among the 100 Expansion MTW PHAs. PIH/PD&R continue to meet with the 37 MTW PHAs and public housing interest groups to design a DRA pilot program.

During the July 17 meeting, PIH clarified that the pilot would be carried out using the MTW "Local Non-Traditional" (LNT) authority. For the MTW Expansion PHAs, the amount that could be used is limited to 10% of an Expansion MTW PHA's HCV Housing Assistance Payment (HAP) budget (although such a PHA could use more by requesting a "safe harbor waiver request"). For the original 39 MTW PHAs, there is no such limit; these MTW PHAs can combine their public housing Capital Fund and Operating Fund and Housing Choice Voucher funds to provide housing assistance or use them for other non-public housing or voucher activities.

The RFI states that PIH/PD&R aim to align the pilot with the HCV program by:

- Requiring the DRA to be used for housing only.
- Limiting the DRA to a tenant's total gross rent (rent + utilities).
- Limiting the amount of the subsidy to "roughly" the equivalent of the HCV subsidy.
- Ensuring tenants are drawn from an MTW PHA's waitlists.

- Including housing quality requirements “of some type” to ensure DRA tenants occupy decent, safe, and sanitary housing.

While the RFI does not explicitly state that rigorous research will be conducted to compare DRA and HCV, a June 20 email to industry groups does indicate interest in a rigorous research comparison, and PD&R staff on July 17 did imply an intent to gather rigorous research to compare DRA with HCV. However, the study would not be a randomized study, and PD&R does not have the capacity to conduct a rigorous study on its own, or resources to contract with an outside third-party research entity. PD&R appears to hope universities will voluntarily conduct such rigorous research.

During the July 17 meeting, PIH stated that a DRA household selected from an MTW PHA’s waitlist could be returned to the HCV waitlist if a household was not able to use its DRA. PIH also stated that it wanted to ensure participating MTW PHAs had a workable hardship policy for households suffering a severe loss of income during the pilot program.

NLIHC stated that a DRA pilot should not allow a “shallow subsidy” that would provide a DRA household with an amount of assistance less than the amount of assistance provided to a regular HCV household. For years, some PHAs have expressed interest in providing shallow HCV amounts in order to assist more households, regardless of whether households with a shallow subsidy consequently pay more than 30% of their adjusted income for rent – that is, whether they experience “rental cost burden.” In response, PIH stated that it did not think it had the legal ability to “fight too much against” an MTW PHA that sought to use a shallow DRA amount. PD&R, however, noted that if a shallow DRA subsidy is allowed, it would not enable an instructive comparison between DRA and HCV.

NLIHC also raised concerns about a lack of clarity regarding the amount of DRA assistance a household would be receiving. The verbal description of the amount provided by PIH only referred to use of a formula based on the Fair Market Rent (FMR) in an MTW PHA’s area. However, the amount/value of an HCV is based on a PHA-determined “payment standard,” which can be between 90% of an FMR and 110% of an FMR. NLIHC commented that the amount of the DRA assistance should not be *roughly* the same as the HCV assistance (as stated in the RFI) but rather *exactly* the same to be fair to the DRA-assisted household and to enable a comparison between DRA and HCV. If an MTW PHA is using a Small Area FMR (SAFMR) for HCVs, then a DRA-assisted household should have an SAFMR-equivalent amount of DRA assistance.

During the July 17 meeting, PIH/PD&R stated that the model being considered would not require an MTW PHA to inspect a unit before a DRA-assisted household chose a unit to rent or during its DRA tenancy. Instead, PIH/PD&R indicated that they would probably have an MTW PHA provide a DRA-assisted household with a checklist of inspection items that a household could use when considering renting a unit.

NLIHC acknowledges that many landlords do not participate in the HCV program because many PHAs take too long to conduct a Housing Quality Standards (HQS) inspection of a potential unit after a tenant indicates an interest in it. Such delays prevent a landlord from collecting rent while waiting, perhaps for weeks on end, for a PHA to conduct an HQS inspection. Therefore,

eliminating HQS inspections might be a benefit of DRA, increasing a household's chances of success in using their DRA assistance to rent a home.

NLIHC wonders, however, whether a checklist for tenants will be adequate, as well as about other questions. For example, might there be electrical or plumbing issues not readily apparent to an untrained eye? Should the pilot program rely on the checklist but provide a means for a DRA-assisted household to effectively engage the MTW PHA if physical conditions show up several months after the household moves in? Could the pilot use a variation on a Housing Opportunity Through Modernization Act (HOTMA) provision allowing a DRA-assisted household to move in without inspection, but requiring an MTW PHA HQS inspection sometime later? To what extent is there an obligation to ensure HQS with DRA because it is "public money"? How can the pilot be rigorously evaluated if there is no means to assess HQS?

One of the other advocacy organizations engaged during the July 17 meeting, the National Housing Law Project, raised a number of additional concerns, including:

- The status of tenant protections, given that DRA households would not be covered by HCV tenant protection regulations.
- Whether DRA households would receive the same tenant briefing that HCV tenants receive.
- Which protections would be in place to prevent or minimize landlord abuses such as demand for side payments.
- How households with accessibility needs would be protected and whether they would have help finding accessible units.
- How DRA tenants would be shielded from losing SSI assistance, Medicaid assistance, or other income-based assistance if DRA were considered "income" by other federal or state programs.

The RFI poses six questions to the public:

1. What policies or procedures should be in place to ensure that direct rental assistance payments are used by recipients for rental housing costs?
2. What steps should be taken to ensure that direct rental assistance is not treated as income for the purposes of taxes and other public benefit programs?
3. How would the behaviors or engagement of housing providers, tenants or other stakeholders be expected to respond to direct rental assistance?
4. How should direct rental assistance subsidies be calculated?
5. How could a direct rental assistance program ensure that recipients have decent, safe, and sanitary housing, without creating a burden on landlords that might deter them from accepting tenants with the direct rental assistance subsidy?
6. What aspects of existing rental assistance programs, beyond those noted above, should be preserved in a direct rental assistance pilot or demonstration?

Read the RFI at: <https://tinyurl.com/yute58s6>

More information about Housing Choice Vouchers is on [page 4-1](#) of NLIHC's *2024 Advocates' Guide*.

More information about the Moving to Work Demonstration is on [page 4-76](#) of NLIHC's *2024 Advocates' Guide*.

Our Homes, Our Votes

***Our Homes, Our Votes* Updates – July 29, 2024**

New Brief Reviews Ways to Protect against Mass Challenges to Voter Eligibility

In a new [brief](#) from the nonpartisan Brennan Center for Justice, attorneys Robyn Sanders and Alice Clapman survey longstanding federal and state legal protections against mass voter challenges and voter roll purges. Mass voter challenges, which tend to use unreliable data and intimidating tactics, can unjustly deprive individuals of their right to vote and inundate election offices with frivolous work.

In the face of a growing number of such challenges, it is important for voters and election administrators to be aware of their rights under current law. The *National Voter Registration Act of 1993* (NVRA) set guidelines for how and when states can remove voters from the voter rolls. Section 11b of the *Voting Rights Act* bans conduct that might intimidate voters. Some states have also created protections against mass challenges. For example, Pennsylvania charges a fee for filing challenges.

Read the complete brief [here](#).

Committee on House Administration Releases Comprehensive Report on Voting Rights for Native Americans

Congressman Joe Morelle, ranking member of the U.S. House of Representatives' Committee on House Administration, recently released a [report](#), "Voting for Native Peoples: Barriers and Policy Solutions." The release of the report coincides with the centennial of the *Indian Citizenship Act of 1924*, which granted citizenship and the right to vote to Native Americans born in the U.S. Though this law was passed 100 years ago, Native people still face systemic barriers that can prevent them from participating in elections. Direct barriers that Native voters frequently face include extreme physical distances to in-person voting and voter services, lack of standard residential addresses, insufficient mail services, limited hours for in-person voting on reservations, restrictive voter ID laws, and inadequate language assistance. The report also discusses how socioeconomic injustices, including higher rates of housing insecurity and poverty in Native communities, exacerbate the barriers to voting.

The report outlines policy solutions to rectify the barriers to political participation, including the passage of the *Native American Voting Rights Act*, the *Freedom to Vote Act*, and the *John R. Lewis Voting Rights Act*.

Read the full report [here](#).

Become a Civic Holidays Partner!

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

Become an *Our Homes, Our Votes* Affiliate!

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

Benefits of participating in the affiliates network include:

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

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

Order Bilingual *Our Homes, Our Votes* Swag on Shopify!

Celebrate voter participation with new *Our Homes, Our Votes* swag! Visit **Shopify** for an expanded collection of *Our Homes, Our Votes* apparel, accessories, stickers, buttons, and more. The collection includes brand-new **TurboVote** magnets, which direct voters to NLIHC's online voter registration and information platform. All swag is available in both English and Spanish. Check it out at: <https://nlihc.myshopify.com/>

For bulk orders, please reach out to outreach@nlihc.org.

Register for Today'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 today (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. This webinar will discuss creative strategies that housing providers and advocates, in partnership with tenant leaders, are employing to promote civic engagement and get out the vote in their communities. The panel will feature Bernadine Martin, director of resident services at Eden Housing; Cydni Polk Blocker, senior director of community life for Chicago and the Mid-Atlantic region at The Community Builders; and staff from the Housing Network of Rhode Island.

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

- 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)
- Knowing Your Rights: Voter Protection During Election Season (Monday, October 7)
- Countdown to Election Day: Getting Out the Vote! (Monday, October 21)
- Overcoming Voter Suppression and Boosting Voter Turnout 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/>

Native Housing

HUD Announces Tribal Homelessness Webinars

HUD announced three [upcoming webinars](#) that the agency will host in partnership with the Tribal Homelessness Network (THN) to share information about resources and programs that address homelessness, including the Continuum of Care (CoC) program. THN offers HUD Technical Assistance through online, group learning, and peer-to-peer collaborative approaches (see [Memo, 4/15](#)). The first webinar, “Building Communities,” will be held on July 30, while the

second webinar, “CoC 101 Training Part 1,” will be held on August 20 and the third webinar, “CoC 101 Training Part 2”, will be held on August 22. Register for the webinars [here](#).

The THN hopes to use the webinars to create a forum for Tribes and Tribally Designated Housing Entities (TDHEs) to learn more about the CoC program, discuss the benefits and challenges of being a part of or establishing a new CoC, access technical assistance resources, and share ideas about preventing and ending homelessness. Participation in the Tribal Homelessness Network (THN) is voluntary and is intended to enable Tribes and TDHEs to take advantage of peer-sharing opportunities. THN participants will decide on how frequently they would like to meet.

If your Tribe or TDHE would like to share its contact information with other Tribes or TDHEs working to address homelessness, please send an email to THN@icf.com with the subject line “Connect with Other Tribes and TDHEs.” Additionally, if your Tribe or TDHE is interested in future Tribal Homelessness Network learning opportunities, monitor [this webpage](#).

Register for the webinars [here](#).

Opportunity Starts at Home

Unidos US Briefing Reveals Housing Affordability among Top Issues for Latino Voters

Unidos US, an Opportunity Starts at Home (OSAH) campaign Steering Committee member, hosted in June an installment of its Latino Vote Briefing Series that focused on affordable housing concerns among Latino voters. The installment, “How Housing Concerns Are Shaping Latino Voter Sentiment,” covered national survey results of Latino voters and found that across Hispanic demographic subgroups, housing prices and cost of living are the primary financial issues that voters would like elected representatives to address. Economic issues were named as four out of five of the top policy issues identified by Latino voters surveyed, and one in four Latino voters identified a lack of affordable housing and high rental costs as one of their top three issues. Across demographic groups, housing concerns were also identified as the biggest financial hardship that Latino voters believe they are facing, which is reflected in the top economic issue areas that respondents identified and draws attention to the significant impact that housing costs have on the Latino community. To effectively respond to the housing concerns of Latino voters, Unidos US recommends that policymakers address both the supply of and demand for affordable housing. The demand-side recommendations include investing in and expanding programs, like rental assistance, that help offset the high costs of housing and bridge the gap between rents and incomes.

“Given the saliency of this issue, candidates that reach out and capture the attention of Latino voters with their solutions to address housing affordability can make important inroads,” said Clarissa Martínez De Castro, vice president of the UnidosUS Latino Vote Initiative. “This is particularly true as many Latinos are forming their opinions about parties and candidates, with

one in five Latinos expected to vote in 2024 doing so for the first time in a presidential election.”

A detailed memo on Latino voters and housing, as well as the briefing slides, are available [here](#).

Research

NLIHC Article Explores Intersection of Voucher and Tax Credit Programs

An article by NLIHC was published in a new issue of HUD’s *Cityscape* journal as part of a symposium celebrating the fiftieth anniversary of tenant-based rental assistance. The article, “[The Role of Vouchers in the Low-Income Housing Tax Credit Program](#),” explores the relationship between the Housing Choice Voucher (HCV) and Low-Income Housing Tax Credit (LIHTC) programs, two of the most significant sources of federal funding for affordable housing. The authors find that the use of vouchers in LIHTC units raises a number of questions for federal policy related to housing affordability and stability, preservation, voucher success and mobility, and efficiency. Answering these questions is essential for determining whether and how the voucher and LIHTC programs might be coordinated to improve a range of outcomes, but significant data challenges stand in the way.

Regarding affordability and housing stability, vouchers might make LIHTC rents more affordable or help promote housing stability within the LIHTC program. At the same time, in cases where the voucher payment standard exceeds the maximum LIHTC rent, vouchers might contribute to preservation by providing additional rental income to a property, though additional income could also be used to cross-subsidize other units or simply be realized as a profit without being reinvested in the property. Since the LIHTC program lacks tenant protection vouchers, LIHTC tenants with vouchers might also have some additional protection from housing instability when preservation efforts fail. Because LIHTC owners are required to accept vouchers and LIHTC rents are meant to be below market rate, LIHTC units might also provide opportunities for voucher holders to lease up when they might not otherwise be able to do so because of discrimination or limited stock renting near the fair market rent. This could contribute to voucher success rates or even mobility. All these possibilities raise questions about whether the coordination of the programs can impact a range of outcomes.

Beyond questions about how the coordination of HCVs and LIHTC might affect different housing policy outcomes, the overarching question of efficiency is also a concern. It is unclear whether LIHTC units offer voucher holders a degree of affordability they would not be able to attain with vouchers alone in the private market. If, for example, voucher holders in LIHTC units have a higher prevalence of cost burdens than voucher holders in the private market, then the “doubling-up” of subsidies might be relatively inefficient. Efficiency could also vary across housing markets. Answering the question of efficiency may be key to understanding whether the voucher and LIHTC programs should be coordinated.

Existing data sources, such as LIHTC tenant data collected by HUD, can provide limited insights into some of these questions. Using a sample of 660,840 households across 34 states derived

from 2019 LIHTC tenant microdata provided by HUD, the authors find that rental assistance in general plays a role in making LIHTC rents more affordable to the lowest-income renters. Nearly half of LIHTC households in the sample have incomes of 30% or less of area median income (AMI) and 69% of these households receive some form of rental assistance. Among the lowest-income LIHTC households without any rental assistance, though, nearly 60% are severely cost-burdened, spending more than half their incomes on rent and utilities.

Information on specific types of federal rental assistance (e.g. vouchers) utilized in LIHTC units, however, is far less complete in HUD's LIHTC tenant data. The authors argue that more complete LIHTC tenant data are needed to definitively answer other basic questions about the relationship between the LIHTC and voucher programs, as well as more complex questions relating to preservation, voucher success and mobility, and efficiency. Further research with more complete, nationally representative data – whether sourced through careful sampling, innovative approaches to matching LIHTC and voucher administrative datasets, or improvements to HUD's existing LIHTC tenant data – is key to understanding whether and to what ends two of our most significant affordable housing programs should be coordinated.

Read the article at: <https://tinyurl.com/4ycpuc76>

NLIHC Paper Examines Uses of Flexibilities in ERA Program

NLIHC published an article, “[Learning from a Crisis: Strategies to Increase Flexibility in Housing Choice Voucher Implementation](#),” in HUD's latest *Cityscape* journal. The article utilizes historical analysis, qualitative data concerning the experience of implementing Emergency Rental Assistance (ERA), and original research to understand how program flexibilities used through the ERA Program, such as direct-to-tenant assistance, self-attestation, categorical eligibility, fact-specific proxy, and housing stability services, could help improve access to and utilization of the Housing Choice Voucher program.

The U.S. Department of Treasury's (Treasury) ERA program was a national effort of unprecedented scale to help renters in crisis during the COVID-19 pandemic. ERA allowed program flexibilities not typically found in federal housing assistance programs, including direct-to-tenant assistance (DTA), self-attestation for certain eligibility criteria, categorical eligibility, fact-specific proxy, and housing stability services. Treasury provided regular guidance on these flexibilities to help grantees ensure that funds reached households with the greatest needs in time to prevent evictions.

The ERA program helped prevent millions of evictions during the pandemic. The use of program flexibilities such as DTA, self-attestation, and categorical eligibility and housing stability services to reduce barriers tenants face when applying for and receiving assistance were key to this success. The history of the ERA program provides important lessons about how to make HCVs more accessible to the lowest-income and most marginalized renters. Preliminary data suggest that grantees with direct-to-tenant payments, categorical eligibility, and fact-specific proxy served a slightly greater share of low-income renter households in their jurisdiction

compared with grantees that did not. Housing stability services were positively associated with households successfully moving through the application process and receiving funds.

The HCV program currently assists over 2 million households. However, renters face challenges in both accessing and using HCVs due to scarcity of resources, burdensome requirements, uninterested landlords, and racial discrimination. Learning from and incorporating flexibilities from pandemic-era initiatives, such as ERA, the Emergency Housing Voucher program, and waivers authorized under the *Coronavirus Aid, Relief, and Economic Security Act*, into the HCV program could allow public housing agencies to address these challenges, improving access to and utilization of the program.

Read full article [here](#).

New Research Examines Impact of Restrictive Zoning and Regulations Associated with Rental Deserts on Racial and Socioeconomic Segregation

The Joint Center for Housing Studies of Harvard University published a report, “[Rental Deserts, Segregation, and Zoning](#),” examining the location and racial and economic characteristics of rental deserts in the U.S. The authors find that “rental deserts,” defined as neighborhoods where rental units make up a relatively small share of the housing stock, account for over one-third of all U.S. neighborhoods and have lower shares of people with lower incomes and people of color compared to neighborhoods with higher shares of rental housing. Further, the authors find that restrictive zoning measures that limit the number of housing permits or units, limit density, or require large minimum-lot sizes are associated with a lower share of rental housing in neighborhoods, suggesting that zoning reform is an important step toward creating more inclusive, mixed-tenure neighborhoods.

The authors rely on data from the 2022 5-year American Community Survey (ACS) to compare census tract-level rental housing shares and racial, ethnic, and income demographics. Tracts where the rental housing share is 20% of housing units or less were classified as *rental deserts*, while tracts where the share was between 20% to 80% were classified as *mixed-tenure neighborhoods*, and tracts where the share was 80% or more were classified as *high-rental neighborhoods*. The authors rely on Eviction Lab’s National Zoning and Land Use Database (NZLUD) to measure municipal-level zoning and land-use restrictiveness.

On a national level, the authors find that rental deserts account for 35% of all census tracts, while high-rental neighborhoods account for only 7%. Rental deserts are predominantly located in suburban areas and have a high share of single-family homes: single family homes account for 85% of all housing available in rental deserts, compared to 63% of homes in mixed-tenure neighborhoods and 17% in high-rental neighborhoods. Conversely, multifamily buildings with five or more units account for just 3% of housing units in rental deserts, compared to 69% of housing units in high-rental neighborhoods. In 17 of the nation’s 100 most populous metros, more than 40% of neighborhoods are rental deserts.

Rental deserts are much more likely to be occupied by white households with higher incomes. White people account for three-quarters of people living in rental deserts but only one-third of people living in high-rental neighborhoods. Conversely, people of color account for a quarter of people living in rental deserts but two-thirds of people living in high-rental neighborhoods. On average, the median household income in rental deserts across the U.S. is \$99,670, compared to the \$71,780 in mixed-tenure neighborhoods and \$53,170 in high-rental neighborhoods. Although rents are similar across rental deserts and high-rental neighborhoods, the lack of rental options in rental deserts results in few affordable rental options for lower-income renters: the average rental desert has 56 units renting below \$1,000, compared to 350 units in high-rental neighborhoods.

The authors find that zoning and land use policies are associated with segregation of rental housing. The existence of six or more growth control restrictions (or annual permit, unit, and dwelling limits) in a municipality is associated with an 8-percentage-point reduction in the share of rental housing at the neighborhood level, compared to neighborhood shares within municipalities with no growth controls. Similarly, the highest minimum lot requirements (two or more acres) are associated with an 8-percentage-point reduction in rental housing share in neighborhoods compared to those with the lowest minimum lot requirements (half an acre). Limiting dwelling units per acre to four or fewer units is associated with neighborhood rental housing shares that are 20 percentage points lower than limits that allow for 31 or more units. Conversely, inclusionary zoning programs, and regulations that allow for accessory dwelling units (ADUs), greater maximum building heights, and more multifamily housing zones are all associated with higher shares of rental housing in neighborhoods.

The authors conclude that restrictive zoning might limit neighborhood options for renters and potentially contribute to the segregation of rental housing. They further explain that neighborhoods that have limited rental housing options reinforce racial and socioeconomic segregation. The authors call for zoning changes that provide renters, who are more likely to be low-income and people of color, with a greater range of neighborhood options. Specifically, they highlight the need to allow more types of housing, relax permit requirements such as setbacks and parking spaces that inhibit new construction, build homes at lower price points, and expand subsidies in a range of neighborhoods. The authors acknowledge that these initiatives should be coupled with efforts to increase community support and education around the importance of new affordable housing and inclusive housing.

Read the full report at: <https://bit.ly/3zSzJy9>

Gender Minorities More Likely to Be Waitlisted or Denied Emergency Rental Assistance in States with Strict or Burdensome Gender Marker Laws

A paper in *Housing Policy Debate*, “[Gender Marker Laws and Access to Emergency Rental Assistance for Transgender Renters in the United States During COVID-19](#),” evaluates the relationship between state-level gender marker laws and the experiences of transgender and gender nonconforming renters in applying for emergency rental assistance (ERA) during the COVID-19 pandemic. Gender marker laws govern the processes for changing an individual’s gender identity markers on identification documents and other official records. The paper finds

that residence in a state with laws requiring proof of sex-change surgery, a court order, or an amended birth certificate was associated with a lower likelihood of receiving assistance among transgender renters who applied for ERA.

People who are transgender, nonbinary, or gender nonconforming often face barriers to changing their gender identity markers on official documents, especially driver's licenses. State gender marker laws for driver's licenses vary widely: some states only require individuals to submit a form to change their gender, while others have more onerous and complex processes that might require amended birth certificates, a court order, proof of sex-change surgery, or certification from a medical provider. Because driver's licenses are widely used to verify one's identity when applying for social safety net programs like the pandemic-era ERA program, these barriers to amending driver's licenses can, in turn, limit gender minorities' access to these programs.

The study used quantitative data collected between 2021 and 2022 through the U.S. Census Bureau's Household Pulse Survey and qualitative data on state gender marker laws from the National Center for Transgender Equality. The author first grouped states into one of four categories based on the complexity and clarity of their policies on changing gender markers on driver's licenses. Using the survey data for respondents who self-identified as a gender minority and had applied for ERA, the author then examined the relationship between respondents' ERA application status and the gender markers law category assigned to the state in which they resided. "Gender minorities" included individuals who responded to the survey's questions on gender with the options "transgender," "none of these" (i.e., not male, female, or transgender), or indicated that they currently identify as a gender different than their sex at birth.

The analysis revealed that transgender or gender nonconforming individuals in states with burdensome processes (e.g., those requiring medical certification from a limited number of medical professionals) were around 8.2 times more likely to be rejected or still waiting for ERA compared to those living in states with relatively easy processes. Applicants living in states with the strictest processes (e.g., requiring proof of surgery, an amended birth certificate, or a court order) to change the gender marker on a driver's license were 9.2 times more likely to be rejected or still waiting for ERA.

The study recommends that policymakers consider accessibility to transgender and gender nonconforming individuals when creating housing policies, including the use of measures that improve flexibility in documentation on ERA applications, such as removing driver's licenses requirements. The author suggests that additional research is needed to understand the mechanisms by which strict or burdensome gender marker laws create barriers for gender minorities in accessing social safety net programs, as well as to identify the most effective policies for addressing these barriers. The author notes that a limitation of this study was the ambiguity of the gender identity options used in the 2021-2022 iteration of the Household Pulse Survey. While lauding the progress made by the Household Pulse Survey since that time, the author asserts that continuing to expand the available response options for gender identity would improve inclusivity and visibility for gender minorities.

Read the article at: <https://bit.ly/4d7CJ8s>.

From the Field

Rhode Island Advocates Celebrate Historic Housing Bond, Expanded Housing Funding, and New Tenant Protections Passed in 2024 Legislative Session

Housing advocates in Rhode Island are celebrating several recent legislative wins, including significant investments in affordable housing funding and expanded tenant protections. Rhode Island Governor Dan McKee signed into law on June 17 the fiscal year (FY) 2025 state [budget](#), which includes funding for housing stability, homelessness services, and a state rental registry. Notably, the budget also includes a \$120 million housing bond proposal, the largest in the state's history, which will appear on the ballot in November. Several other priority housing bills were also passed, increasing the time required for notices of rent raises and lease terminations. The [Housing Network of Rhode Island](#) (HNRI) and [Rhode Island Coalition to End Homelessness](#) (RICEH), both NLIHC state partners, worked hard to push for the historic advances, and both organizations are pleased to see state leaders continue to recognize housing stability and affordability as top priorities.

While details about the \$120 million Housing and Community Opportunity Bond have not been finalized, the budget allocates \$80 million to increase and preserve the availability of low- and moderate-income housing, including a \$10 million set aside to support public housing development. The bond funding would also provide \$10 million for property and land acquisition and revitalization, \$20 million to increase production of low-, moderate-, and “middle-income” homes for sale, \$5 million to support acquisition of properties for redevelopment as affordable and supportive housing, \$4 million for site-related physical infrastructure needed for affordable housing production, and \$1 million in assistance to municipalities to plan and implement land use and zoning changes that would enable additional housing development. The Housing Bond will now be presented to voters on the November ballot. If approved, advocates expect the funds would begin to be available in 2025. Other highlights from the FY25 budget include the allocation of \$17.3 million in State Fiscal Recovery Funding for homeless services, the addition of \$10 million from FY24 general reserves for housing stability services, and the inclusion of funding for a mandatory statewide rental registry (which was passed into law in 2023).

In addition to the state budget, several housing bills that were priorities for HNRI and RICEH were passed during the legislative session. “[S-2189/H-7304](#)” increases the time requirement notice for rental increases from 30 days to 60 days and for persons older than age 62 to 120 days, while “[S-2643/H-7647](#)” requires landlords and property owners to disclose all required rental fees that tenants are obligated to pay. Under the law, landlords are also prohibited from charging tenants a “convenience” fee to process a rental payment. Rhode Island joins a growing number of states and localities to have enacted renter protections targeting “junk” fees in the rental market, with NLIHC having tracked the passage of such laws in more than 30 state and local jurisdictions since January 2021. In 2024, [Georgia](#), [Illinois](#), [Maryland](#), and [Minnesota](#) have all passed laws targeting excessive fees for renters, including fees related to security deposit fees, tenant screening report fees, rental payment processing fees, eviction filing fees, and late fees for nonpayment of rent.

Lawmakers in Rhode Island also introduced three additional tenant protection bills, including “[S-2920](#),” a “just-cause” eviction [bill](#) that would have mandated that a landlord could not evict a

tenant without first providing good cause for doing so; the “Community Opportunity to Purchase Act,” which would have provided qualified nonprofits the right of first refusal; and a [bill](#) to update the state’s *Homeless Bill of Rights*. However, none of these bills were passed this session.

Laws that strengthen notice periods for tenants are a critical protection for tenants. The presence of such laws, especially in Rhode Island, can ensure that tenants are well-positioned to deal with an impending rental increase, giving them sufficient time to contend with changes to their lease agreement or to relocate. Since January 2021, [NLIHC has tracked the passage of more than 40 pieces of legislation](#) that strengthen notice period requirements for tenants, ensuring that tenants are given advance notice of essential information at all stages of their lease terms.

The Housing Bond bill was the top priority for HNRI’s [Homes RI](#) coalition and RICEH. While the governor initially proposed a \$100 million bond, advocates consistently pushed for \$150 million, pointing to the scale of the need for affordable housing development, the success of the investments of State Fiscal Recovery funding, and the need to sustain the momentum to address the state’s housing crisis. They also focused on the importance of targeting any new funding to affordable housing for lower-income households. Homes RI held multiple [press conferences](#), issued [press releases](#) and calls to action, held events at the Statehouse, and led a sign-on letter to increase the bond funding. In addition to these activities, advocates credit their success to their longstanding relationships with legislators and close collaboration with tenant organizing groups as well as non-housing advocates, including [land conservation](#) and [public transit](#) coalitions.

“Legislative victories for housing and homelessness are not just about policy; they’re about affirming our collective commitment to ensuring every person has a place to call home,” said Kim Simmons, executive director at RICEH. “We commend the Speaker, the Senate President, many legislators and the Governor for their continued commitment to addressing the housing and homeless issues we are facing in Rhode Island, and we look forward to continuing the work until every Rhode Islander has a roof over their head and a bed to sleep in at night.”

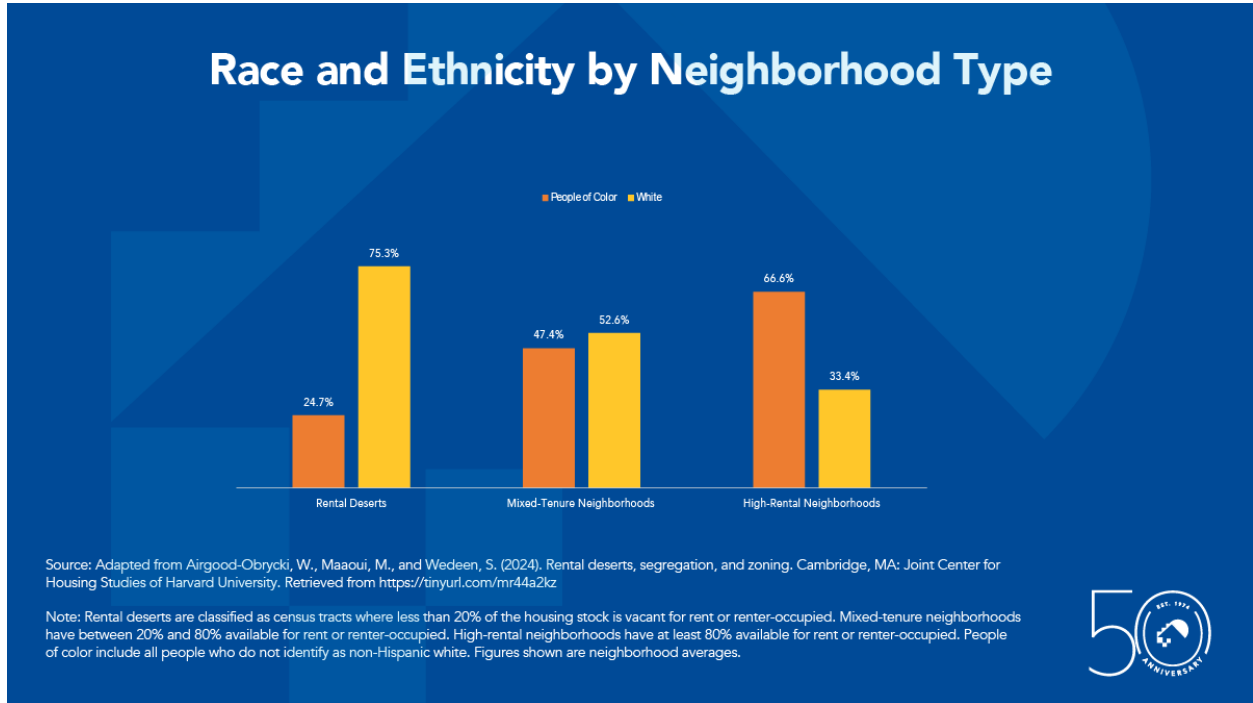
“While sustained investments into affordable housing are needed, HNRI is encouraged by the progress made this legislative session to increase the stock of affordable homes, expand tenant protections and help keep Rhode Islanders stably housed – no matter their income or zip code,” said Melina Lodge, executive director of HNRI. “We will continue to advocate alongside our partners for policies that ensure decent, safe and affordable homes for all.”

Now that the legislative session has ended, HNRI will ramp up its nonpartisan election work through its [Our Homes, Our Votes](#) campaign, educating and mobilizing low-income renters across the state to vote in the November elections. As they receive more details about the Housing Bond proposal, they will determine how to incorporate this messaging into their communications with voters.

For more information about Housing Network, please visit www.housingnetworkri.org and Homes RI at <https://homesri.org/>. For more information about the Rhode Island Coalition to End Homelessness, please visit <https://www.rhomeless.org/>.

Fact of the Week

People of Color Account for a Quarter of Residents in Rental Deserts but Two-Thirds of Residents in High-Rental Neighborhoods



Note: *Rental deserts* are census tracts where less than 20% of the housing stock is vacant for rent or renter-occupied. *Mixed-tenure neighborhoods* are tracts where between 20% and 80% of housing is available for rent or renter-occupied. *High-rental neighborhoods* are tracts where at least 80% of housing is available for rent or renter-occupied. *People of color* include all people who do not identify as non-Hispanic white. Figures shown are neighborhood averages.

Source: Adapted from Airgood-Obrycki, W., Maaoui, M., and Wedeen, S. (2024). *Rental deserts, segregation, and zoning*. Cambridge, MA: Joint Center for Housing Studies of Harvard University. Retrieved from: <https://tinyurl.com/mr44a2kz>

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 21

The following are some of the news stories to which NLIHC contributed during the week of July 21:

‘It was humiliating.’ Evictions in these cities are worse than before Covid” *CNN*, July 24, at: <https://tinyurl.com/54vuuwuc>

“New national housing report echoes study conducted by Federal Home Loan Bank of Indianapolis” *Yahoo Finance*, July 24, at: <https://tinyurl.com/239nzf8w>

“California Gov. Newsom Orders Evictions of Unhoused People in Wake of SCOTUS Ruling” *Democracy Now*, July 26, at: <https://tinyurl.com/3nxzrjsu>

NLIHC News

Where to Find Us – July 29

- [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)
 - *Our Homes, Our Votes: Creating Civically Engaged Communities in the 2024 Election Cycle* – Virtual, September 17 (Courtney Cooperman)
 - 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)
 - American Association of Service Coordinators National Conference – Indianapolis, October 29 (Courtney Cooperman)
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[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
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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