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## Budget and Appropriations

### Congress Adjourns until September 9 for August Recess – Take Action in Your District!

Members of Congress left their offices on Capitol Hill to return to their home states and districts until September 9 for a month-long district work period known as “August recess.” Before leaving Washington, members of the U.S. Senate voted largely along party lines on August 1 not to advance the “Tax Relief for American Families and Workers Act,” the \$78 billion tax bill that passed the U.S. House of Representatives with overwhelming bipartisan support in January. Reports indicate that Senate Majority Leader Chuck Schumer (D-NY) intends to bring the bill up for a vote again after the recess.

If enacted, the bill would expand the Child Tax Credit as well as certain provisions related to the Low-Income Housing Tax Credit (LIHTC) and extend currently lapsed tax breaks for businesses. While expanding LIHTC would provide important resources to build more rental homes, the bill falls short of providing the [reforms](#) needed to ensure homes are affordable to people with the lowest incomes. See NLIHC’s statement on the Senate vote [here](#).

When members of Congress return to their Washington offices in September, they will have less than a month to negotiate a continuing resolution (CR) before the new fiscal year begins on October 1. While there is widespread agreement that members will pass a CR and avoid a shutdown, it is not currently clear whether the CR will last until December or stretch into the new year.

### Take Action during August Recess!

With Congress in recess and members back in their home districts, August is a great opportunity for advocates to meet with their members of Congress and urge them to provide the long-term, large-scale resources required to address the nation’s affordable housing and homelessness crisis.

Use NLIHC’s resources to help plan meetings with members and their staff:

- [Oppose Dramatic Cuts to Federal Investments in Affordable Housing Toolkit](#): This toolkit includes resources, talking points, advocacy ideas, and other helpful information on defending funding for affordable housing and homelessness resources in the fiscal year (FY) 2025 federal budget. Meet with your members and urge them to provide the highest possible funding for these vital programs in any final FY25 budget agreement!
- [Oppose the Criminalization of Homelessness Toolkit](#): The U.S. Supreme Court decided recently in *Grants Pass v. Johnson* that local governments can arrest or fine people experiencing homelessness for sleeping outside, even when adequate shelter is not available. Criminalization is an outdated, dehumanizing, and ineffective approach to addressing homelessness that exacerbates racial inequity and ultimately makes it more difficult to help people obtain safe, stable housing. Use this toolkit to continue urging state and local policymakers to oppose the criminalization of homelessness and instead support long-term solutions like investments in affordable, accessible housing and housing assistance.

- [Capitol Hill Day Advocacy Toolkit](#): With members of Congress in their home states and districts, August recess is the perfect time for advocates to meet with their members, share the impact affordable housing and homelessness resources have in their communities, and urge them to support the long-term, large-scale resources required to address the affordable housing and homelessness crisis. This toolkit includes tips for scheduling meetings, talking points, a meeting request template, and ideas for how to share your story with elected officials.

In addition to scheduling in-district meetings with members of Congress and their staff, advocates can continue engaging 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](#).

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

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## Congress

### Landmark Bill to Construct and Preserve 3 Million Affordable Housing Units Reintroduced in Congress

Senators Elizabeth Warren (D-MA) and Raphael Warnock (D-GA) and Representative Emanuel Cleaver (D-MO) reintroduced the "[American Housing and Economic Mobility \(AHEM\) Act](#)" in the U.S. Senate and House of Representatives on July 29. The [visionary bill](#) would provide the large-scale investments required to construct nearly 3 million new units of affordable housing. NLIHC has endorsed the bill.

If enacted, the AHEM Act would invest over \$44 billion dollars in the national Housing Trust Fund ([HTF](#)) annually for 10 years, resulting in \$445 billion in total investments to build, repair, and operate nearly 2 million homes for households with low incomes. Created by the *Housing and Economic Recovery Act of 2008* (but not funded until 2016), the HTF is the nation's first new housing program since 1974 targeted to building, preserving, and operating rental housing for people with the lowest incomes.

The AHEM Act would also invest over \$1 billion in the construction of new rental housing and homeownership opportunities in rural communities; provide over \$2.5 billion to build or repair homes on Native American or Native Hawaiian lands; and provide \$70 billion to address dire

repair needs in public housing. Decades of extreme underfunding by Congress have allowed the nation's public housing stock to fall into disrepair, exposing residents to hazards like mold, asbestos, lead, and pest infestations, all of which negatively impact residents' health. In addition, the bill would increase the supply of affordable, accessible housing by mandating that housing built with or supported by funding from the AHEM Act must have double the federal minimum number of units accessible to people with physical and sensory disabilities.

“The ‘American Housing and Economic Mobility Act’ has the power to transform lives and communities,” said NLIHC President and CEO Diane Yentel in a [press release](#) for the bill. “By significantly expanding investments in proven solutions, like the national Housing Trust Fund and Public Housing, this legislation provides resources at the scale necessary to help those most harmed by America’s housing crisis. I applaud Senator Warren, Senator Warnock, and Representative Cleaver for their leadership in advancing bold solutions to address an underlying cause of America’s housing crisis: the severe shortage of rental homes affordable to our nation’s lowest-income and most marginalized households.”

According to an [independent analysis](#) by Moody’s Analytics, the investments included in the bill would build or rehabilitate nearly 3 million housing units over the next decade and bring down rents for lower-income and middle-class families by 10%, saving the average family \$140 per month. The cost of the bill would also be fully offset by returning the estate tax thresholds to previous levels, instituting more progressive estate tax rates above these thresholds, and closing loopholes that enable high-income households to avoid paying estate taxes.

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## Homelessness and Housing First

### National Coalition for the Homeless Hosts National Solidarity Week

In the wake of the U.S. Supreme Court’s recent ruling in [City of Grants Pass v. Johnson](#), the National Coalition for the Homeless (NCH) is hosting a [National Solidarity Week](#) in support of individuals experiencing homelessness. The weeklong event, which began on August 3 and runs until August 10, offers a range of ways for housing advocates to get involved, including opportunities for highlighting the impact of the *Grants Pass* decision on social media, educating the public about the negative effects of criminalizing homelessness, and drawing attention to state and local ordinances that disproportionately impact unhoused individuals. Find out how you can participate in National Solidarity Week [here](#).

In its *Grants Pass* decision, the Supreme Court [ruled](#) that cities may punish individuals for sleeping in public spaces, even if there are no other available shelter or housing options. Following the decision, elected officials across the country are now implementing harmful legislation targeting those experiencing homelessness. In July, California Governor Gavin Newsom ordered state officials to dismantle thousands of housing encampments. In a state where 180,000 individuals were [reported](#) as being homeless in 2023, with a majority of that population “[unsheltered](#),” the order will have an immediate and devastating impact, exacerbated by [the state’s severe affordable housing shortage](#), in which only 24 affordable and available rental units are available per 100 extremely low-income households.

California is not unique. [Not one state in the U.S. has an adequate supply of affordable rental housing for the lowest-income renters.](#) Nationally, there is a shortage of 7.3 million rental homes that are affordable and available to renters with extremely low incomes. All in all, only 34 affordable and available rental homes exist for every 100 extremely low-income households in the U.S. The lack of affordable housing options coupled with high rental rates cause put many extremely low-income renters at great risk of eviction and lead to higher rates of homelessness. As HUD has [reported](#), more than 650,000 individuals were experiencing homelessness on any given night in 2023 – a 12% increase from 2022.

Criminalizing has [particularly detrimental consequences](#), including trauma and negative impacts on physical and mental health, and the arrest records, fines, and fees resulting from criminalization can create significant barriers for homeless individuals to find or secure housing.

To counteract the effects of the Supreme Court’s decision, NCH will host the following events during the National Solidarity Week:

- August 5-6: National advocates will engage in X-storms (formerly “Twitter-storms”) using the hashtag #NCHSolidarityWeek to share facts and information, educating the public about the harms of criminalizing homelessness.
- August 7: NCH will launch a letter-writing campaign via X (formerly “Twitter”) and over email, urging participants to contact their local lawmakers and advocate for compassionate and humane solutions to support homeless people.
- August 8-10: NCH will share best practices for assisting homeless people as well as the stories of those directly affected by the *Grants Pass* verdict.

The [National Coalition for the Homeless](#) is a national network of individuals with lived experience working to end homelessness and ensure that the immediate needs of those experiencing homelessness are met.

Learn more about the *City of Grants Pass v. Johnson* decision [here](#).

Learn more about NLIHC’s State and Local Innovation project’s work to combat the criminalization of homelessness [here](#).

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## HUD

### **NLIHC Submits Comments Regarding Proposed HOME Regulations**

NLIHC [submitted comments](#) to HUD on July 29 in response to [proposed changes](#) to the HOME Investment Partnerships (HOME) program (see *Memo*, [6/3](#)). The comments addressed tenant rights and protections, as well as provisions involving Community Housing Development Organizations (CHDOs), and expressed support for the greatly expanded tenant rights and protections provisions included in the proposed changes (see *Memo*, [5/20](#)) and for those changes intended to facilitate the formation and continued operation of CHDOs, which are nonprofit organizations with a degree of accountability to low-income people and their neighborhoods (see

*Memo, 5/28*). While welcoming all proposed changes, NLIHC also offered several recommendations.

### **Comments Regarding Proposed Tenant Protection Provisions**

In the letter, NLIHC offered a suggestion that could strengthen tenants' right to organize. NLIHC also urged HUD to explicitly state in the final rule that a tenant could contact their HOME Participating Jurisdiction (PJ) to challenge an owner's charge for normal wear and tear to a unit, damage claim against a security deposit refund, or failure to return all or a portion of a tenant's security deposit in a timely fashion.

The proposed rule would state that "other good cause" for termination or refusal to renew a lease may include cases in which a tenant creates a documented "nuisance" under applicable state or local law. NLIHC recommended that the final rule not use the term "nuisance" because localities and states have so-called "Crime Free Nuisance Ordinances" (CFNOs) and other laws that target residents with fines, evictions, or other penalties if they are thought responsible for alleged "nuisance" activity, such as calls to emergency services or noise disturbances related to domestic violence. Such policies can force survivors of domestic violence to make impossible decisions between calling for needed help and potentially losing their homes. NLIHC urged HUD to establish a "good cause" for eviction that requires an actual, substantial, and imminent threat to the health, safety, and right to peaceful enjoyment of the premises by others.

For an owner to establish good cause for eviction for violation of federal, state, or local law, the proposed regulation would require a record of conviction for a crime that has a direct bearing on a tenant's continued occupancy of the unit, such as a violation of law that affects the safety of others living at the property. NLIHC urged HUD to explicitly state in the final rule that the record of conviction be of a crime that took place during a person's tenancy and not prior to tenancy.

### **Comments Regarding Proposed CHDO Provisions**

NLIHC supported the proposed amendment changing the one-third "public official" board member limit on a government-created CHDO to "officials or employees of the PJ or government entity that created the CHDO." This change would enable other public officials or employees, such as public school teachers, county planners, or state public works employees, to serve on a government-created CHDO board. NLIHC also supported two provisions regarding a potential CHDO's ability to demonstrate "development capacity," one by considering volunteers who are on the organization's board, and the other by carrying out non-HOME housing development, such as those using the Low-Income Housing Tax Credit (LIHTC) or state or local housing resources.

The proposed rule would delete the requirement that rental housing created by a "developer" CHDO continue to be owned by that CHDO throughout the HOME affordability period. The preamble explained that the current rule's requirement has created difficulties when a CHDO's status has dramatically changed (for example, if a CHDO experienced bankruptcy, decreased capacity, etc.), thus requiring another CHDO to acquire the project in order to preserve its affordability. NLIHC supported this proposed change, however, commenting that simply

deleting the old text does not promote CHDO project transfers, nor does it provide guidance regarding how to make a needed transfer or how to preserve affordability if another CHDO cannot take on the project. Therefore, NLIHC recommended that HUD explicitly state that ownership transfers are permitted when necessary to sustain a CHDO project and maintain compliance with HOME affordability requirements.

NLIHC supported a new paragraph that states that an organization that meets the CHDO definition – except for the demonstrated capacity provision – may receive HOME capacity building funds so that it can develop a demonstrated capacity to carry out HOME activities. NLIHC also recommended increasing from 24 to 36 months the time allowed for a PJ to commit CHDO set-aside funds to a project for a CHDO receiving capacity building funds. NLIHC also recommended that any CHDO be allowed to retain capacity building funds beyond 24 (or 36) months, provided the CHDO demonstrates that it is making a good-faith effort toward carrying out a CHDO set-aside project.

Read NLIHC’s comment letter at: <https://tinyurl.com/47tvktn2>

Read more about the HOME program on [page 5-1](#) of NLIHC’s *2024 Advocates’ Guide*.

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## **Opportunity Starts at Home**

### **OSAH Campaign Joins Congressional Briefing on “Family Stability and Opportunity Vouchers Act”**

[Opportunity Starts at Home](#) (OSAH) campaign staff joined a congressional briefing hosted by the [Bipartisan Policy Center](#) on July 25 to discuss how the “[Family Stability and Opportunity Vouchers Act](#)” would expand the Housing Choice Voucher (HCV) program and help families with low incomes move to well-resourced neighborhoods of their choice.

During the briefing, OSAH Campaign Director Chantelle Wilkinson joined experts to share research on the potential impact of the bill for families and children nationwide, the positive impacts of housing counseling and wrap-around services for administering programs, and the bipartisan public support that exists for provisions in the bill. The briefing concluded with a call to action for elected officials to support the “Family Stability and Opportunity Vouchers Act” and to cosponsor and support the bill in the U.S. House of Representatives and Senate.

Speakers at the briefing included:

- Chantelle Wilkinson, director of the OSAH campaign.
- Dr. Stefanie DeLuca, James Coleman professor of social policy and sociology at Johns Hopkins University.
- Pete Cimboric, managing director for research and innovation at Baltimore Regional Housing Partnership.
- Andy Winkler, director of the housing and infrastructure project at the Bipartisan Policy Center.



The “Family Stability and Opportunity Vouchers Act” would provide housing vouchers to 250,000 families with young children, along with mobility counseling, to help families with low incomes access communities of their choice. Research shows that when children in families with low incomes grow up in well-resourced neighborhoods with low poverty and crime, quality schools, and other resources, they are significantly more likely to attend college and to earn more as adults over the course of their lifetimes.

In her remarks, Chantelle provided an overview of the housing affordability challenges faced by families nationwide, highlighting the shortage of affordable and available homes for families with the lowest incomes and the gap between incomes and housing costs. The HCV program addresses this gap by providing rental assistance to households, but currently only one out of every four households eligible for rental assistance receives it. Chantelle also discussed the intersections of housing affordability and health and education outcomes and economic mobility; support for the bill’s wraparound services by multi-sector members of the OSAH campaign Steering Committee; and the need for more policymakers to lend their support to the bill.

Dr. Stefanie Deluca discussed the research supporting the bill’s efficacy and its bipartisan appeal, explaining that “it’s not just that the programs work, they pay for themselves over time.” Research shows that alongside the benefits of mobility programs on health, cognitive development, incarceration rates, and educational outcomes, these programs also result in reductions in overall healthcare spending and often ensure that participants grow up in well-resourced neighborhoods, enabling them to earn more as adults and thus support affordable housing programs through tax revenue.

Pete Cimboic discussed the barriers faced by families using a voucher and the impact of the wraparound services provided by the bill on the voucher success rate (i.e., the percentage of vouchers issued by a program that result in a lease and assistance contract with a landlord). Services like housing mobility counseling can assist voucher recipients in finding the right home for their families before their voucher expiration date. Cimboic also highlighted how housing counseling services can expand a family’s geographic access to housing and support housing stability and long-term success. He also discussed the decrease in the number of families with children that receive an HCV and explained that the bill would provide additional vouchers to these households, resulting in a 10% increase in total voucher allocation nationally.

Expanding housing voucher access is critical to addressing our nation’s housing crisis, and the OSAH campaign supports the inclusion of the “Family Stability and Opportunity Vouchers Act” in any bipartisan housing packages that move forward in the House and Senate. Together with its multi-sector partners, the OSAH campaign will continue to champion the bill and other legislation, like the “Eviction Crisis Act.”

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## **Research**

### **Communities with Greater Eviction Risk Received More ERA Funding per Renter Household Than Communities with Lower Eviction Risk**

A paper published in the Finance and Economics Discussion Series (FEDS) by the Federal Reserve Board, "[Targeted Relief: Geography and Timing of Emergency Rental Assistance](#)," provides new information about the implementation of the Emergency Rental Assistance (ERA) program established by Congress in response to the COVID-19 pandemic. The findings of the paper suggest that the ERA program was largely effective in targeting communities with the highest eviction risk. Census tracts with higher pre-pandemic shares of Black renter households, renter households with children, and renter households headed by single mothers – groups whose members have been shown to be at greater risk for eviction – received more funding per renter household than census tracts with lower shares of these households. Additionally, areas with higher pre-pandemic eviction filing rates and poverty rates were found to have received more dollars per renter household.

The ERA program provided nearly \$45 billion in direct assistance to renters for eviction prevention and housing stability during the COVID-19 pandemic. The authors aimed to assess whether the ERA program was effective in channeling assistance to communities most at risk of eviction and to understand the relationship between the pace at which ERA funding was spent and the implementation of other tenant protection policies. They combined the U.S. Department of the Treasury's (Treasury) ERA administrative transaction data and the American Community Survey (ACS) 2016-2022 5-year estimates to examine the locations of ERA recipients at the census tract-level, the timing of the distribution of funds, and the exact amount of ERA spending among certain demographic and socioeconomic groups. Data from Eviction Lab on past eviction filings from 2000 to 2018 was utilized to estimate rental distress in communities prior to the COVID-19 pandemic.

The authors found that census tracts with the highest pre-pandemic eviction rates received \$475 more per renter household than census tracts with the lowest pre-pandemic eviction rates. Similarly, census tracts with the highest pre-pandemic poverty rates received about \$200 more per renter household than households in census tracts with the lowest poverty rates. Census tracts with larger shares of renter households with children and renter households headed by single mothers received over \$300 more per household than census tracts with the lowest shares of these household types.

The study also examined the implementation of the ERA program and how ERA spending responded to changes in other rental protections that were enacted in response to the pandemic. The authors found that ERA program spending accelerated and peaked between June 2021 and November 2021, the period surrounding the federal eviction moratorium. Additionally, they found that when the federal eviction moratorium expired, the number of eviction filings increased rapidly, as did ERA program spending to assist with keeping renters housed for as long as possible.

The authors conclude by highlighting the apparent success of the ERA program in getting resources to areas with the greatest need. However, they also urge future researchers to be cautious when trying to estimate the impact of ERA on eviction filings nationally, as filing rates were also impacted by the implementation and expiration of other federal, state, and local renter protections.

Read the paper [here](#).

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## From the Field

### Atlanta Provides \$2 Million in Funding to Local Nonprofit for Citywide Eviction Diversion Efforts

Atlanta's City Council recently approved [\\$2 million](#) in funding to be distributed through its [Eviction Diversion Program](#) to enable the local nonprofit Striving Together, Advancing Residents & Communities Corporation (Star-C) to continue helping residents access safe, stable housing. Since its inception in late 2023, the Eviction Diversion Program has allocated over \$1.56 million and [helped more than 220 families avoid displacement](#). The program focuses on aiding three at-risk groups: residents aged 65 and older, single-parent families with children in the Atlanta Public Schools system, and renters younger than 25 years old.

[Atlanta's Eviction Diversion Program](#) provides up to \$7,000 in rental assistance per household paid directly to landlords. Qualified tenants must be experiencing hardship, living in the City of Atlanta, and earning at or below 60% of the area median income (approximately \$43,000 for a one-person household or \$62,000 for a household of four).

The city's protections against eviction come at a particularly important time, as the [U.S. Supreme Court](#) recently permitted cities to criminalize homelessness through its ruling in [City of Grants Pass v. Johnson](#). Research shows that homelessness and incarceration are linked. A [report](#) by the Atlanta Community Support Project found that despite comprising only .4% of the city's population, unhoused individuals accounted for 12.5% of arrested inmates at the city jail in 2022. Additionally, [people of color are disproportionately affected by both homelessness and incarceration](#). According to the Atlanta Community Support Project's study, 78% of those living on the street and known to law enforcement identified as Black. Prosecuting those living on the street only increases the difficulty they will face in finding employment and housing.

Eviction prevention through rental assistance can help individuals facing homelessness remain stably housed by aiming to resolve landlord-tenant conflicts before a landlord issues an eviction notice against a tenant. As [Georgia law permits landlords to pursue eviction proceedings immediately after giving notice](#), missed payments or temporary income stability can leave low-income tenants in precarious positions. Aside from homelessness, evictions can also impact [employment, mental and physical health, mortality rates from substance abuse, and access to healthcare](#).

Studies demonstrate that eviction diversion programs have been effective tools in preventing eviction filings, [at least temporarily](#). During the COVID-19 pandemic, the national eviction moratorium helped prevent over [1.5 million evictions](#), while state and local eviction protections prevented an additional 900,000 eviction filings. A report by the [Urban Institute](#), meanwhile, shows that financial assistance is an essential element of successful eviction diversion.

[Evictions in Atlanta numbered over 144,000 in 2023](#), exceeding pre-pandemic averages in January, February, March, April, and August. The eviction program legislation notes that more than half of renters in the City of Atlanta spend over 30% of their income on housing costs.

Extremely low-income renters are more impacted by housing instability, while also dedicating higher proportions of their incomes to rental payments. NLIHC's [Out of Reach report](#) finds that to afford a two-bedroom apartment at Fair Market Rent without spending more than 30% of income on housing, households in Atlanta must earn an hourly wage of \$35.46. Georgia's minimum wage is \$7.25, meaning that workers would have to work four jobs at the federal minimum wage - or 160 hours per week – to afford rent and utilities.

Meanwhile, NLIHC's [Gap report](#) reveals that in Atlanta, only 25 out of every 100 rental units are affordable and available to extremely low-income households. At the same time, 81% of extremely low-income households experience severe cost burden, paying more than 50% of their income on rental expenses.

The measure to donate additional funding to the Eviction Diversion Program complements [several efforts](#) by Mayor Andre Dickens to support low-income and marginalized renters in the city, including \$300 million in funding towards affordable housing, the most substantial investment in Atlanta's history. This legislation was sponsored by Councilmember Andrea L. Boone, with support from [Star-C](#), a collaborative nonprofit providing affordable housing assistance and running wellness, educational, and food security programs.

Through the mayor's new housing initiatives, the city will also create a "[Housing Help Center](#)" focused on connecting residents within the city to affordable housing resources. The digital center will provide Atlantans with information on the variety of public, private, and non-profit rental housing resources available to ensure that renters are able to navigate the rental market effectively. Additionally, the help center will provide tenants with information about how they can connect to legal assistance with support from the [Atlanta Volunteer Lawyers Foundation \(AVLF\)](#) and [Atlanta Legal Aid](#).

The legislation is the outcome of successful efforts by organizations such as [Georgia Advancing Communities Together Inc.](#) (Georgia ACT), which advocates for policies that protect marginalized tenants from eviction and advance access to quality housing. An NLIHC partner, Georgia ACT is a statewide coalition of over 100 affordable housing and community development agencies.

Speaking about the passage of the new bill, Georgia ACT President and CEO Dr. Bambie Hayes-Brown said that "the City of Atlanta's Eviction Diversion Program is a vital initiative designed to support Atlanta's most vulnerable residents by preventing unnecessary evictions and providing pathways to stable housing. By [providing] financial support, and access to essential resources, Atlanta aims to keep families in their homes and maintain the grassroots integrity of communities. This program is not just about immediate relief; it's about fostering long-term stability and ensuring that every Atlanta resident has the opportunity to thrive."

Read more about Atlanta's eviction diversion program at: <https://star-c.org/eviction-relief/>

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**Join Today's (8/5) "Tenant Talk Live" on National Tenants Bill of Rights**

Join NLIHC's "Tenant Talk Live," a meeting geared toward tenant and resident leaders, today, August 5, at 6 pm ET (5 pm CT, 4 pm MT, and 3 pm PT). During today's meeting, Kayla Laywell of NLIHC will discuss the [National Tenants Bill of Rights \(TBOR\)](#), a policy agenda released by NLIHC, the National Housing Law Project (NHLP), and the Tenant Union Federation (TUF) in June that represents a major step toward empowering renters and advancing tenant protections.

The TBOR outlines seven essential rights covering the tenant experience, including the rights to:

- **A fair application** – Discriminatory screening practices by landlords and tenant screening companies prevent prospective tenants from being fairly considered when they apply for housing. To ensure fair opportunity for all, landlords should only consider information relevant to an applicant's ability to perform their obligations as a tenant.
- **A fair lease** – Leases shape the legal relationship between landlords and tenants, often reflecting the imbalance of power. To correct this imbalance, leases should clearly define the duties and rights of both landlords and tenants and avoid predatory and deceptive terms.
- **Freedom from discrimination and harassment** – Home should be a sanctuary for tenants. Currently, tenants are vulnerable to discrimination, violations of privacy, and harassment by their landlords. To ensure a basic level of privacy and quiet enjoyment, tenants should have the tools to prevent this behavior. Tenants also need the federal government to robustly enforce federal anti-discrimination laws to prevent landlord abuses.
- **A habitable home** – Tenants deserve to feel safe in their homes. Safe homes include working appliances and fixtures, reliable utilities, effective pest control, and prevention from deadly health hazards. When something is in need of repair, tenants should have a clear way to communicate their concerns to a landlord and the landlord should be obligated to fix habitability concerns promptly.
- **Reasonable rent and costs** – Rent is often the largest expense in a household's budget, and financial stability is largely absent in a system where landlords hike rents dramatically higher and at a faster rate than the growth of wages. To protect tenants from financial shocks that put them at risk of eviction and further harm, safeguards are necessary to prevent rent gouging and excessive or hidden fees. Landlords should be limited to reasonable rent increases, and they should only be allowed to assess fees that have been clearly disclosed in the lease.
- **Organize** – To correct the power imbalance between tenants and landlords, tenants must have the ability to organize without fear of retaliation or eviction from landlords, owners, and management.
- **Safeguards against evictions** – Tenants should not have to risk losing their homes in eviction court in a matter of minutes. Tenants deserve a basic level of due process in eviction proceedings as well as protections from illegal evictions and evictions without good cause.

Addressing the nation's housing crisis requires enacting strong and enforceable tenant protections to help prevent housing instability and homelessness, redress long-standing racial and social inequities, and advance housing justice. During the call, we will review each of the rights

in the agenda and explain how they advance housing security for the lowest-income renters. Read the TBOR [here](#), and register for the call [here](#).

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

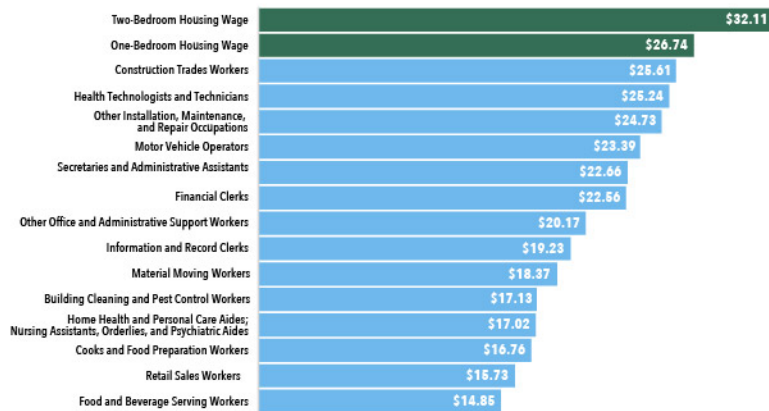
Meetings like “Tenant Talk Live” also depend on the support of our members. Become an NLIHC member [here](#)!

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## Fact of the Week

### Rents Are Out of Reach for Workers in 14 of the 20 Largest Occupations in the U.S.

#### 14 OF THE 20 LARGEST OCCUPATIONS IN THE UNITED STATES PAY MEDIAN WAGES LESS THAN THE ONE- OR TWO-BEDROOM HOUSING WAGE



Source: NLIHC calculation of weighted-average HUD Fair Market Rent, Occupational wages from May 2023 BLS Occupational Employment and Wage Statistics, adjusted to 2024 dollars.



Source: National Low Income Housing Coalition. *Out of Reach 2024*. Available at: [nlihc.org/oor](http://nlihc.org/oor)

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## 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](mailto:jbutler@nlihc.org).

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## **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](mailto:jbutler@nlihc.org).

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## **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](mailto:jbutler@nlihc.org).

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## **NLIHC in the News**

### **NLIHC in the News for the Week of July 28**

The following are some of the news stories to which NLIHC contributed during the week of July 28:

“Growing number of Americans with jobs are homeless thanks to ‘fast-rising rents’, inflation: Report” *Fox News*, July 30, at: <https://tinyurl.com/y7y4ht2u>

“Working Americans struggle with homeless crisis amid lack of affordable housing,” *Washington Post*, July 28, at: <https://tinyurl.com/4fd2m3f3>

“Do you rent? You may be more vulnerable to climate-driven disasters,” *NPR*, July 31, at: <https://tinyurl.com/4uuehmu8>

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## **NLIHC News**

### **NLIHC Welcomes Libby O’Neill as Senior Policy Analyst**

NLIHC welcomes Libby O’Neill as senior policy analyst! As the newest member of NLIHC’s policy team, Libby will draw on her background in state and federal housing finance and policy to focus on federal affordable housing policy and housing supply. Libby began her career at Florida Housing Finance Corporation, where she initially specialized in multifamily green building policy. Subsequently, she was an administrator of the Low-Income Housing Tax Credit program, in which role she gained in-depth knowledge of affordable housing development. She also worked in the multifamily business at Fannie Mae, conducting research and shaping policies and strategies that address the needs and challenges of renters. Libby holds a master’s degree in social work from Florida State University, with a focus in social policy.

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### **Where to Find Us – August 5**

- 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 16<sup>th</sup> Annual Awards Banquet – Scottsdale, AZ, October 17 (Diane Yentel)

- Neighborhood Preservation Coalition of New York annual conference – Poughkeepsie, NY, October 22 (Lindsay Duvall)
- 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  
 Jen Butler, Vice President, External Affairs, x239  
 Alayna Calabro, Senior Policy Analyst, x252  
 Billy Cerullo, Housing Advocacy Organizer  
 Adelle Chenier, Director of Events  
 Matthew Clarke, Director, Communications, x207  
 Courtney Cooperman, Project Manager, Our Homes Our Votes, x263  
 Lakesha Dawson, Director of Operations  
 Lindsay Duvall, Senior Organizer for Housing Advocacy, x206  
 Thaddaeus Elliot, Housing Advocacy Coordinator  
 Dan Emmanuel, Manager, Research, x316  
 Sarah Gallagher, Vice President, State and Local Policy Innovation, x220  
 Jamaal Gilani, Director of People and Culture  
 Ed Gramlich, Senior Advisor, x314  
 Raquel Harati, Research Analyst  
 Danita Humphries, Senior Executive Assistant, x226  
 Nada Hussein, ERASE Project Coordinator, x264  
 Kim Johnson, Public Policy Manager, x243  
 Nara Kim, Policy Intern  
 Kayla Laywell, Housing Policy Analyst, x231  
 Mayerline Louis-Juste, Senior Communications Specialist, x201  
 Meghan Mertyris, Disaster Housing Recovery Analyst  
 Khara Norris, Vice President of Operations and Finance, x242  
 Libby O'Neill, Senior Policy Analyst  
 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 Tchokothé, 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