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Budget and Appropriations

Congress Returns to D.C. to Negotiate a Continuing Resolution by 9/30 Deadline – Take Action!

Members of Congress returned to their offices on Capitol Hill today, kicking off a final month of legislative work before a campaigning recess in October, ahead of November's elections. Congress's most urgent priority for the month will be passing a continuing resolution (CR) by September 30 to temporarily extend funding for federal programs, including HUD's vital affordable housing and homelessness programs.

Congress is charged with appropriating new funding for federal programs every fiscal year (FY), a period lasting from October 1 to September 30 of the following year. In theory, Congress should finalize its appropriations work by September 30 of every year to keep federal programs running smoothly; in reality, Congress very rarely meets this deadline. More typically, Congress must pass a CR to temporarily extend funding from the previous fiscal year for a specified period, giving members additional time to negotiate final spending bills. Failure to pass spending bills or a CR by the September 30 deadline would cause a partial shutdown of the federal government.

U.S. House of Representatives Speaker Mike Johnson (R-LA) is expected to propose a CR that would extend funding for the federal government but would also contain provisions guaranteed not to pass the Democrat-controlled Senate, including a proposal to decrease topline funding for FY25 by stripping a \$70 billion "side deal" negotiated by President Biden and then-House Speaker Kevin McCarthy (R-CA). This "side deal" has been critical for increasing funding above the harsh spending caps imposed by the *Fiscal Responsibility Act of 2023*, which limits spending increases in FY24 and FY25 to just 1% over the previous year. The Speaker's CR is also expected to extend federal funding until March 2025, which would give whichever party controls Congress and the White House another opportunity to advance its own priorities in a final FY25 spending package.

While it is not clear whether Speaker Johnson's proposal would have sufficient votes to pass the House, it is unlikely to be considered – let alone passed – in the Senate. Still, despite the anticipated back-and-forth between the chambers, Congress is expected to pass a CR by the end of September and avoid a shutdown.

Take Action!

While Congress is expected to avoid a shutdown, advocates should continue pressuring their members of Congress not only to finalize a CR but to enact a final FY25 spending bill that provides increased funding for HUD's vital affordable housing and homelessness programs. Long-term CRs and government shutdowns [have serious consequences](#) for HUD programs: because the cost of housing and homelessness programs rise every year, it is vital these programs receive increased funding every year just to maintain current levels of assistance.

Advocates can use NLIHC's resources to take action today and push Congress for increased funding for affordable housing and homelessness in FY25, including 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 Protection Grant Program.
- At least \$1.3 billion for Tribal housing programs, plus \$150 million for competitive funds targeted to tribes with the greatest needs.

Use NLIHC's toolkits and resources to take action on FY25 funding, including 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](#).
- Utilizing our advocacy toolkit [Oppose Dramatic Cuts to Federal Investments in Affordable Housing](#). 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 possible funding for these vital programs in any final FY25 budget agreement!

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.

From the Field

NLIHC Releases Fall 2024 Edition of *Tenant Talk!*

NLIHC released the Fall 2024 issue of *Tenant Talk*, our semiannual newsletter designed to engage residents in housing advocacy, on September 5. The new issue, *Tenant Talk: Voting as Collective Action*, features articles on the importance of elections in tenant communities. [Download a digital copy](#), or [register to receive a free physical copy](#) in the mail. Digital copies will soon be available in Spanish as well.

Census data reveal that low-income people vote at lower rates than those in higher income brackets. This pattern is due in large part to long-standing barriers, such as difficulties taking time off from work to vote, obtaining legal identification, and accessing transportation to polling places. In addition, racial and other forms of discrimination, as well as increased exposure to

misinformation about voting, further hinder voter participation. People experiencing homelessness, returning citizens, and survivors of disasters face especially tough barriers to voting. These challenges are exacerbated by efforts in some states to suppress the votes of low-income tenants, who are disproportionately people of color, young people, senior citizens, and people with disabilities.

Higher voter turnout among low-income households is essential for convincing policymakers to address the housing needs of the lowest-income tenants. But achieving the goal of higher turnout is challenging, and we cannot do it alone – we must act collectively! The new edition of *Tenant Talk* explores how advocates and others can best ensure that low-income tenants make their voices heard at the polls.

The new edition brings together a spectrum of perspectives on why voting matters and a range of nonpartisan resources to help ensure higher voter turnout among low-income renters. Articles cover topics like the long struggle for voting rights, voting while experiencing homelessness, civic engagement beyond voting, and NLIHC's nonpartisan *Our Homes, Our Votes* campaign. The edition also offers tools for nonpartisan voter engagement, ideas for Get Out the Vote efforts, and tips for how tenants and residents can engage candidates, as well as updates on NLIHC's policy work and new research.

If you have registered in the past for a physical copy of *Tenant Talk*, we ask that you please [register](#) again. The registration form will close on September 12, or whenever the stock of available copies of *Tenant Talk* is exhausted – whichever comes first.

[Download a digital copy](#) of *Tenant Talk*, or [register to receive a free physical copy](#) in the mail.

Delaware Enacts Source-of-Income Protections and Other Measures to Address Housing Stability

Housing advocates in Delaware are celebrating many successes from the recent state legislative session, including the enactment of [SB 293](#), which will expand the state's *Fair Housing Act* to prohibit discrimination against tenants who use housing vouchers to pay their rent, and [HB 442](#), which will create a taskforce focused on affordable housing production to provide clear and actionable recommendations to the state's next governor. Advocates also achieved success in protecting the rights of people experiencing homelessness and reducing barriers and costs associated with preserving and developing affordable homes. The [Housing Alliance Delaware](#) (HAD), an NLIHC state partner, led many advocacy activities that contributed to these policy wins while also advancing other bills it hopes will be passed next year.

With the passage of SB 293, which was signed into law by Governor John Carney on August 9, [Delaware became the 23rd state to secure source-of-income \(SOI\) protections for tenants](#). First introduced by Senator Elizabeth Lockman, SB 293 strengthens already existing source-of-income protections passed in the state in 2016 that had limited protections for housing vouchers. However, Delaware's new law, which goes into effect for renters on January 1, 2026, prohibits landlords from discriminating against voucher holders or recipients of government-sponsored

rental assistance programs – a common form of housing discrimination impacting the lowest-income and most marginalized renters.

According to HAD, people who receive housing assistance are often the state’s most vulnerable population. Eighty-five percent of housing voucher holders are female-headed households, and 65% are households headed by a person with a disability or with a spouse aged 62 years or older. Though most housing voucher recipients in Delaware are employed, many do not earn enough to afford their homes, as evidenced by the two-bedroom Housing Wage for the state, calculated by NLIHC to be [\\$30.65](#) – more than double the state’s minimum wage. With more than 87% of housing voucher recipient households headed by a racial minority, the new source-of-income protections could help remedy longstanding racial discrimination in Delaware’s rental market.

Indeed, source-of-income protections are a critical protection for tenants. As [rents remain higher](#) than they were in previous years, and tenants continue to contend with a shortage of more affordable and available rental units for the lowest-income renters across the country, the enactment of such protections safeguard tenants by ensuring that the lowest-income and most marginalized renters do not face the burden of being denied housing simply for their status as a participant in a government-supported rental assistance program, such as the Section 8 Housing Choice Voucher Program. Due to [social bias](#), a landlord or property owner may refuse to rent a property to a public assistance recipient, constraining a prospective tenant’s housing choice options in a market where housing is already [out of reach](#) for millions of renters. By prohibiting discrimination against those who participate in a public assistance program, the law puts renters in a better position to seek out affordable and available housing options of their choosing. Even so, the new source-of-income law is set to sunset in 2028.

HAD also worked with other advocates and coalition partners to introduce a [Homeless Bill of Rights](#) to protect the growing numbers of people experiencing homelessness across the state. When it became clear that there was not enough support for the entire bill, it was divided into three smaller bills focusing on preventing discrimination against people experiencing homelessness when seeking housing ([HB 439](#)) and employment ([HB 440](#)) and ensuring civil protections and equal treatment in the use of public spaces ([HB 55](#)). HB 439 and HB 440 both passed the legislature and await the Governor’s signature. Advocates will continue working with legislators next session and hope to make more progress on HB 55.

Additional affordable housing bills passed in the session will make it easier to develop and preserve affordable housing. For instance, [SB 25](#) exempts construction of affordable housing units from the state’s 2% improvement tax. Meanwhile, [SB 244](#) allows a county that collects lodging tax to allocate some or all of the proceeds for workforce and affordable housing programs, and [SB 246](#) creates a revolving loan fund to support home repair programs operated by the Delaware State Housing Authority. A [proposal](#) to develop a designated line item of 1% of the state’s budget to the creation of affordable homes was ultimately not successful. However, advocates had many productive discussions with legislators and hope that this ongoing education, along with the forthcoming recommendations from the new taskforce, will result in more sustainable and consistent funding sources in the future.

Advocates credit these policy wins to increased participation in advocacy activities throughout the year and strengthened relationships with legislators. HAD expanded its engagement with

faith communities through its annual Faith & Housing Justice events in the fall and sustained this engagement throughout the legislative session. Faith organizations sponsored free transportation for low-income residents and people with lived experience of homelessness and housing insecurity to attend the annual Day for Housing advocacy event at the Delaware statehouse in May. With this added support, [Day for Housing](#) brought out more than 100 advocates – a 34% increase over the previous year – who visited 80% of state Senate offices and 54% of General Assembly offices. Members of Delaware’s Continuum of Care also came out strong to support some of the priority housing bills. HAD also worked with various coalitions throughout the session, most notably the [Delaware Affordable Housing Coalition](#), [Sussex Housing Group](#), and the [H.O.M.E.S. Campaign](#).

“We are excited about all the legislative successes this year to advance housing justice in Delaware,” said Rachel Stucker, director of Housing Alliance Delaware. “Many of these bills were not easy to get through. We are thankful for our legislative leaders on housing issues and the housing advocates for all of their hard work. We are looking forward to getting even more done this coming year.”

For more information about Housing Alliance Delaware, please visit <https://www.housingalliancedel.org/> or contact Sonya Starr, policy director, at sonyastarr@housingalliancedel.org.

HoUsed Campaign for Universal, Stable, Affordable Homes

Fannie Mae and Freddie Mac Release Additional Information on FHFA Minimal Tenant Protections

Fannie Mae (Fannie) and Freddie Mac (Freddie), the Government-Sponsored Enterprises (GSEs) of the Federal Housing Finance Agency (FHFA) released on August 28 additional information about the previously announced tenant protections to which FHFA committed in July (see [Memo, 7/15](#)). Fannie and Freddie both released FAQs and policy frameworks in response to new multifamily lease standards that require new borrowers to provide tenants with (1) 30 days’ notice of any rent increases, (2) 30 days’ notice of any lease term expiration, and (3) a minimum of five days for late rental payments. In a [statement](#) released in July, NLIHC President and CEO Diane Yentel observed that “FHFA’s announced changes provide a bare minimum of tenant notification but fail to provide any of the protections needed to address the pressing challenges renters face in today’s brutal housing market.” Read Fannie’s press release [here](#) and Freddie’s press release [here](#).

The policy standards will apply to all multifamily properties for which new loan applications with Fannie or Freddie are signed on or after February 28, 2025. [Fannie Mae’s press release](#) notes that the additional [FAQ document](#) and [policy framework](#) (also called the “policy grid”) will provide additional transparency to tenants and help lenders and borrowers implement the new requirements. [Freddie Mac’s press release](#) quotes Kevin Palmer, head of Multifamily for Freddie Mac, as explaining that “[a]lthough many borrowers already exceed these minimum standards, all will be required to meet the standards to obtain GSE financing in the future. The

details we released today are intended to give lenders, borrowers and other market participants clearer expectations with regard to how we will implement, monitor and enforce the new requirement.”

NLIHC urges FHFA to immediately implement clear, strong, and enforceable renter protections, including those in the [National Tenants Bill of Rights](#) published last month by NLIHC, the National Housing Law Project, and the Tenant Union Federation, to prevent housing instability and homelessness, redress long-standing racial and social inequities, and advance housing justice. We encourage individuals, organizations, elected officials, and candidates for elected office to endorse the National Tenants Bill of Rights [here](#).

Top priorities for FHFA renter protections, as outlined by [NLIHC](#) and the NLIHC-led [Tenant Collective](#) in response to FHFA’s Request for Information on Tenant Protections, include:

- Source-of-income protections to prohibit landlords from discriminating against households receiving housing assistance and to give families greater choice regarding where to live.
- “Just cause” eviction standards and the right to renew leases to help protect renters from housing instability.
- Anti-rent gouging protections to stop landlords from dramatically raising rents.
- Requirements to ensure housing is safe, decent, accessible, and healthy for renters and their families.

At a minimum, any renter protections established by FHFA should be:

- Informed through continued engagement with renters and directly impacted people.
- Focused on racial and social equity as an explicit goal.
- Mandatory for all landlords and all rental properties, including multifamily and one-to-four-unit properties with an existing or future federally backed mortgage.
- Paired with strong enforcement. Landlords who violate renter protections should be found to be in technical default and should not be eligible for future loans.

Strong and enforceable renter protections are critical to any comprehensive strategy to end America’s housing and homelessness crisis. Other needed solutions, as outlined in NLIHC’s national HoUSed campaign, include investments to bridge the gap between incomes and housing costs through universal rental assistance, build and preserve homes affordable to households with the lowest incomes, and prevent evictions and homelessness through emergency rental assistance.

Read Fannie Mae’s press release [here](#) and Freddie Mac’s press release [here](#).

Read more about the National Tenants Bill of Rights [here](#). We encourage individuals, organizations, elected officials, and candidates for elected office to endorse the National Tenants Bill of Rights [here](#)!

Events

Who Speaks for Me? to Host 9/12 Fundraising Webinar on Housing for All Initiative

Who Speaks for Me? ([WSFM](#)), a nonprofit organization based in Washington, D.C. that provides women and LGBTQ+ people exiting incarceration with programs and services to support long-term housing stability, is hosting a fundraising [webinar](#) for its Housing for All initiative on September 12 at 6 pm ET. Register for the webinar [here](#).

For people who have been incarcerated, affordable, accessible housing is essential for successful reentry. However, a criminal record creates an immense barrier to housing access, in both the private market and in many federally subsidized housing programs. As a result of such barriers, an estimated 15% of people exiting incarceration experience homelessness at some point within their first year of release. Bias in the criminal-legal system, housing, and employment has led to the overrepresentation of people of color – and in particular Black, Latino, and Native people – as well as people with disabilities and members of the LGBTQ community, among those experiencing incarceration and homelessness. As some communities move to criminalize people experiencing homelessness for engaging in life-sustaining activities, like sleeping, in public spaces, the inability to access housing locks people in a cycle of incarceration, homelessness, and reincarceration that furthers inequities.

WSFM's Housing for All ([HFA](#)) initiative is a pilot program that provides women and LGBTQ+ returning citizens low- or no-cost individual apartments. HFA participants receive monthly rent and cell phone subsidies, a weekly stipend, and wrap-around services including leadership development, financial literacy, and job readiness to support the success and self-sufficiency of participants.

The virtual panel discussion and fundraiser will feature WSFM founder Taylor Nuevelle as well as content matter experts and participants of the HFA program. [Learn more](#) about WSFM and the webinar and register [here](#).

HUD

NLIHC Submits Comments Responding to HUD's Direct Rental Assistance Request for Information

NLIHC, in conjunction with the National Housing Law Project (NHLP) and the National Alliance to End Homelessness (NAEH), [submitted formal comments](#) in response to a HUD [Request for Information \(RFI\)](#) regarding a proposed pilot project to test the impacts of providing tenants with Direct Rental Assistance (DRA) in lieu of traditional Housing Choice Vouchers (HCV). NLIHC, NHLP, and NAEH all supported the proposed DRA study. However, the organizations highlighted a number of issues that must be considered by HUD when designing the pilot program in order to protect tenants from housing instability. NLIHC, NHLP, and NAEH

also urged HUD to conduct a rigorous evaluation of the pilot program to inform any future policy considerations.

The stated purpose of the RFI was to gather feedback regarding the possibility of conducting a pilot project that would provide DRA in place of HCV. The RFI stated that HUD was 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.

NLIHC and NHLP staff participated in a meeting with HUD's Office of Public and Indian Housing's (PIH) MTW staff and Policy Development and Research (PD&R) staff on July 17, prior to the RFI's publication on July 23 (see *Memo*, [7/29](#)). During the meeting, it was revealed that HUD had progressed far beyond the text of the RFI. MTW and PD&R had 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. Of those 37 MTW PHAs, roughly half were among the original 39 MTW PHAs, while the other half were among the 100 Expansion MTW PHAs. PIH and PD&R continued to meet with the 37 MTW PHAs and public housing interest groups to design a DRA pilot program.

Tenants and Advocates Must Be Involved

The formal comment letter submitted by NLIHC, NHLP, and NAEH urged HUD to consult with tenants as they design the DRA pilot, noting that tenants had not been informed, while PHAs and industry advocates had already made decisions far beyond the vague discussion in the RFI. The letter added that it is critical to engage MTW tenants, especially tenants at any of the original 39 MTW PHAs where tenants have fewer official opportunities to engage in planning processes. The letter also urged HUD to require local resident input on any proposed MTW DRA pilots.

Tenant Protections Are Essential

The RFI did not indicate the extent to which HCV regulations would apply to households participating in the DRA pilot. In order to avoid housing instability and evictions, the pilot needs to protect tenants by requiring participating PHAs to sign a simple agreement with a landlord legally obligating the landlord to affix a lease addendum to their existing lease. The lease addendum should contain, at a minimum, provisions requiring (1) good cause for eviction, (2) protections from illegal side payments, (3) protections from harmful rent increases, and (4) caps ensuring that tenants pay no more than 30% of their adjusted income for rent and utilities.

Ensuring DRA-Assisted Housing Is in Good Condition

In many localities, the main reason landlords give for not participating in the HCV program is unreasonable wait times for a PHA to conduct a Housing Quality Standard (HQS) physical inspection after a tenant has chosen a place to rent. NLIHC, NHLP, and NAEH support testing alternatives to physical inspections before a tenant moves into an assisted unit; however, it is essential that DRA-assisted tenants occupy homes that meet basic quality standards and are free from lead, mold, carbon monoxide, and radon hazards. The letter addresses alternatives, such as PHAs providing tenants with their own inspection checklists, PHA pre-approval of properties,

applying HOTMA-like inspection rules, and conducting video inspections (depending on PIH's experience with video inspections conducted during the COVID pandemic).

NLIHC, NHLP, and NAEH also suggested that after tenants have lived in a DRA-assisted home for some time, they should be able to request an inspection if they experience poor conditions and that HUD should require PHAs to perform regular ongoing inspections, as they do with the HCV program.

Read the joint NLIHC, NHLP, NAEH comment letter at: <https://tinyurl.com/bdz6asj6>

Read HUD's Request for Information at: <https://tinyurl.com/yute58s6>

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

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

HUD Releases Guidance to Increase Utilization of Mainstream Vouchers for People with Disabilities

HUD published on August 27 [updated guidance](#) for its Mainstream Voucher program that creates new alternative requirements and waivers to enable public housing agencies (PHAs) to better utilize Mainstream Vouchers, helping people with disabilities transition from – or avoid altogether – institutional settings and instead to live in community.

HUD's Mainstream Voucher program is a vital source of housing assistance for people with disabilities. Administered by PHAs, Mainstream Vouchers are targeted specifically to non-elderly adults with disabilities who are experiencing or at risk of homelessness. These vouchers help people transition out of homelessness or institutional settings or avoid them altogether.

The updated guidance includes:

- A mandatory expansion of the minimum initial search term from 60 to 120 days to give participants additional time to search for accessible housing that will accept their voucher. In the event a recipient cannot find housing within the first 120 days, PHAs are required to approve participants' initial request for an extension and provide at least 90 additional days to search.
- A prohibition on PHAs exercising a residency preference for Mainstream Voucher holders who are experiencing homelessness or residing in an institutional setting since they may be residing outside of the PHA's jurisdiction.
- The option for PHAs to adopt a separate waiting list for Mainstream Vouchers, which would make it easier to identify eligible applicants.
- The option for PHAs to adopt admissions preferences for both the Mainstream Voucher and Housing Choice Voucher programs that prioritize direct referrals from health care

and disability agencies that support community living, if the referral source is not serving people with one specific type of disability.

These changes aim to address some of the barriers to Mainstream Voucher utilization identified in HUD's recent report, [Housing Search Assistance for Non-Elderly People with Disabilities](#). The report finds that people with disabilities who receive a Mainstream Voucher face numerous obstacles to successfully leasing with their voucher, including navigating program eligibility requirements, searching for housing, and coordinating services and supports up to the point of moving into an assisted unit.

Read HUD's press release on the guidance [here](#).

Our Homes, Our Votes

***Our Homes, Our Votes* Updates – September 9, 2024**

Two New Reports Highlight Impact of Voter Suppression in Southern States, Emphasizing Disproportionate Impacts on Voters of Color

The Southern Poverty Law Center published a report, [A More than Decade-Long Erosion: Update on the Impact of Shelby v. Holder in the Deep South](#), that examines trends in voter suppression laws over the past year, a decade after the Supreme Court dismantled the core protections of the *Voting Rights Act*. In the absence of the *Voting Rights Act*'s federal protections, states in the Deep South have trended towards greater criminalization of voting, attacks on third-party voter registration, felony disenfranchisement, and other voter suppression tactics. The report gives a snapshot of new state laws undermining voting rights and political representation in the Deep South, emphasizing that these laws have a disproportionate impact on Black voters and carry on the legacy of racist Jim Crow laws designed to minimize Black communities' political power.

Meanwhile, the Southern Coalition for Social Justice and SOLVE published a report, [State of the South: Voting Rights Under Assault](#), that highlights how strict voter ID requirements, voter registration challenges, felony disenfranchisement, early voting restrictions, criminalization of voting, prison gerrymandering, and unfair voting maps interact to suppress voter turnout in the South – the region with the lowest voter turnout rates, according to the U.S. Census Bureau. Because the South is home to the most eligible Black voters in the country, and Black voters make up a significant share of the electorate in many southern states, the attack on voting rights in the South amounts to an attack on the voting rights of Black Americans and other people of color. Voter suppression contributes to stark racial turnout gaps and perpetuates white supremacy. The report also spotlights legal and policy wins for voter access in the South, as well as ongoing advocacy and organizing efforts to secure voter protections.

New Report Provides Snapshot of Civic Engagement among Transgender Americans

The Advocates for Trans Equality Education Fund recently released a report, [Civic Engagement in the 2022 US Transgender Survey](#), that provides data on voter registration, voter turnout, and other forms of civic engagement among transgender Americans surveyed in 2022.

Despite obstacles to voting, including strict voter ID laws that disproportionately affect transgender citizens, voting-eligible transgender Americans are registered to vote at a rate (82%) higher than that of the general population (73%). Three-quarters of transgender citizens who were eligible to vote in 2020 cast their ballots, compared to two-thirds of the general population.

The report also describes the policy priorities of U.S. Transgender Survey respondents. Among transgender Americans who were surveyed, 27% ranked housing and homelessness as one of their highest-priority issue areas – the fifth most commonly-cited of all policy priorities. Read the full report [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.

Join Monday's (9/16) *Our Homes, Our Votes* Webinar: "Voter Education: The Who, What, Where, When, Why, and How"

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, "Voter Education: The Who, What, Where, When, Why, and How," will take place on Monday, September 16, at 2:30 pm ET. Register for the webinar [here](#).

To cast their ballots with confidence, voters need trusted information about **where**, **when**, and **how** to vote. Voters should also have access to information about **who** and **what** is on their ballot – both candidates and ballot measures – and **why** their vote matters. This webinar will cover the essential aspects of a nonpartisan voter education campaign that encompasses the **who**, **where**, **when**, **what**, **why**, and **how** of voting, including the stakes of voting for housing justice.

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

- 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 & Boosting Election Day Voter Turnout (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/>

Resources

HUD Releases Recordings of Recent Source-of-Income Discrimination Event

HUD has released [recordings](#) of an Office of Policy Development and Research (PD&R) Quarterly Update on source-of-income discrimination (SOI) hosted on July 25. The event brought together researchers, municipal and state government officials, and fair housing practitioners to share insights about the recent passage of local anti-discrimination ordinances, evaluate research concerning the impacts of these anti-discrimination laws, and discuss challenges to the enforcement of the ordinances. The hybrid event, which featured NLIHC research, included two panels: "Overview of Source of Income Protections and What the

Research Tells Us About Their Effectiveness” and “Lessons from State and Local Implementation.”

Todd Richardson, general deputy assistant secretary for policy development and research, defined source-of-income discrimination as the refusal by landlords or property owners to rent properties to housing applicants for reasons related to their income, which can often include Housing Choice Vouchers (HCV) as well as other income types, such as Social Security Income. Veronica Helms Garrison, an analyst with PD&R, highlighted data about SOI discrimination and noted the growing number of SOI protections in the U.S., where significant actions to protect tenants have been undertaken in California, Colorado, Illinois, Rhode Island, New York, and Virginia.

The first panel included Martha Galvez, executive director of Housing Solutions Lab at the Furman Center at New York University; Philip Tegeler, executive director of Poverty & Race Research Action Council (PRRAC); and Dan Teles, principal research associate at the Urban Institute. The panel was moderated by Dr. Calvin Johnson, deputy assistant secretary for research, evaluation, and monitoring with PD&R. The second panel included Adria Crutchfield, executive director of the Baltimore Regional Housing Partnership; Sandra Park, chief of the Civil Rights Bureau of the New York State Office of the Attorney General; and Manon Vergerio, co-founder and head of data and advocacy at Unlock NYC. The panel was moderated by Chang Chiu, chief of staff for the Office of Fair Housing and Equal Opportunity at HUD.

Learn more about the event [here](#).

Watch recordings of the event in English [here](#) and in Spanish [here](#).

Opportunity Starts at Home

OSAH Campaign Staff Attend 2024 Alaska Housing Summit

[Opportunity Starts at Home](#) (OSAH) campaign staff participated in the 2024 Alaska Housing Summit, hosted by the Alaska Coalition on Housing and Homelessness (AKCH2), on August 29. The summit focused on the state of affordable housing in Alaska and highlighted cross-sector partnerships to address the housing crisis. During the event, OSAH Campaign Director Chantelle Wilkinson shared insights about the growing national movement for housing justice and discussed the progress made in advancing housing solutions.

Wilkinson echoed a message embodied throughout the summit: the critical role of cross-sector partnerships in the work to advance housing justice. “All across the nation, people are struggling to remain housed and this impacts their overall wellbeing,” said Chantelle. “When renters are experiencing housing insecurity, they are negotiating between life’s essentials. Groceries become a negotiation, healthcare becomes a negotiation, education becomes a negotiation.” Organizations from various sectors are recognizing that affordable homes are inextricably linked to their own priorities, while many housing advocates are recognizing that this work can no longer be siloed. Summit speakers, including community organizers, government officials,

residents, and staff, shared the various ways municipalities, healthcare providers, housing authorities, and the federal and state governments all play a role in the development of housing in Alaska.

Brian Wilson, executive director of AKCH2, discussed the OSAH campaign in his opening remarks and its alignment with his organization's understanding of the importance of national and state cross-sector partnerships in affordable housing advocacy and in direct service provision. Wilson highlighted the benefits of joining NLIHC and OSAH state partner calls to connect with housing advocates throughout the country, learn about their work, and implement new approaches. Alaska Coalition on Housing and Homelessness is a state partner of the Opportunity Starts at Home campaign.

Watch a recording from the summit [here](#).

Research

Report Suggests Rent Stabilization Is Associated with Higher Supply of Rental Housing Units Affordable to ELI Renters

A recent report by the Urban Institute, [Rent Control and the Supply of Affordable Housing](#), examines the relationship between rent regulation reforms and the supply of rental housing overall and across varying levels of affordability. While older forms of rent control involved imposing a ceiling on rents for protected units, many modern rent regulation reforms – known as “rent stabilization” measures – regulate annual rent increases and are accompanied by exceptions related to factors such as vacancy, hardship, and building characteristics. The report's authors find that rent stabilization reforms are associated with reductions in the overall number of rental units within cities but increases in the number of units affordable to the lowest-income renters. While rent stabilization may be a useful tool to increase the supply of deeply affordable housing in the short term, more research is needed to understand its long-term effects.

The researchers developed two datasets to examine the relationship between rent stabilization reforms and housing supply. First, the authors used machine learning to analyze newspaper articles from over 7,000 news outlets covering news stories on rent stabilization reforms across 27 metro areas between 2000 and 2021 to create a cross-city panel of nine metropolitan areas where rent stabilization reforms were enacted. The authors then relied on census microdata from the Federal Statistical Research Data Center (RDC) to create a dataset of rental housing units affordable at different levels of area median income (AMI) for each metro area over the study period.

Analyzing the relationship between the implementation of rent stabilization reforms and subsequent changes in housing supply, the researchers found that rent stabilization was associated with a 9.9% reduction in the overall supply of rental housing. That reduction, however, was driven by a 38% reduction in the number of rental units affordable to renter households with incomes above 120% of AMI. At the same time, the researchers found that rent

stabilization reforms were associated with a 42.1% increase in the number of units affordable to extremely low-income renters (renter households with incomes at or below 30% of AMI).

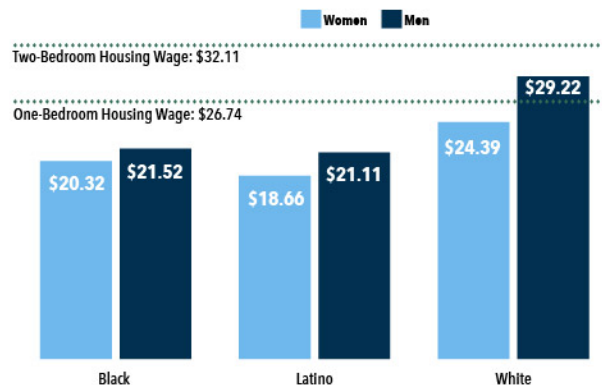
The researchers conclude that rent stabilization reforms may increase affordability for renters with the lowest incomes, though longer-term impacts remain unclear. They call for more research to understand the effects of rent stabilization over time, hypothesizing that decreases in overall supply could negatively impact the lowest-income renters in the long term. If higher-income renters begin to occupy rental units affordable to lower-income renters, for example, lower-income renters will have fewer affordable and available units from which to choose. The authors suggest that rent stabilization policies involve trade-offs and call for additional research to understand which rent stabilization measures best balance the need to increase affordability with the need to preserve the rental housing stock.

Read the report at: <https://bit.ly/47fKSWy>

Fact of the Week

Women – Particularly Black and Latina Women – Earn Less Than Their Male Counterparts and Face More Difficulties Affording Rental Housing

MEDIAN HOURLY WAGES BY RACE, ETHNICITY, AND GENDER



Source: Housing wages based on HUD Fair Market Rents. The hourly wages by percentile are drawn from the Economic Policy Institute State of Working America Data Library 2023, adjusted to 2024 dollars.



Note: Housing wages based on HUD Fair Market Rents. The hourly wages by percentile are drawn from Economic Policy Institute State of Working America Data Library 2023, adjusted to 2024 dollars.

Source: National Low Income Housing Coalition. *Out of Reach 2024*. Available at: www.nlihc.org/oor

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 Weeks of August 18 through September 8

The following are some of the news stories to which NLIHC contributed between August 18 and September 8:

“Diane Yentel on Low-Income Rental Housing Access & Affordability” *CSPAN Washington Journal*, September 5, at: <https://tinyurl.com/bdc7d7pp>

“Unfulfilled promises haunt public housing” *Baltimore Sun*, August 31, at: <https://tinyurl.com/472bxcj3>

“Housing Equity in Limbo: Why Hasn’t Biden Finalized an Update to AFFH?” *Shelterforce*, August 27, at: <https://tinyurl.com/yc545tve>

NLIHC News

NLIHC Releases Annual Report 2023

NLIHC released our *2023 Annual Report* on August 22. The report provides a comprehensive picture of NLIHC’s advocacy activities, campaigns, research and publications, media accomplishments, and other achievements in 2023, as well as financial information and a list of members, partners, and donors. Read the [2023 Annual Report](#).

The report details NLIHC’s major achievements in 2023, including those of efforts like our End Rental Arrears to Stop Evictions (ERASE) project. Launched in 2021, the ERASE project continued throughout 2023 to help state and local ERA programs around the country improve by providing implementation recommendations and models, leading to improvements in ERA disbursement. By the time the ERASE project officially concluded in December, \$39.9 billion in ERA had been issued to renters in need, and the ERA program had made nearly 11.6 million payments to households. U.S. Treasury data indicate that 62% of beneficiaries were extremely

low-income households. The ERASE project also hosted a three-part webinar series during the summer of 2023 highlighting the successes of members of the 2022-2023 ERASE cohort in supporting local tenant organizing efforts to increase housing stability. In addition to releasing a set of case studies highlighting the successes of five 2021-2022 cohort members, the project released six other publications in 2023:

- [*Eviction Record Sealing and Expungement Toolkit*](#)
- [*The State of Statewide Protections*](#)
- [*Continuing Emergency Rental Assistance: How Jurisdictions Are Building on Treasury's ERA Program*](#)
- [*Beyond Housing Stability: Understanding Tenant and Landlord Experiences and the Impact of ERA*](#)
- [*Emergency Rental Assistance in Action*](#)
- [*End Rental Arrears to Stop Evictions \(ERASE\): History, Successes, and Highlights*](#)

In all, the ERASE project's work with state and local partners throughout the country resulted in more than 280 new state and local tenant protections being passed or implemented between 2021 and 2023, resulting in increased housing stability for millions of renter households.

NLIHC advocacy led to new federal support for the creation of tenant protections in 2023. In January, for example, the Biden-Harris administration released a [*Blueprint for a Renters Bill of Rights*](#) aiming to strengthen and enforce critical renter protections and announced new actions for federal agencies implementing housing assistance. NLIHC applauded the administration's actions and engaged various agencies to ensure tenant perspectives were heard.

Advocacy by NLIHC and our partners resulted in Congress passing and President Biden signing into law a final fiscal year (FY) 2024 spending package that funded HUD's affordable housing and homelessness assistance programs at \$70 billion – an \$8.3 billion increase over FY23. In a major win for NLIHC's HoUsed campaign amid a challenging political climate, the final spending bill provided significant resources for the Housing Choice Voucher (HCV) program, which was funded at \$32.4 billion, resulting in a \$2.1 billion increase over FY23-enacted levels. Other programs – including Homeless Assistance Grants, the Public Housing Capital Fund, the Public Housing Operating Fund, and the Native American Housing Block Grant program – also received significant funding increases in the FY24 bill, contrary to expectations.

To support congressional advocacy efforts in 2023, NLIHC released two resources: [*Advancing Housing Justice in the 118th Congress*](#), a memorandum addressed to the new Congress outlining the ongoing need for federal investments in affordable, accessible housing and the long-term solutions required to end the nation's affordable housing and homelessness crises; and a [*Congressional Recess Toolkit*](#), which offered comprehensive information about how to host site visits and in-district meetings with members of Congress and provided ideas about ways to advocate for increased federal funding for affordable housing and homelessness assistance programs and for evidence-based solutions to homelessness.

NLIHC's Opportunity Starts at Home (OSAH) campaign welcomed three new state grantees in 2023: the Low Income Housing Coalition of Alabama, the Alaska Coalition on Housing and Homelessness, and the Maryland Center on Economic Policy. The three new organizations

joined a cohort of 26 state partners working to build a cross-sector movement to generate widespread support for federal policies that correct long-standing racial inequities and economic injustices by ensuring quality and affordable housing for people with the lowest incomes. With the help of technical and financial assistance from the OSAH campaign, the new grantees will broaden their states' housing coalitions to include organizations from diverse sectors that can engage in federal advocacy. The OSAH campaign also announced a new grant opportunity for state-level organizations interested in expanding multi-sector partnerships and influencing federal housing policy. The new grant supports such involvement by providing selected state-based organizations with financial assistance for one year, as well as formal recognition as state affiliates of the OSAH national campaign.

Efforts by the HoUsed and OSAH campaigns led to the introduction in Congress of a raft of major housing-related bills as well as the creation of two important new caucuses in the House of Representatives: the Congressional Caucus on Homelessness, which was reestablished by Representatives Suzanne Bonamici (D-OR), Nanette Diaz Barragán (D-CA), Cori Bush (D-MO), and Sylvia Garcia (D-TX) in February; and the Congressional Renters Caucus, which was created by Representative Jimmy Gomez (D-CA) of the U.S. House of Representatives, along with Representatives Ritchie Torres (D-NY), Ayanna Pressley (D-MA), and 10 other representatives.

NLIHC, the National Alliance to End Homelessness, and the Center on Budget and Policy Priorities continued their jointly hosted webinar series on homelessness and Housing First throughout most of 2023. The monthly calls shared critical information about solutions to homelessness and amplified the work of advocates and people with lived experience of homelessness. The calls, which ended in September, drew as many as 13,400 participants.

NLIHC and the Center on Budget and Policy Priorities (CBPP) released new updates in 2023 to the [Rental Housing Programs Database](#) (RHPD), a publicly available collection of information on state and locally funded programs that create, preserve, or increase access to affordable rental housing. NLIHC and CBPP also released an accompanying report, [State and Local Investments in Rental Housing: A Summary of Findings from the 2023 Rental Housing Programs Database](#), offering a comprehensive overview of rental housing programs included in the updated RHPD.

NLIHC and the Public and Affordable Housing Research Corporation (PAHRC) also released a joint report analyzing the risks that natural hazards pose to federally assisted housing and its residents. The report, [Natural Hazards and Federally Assisted Housing](#), found that nearly a quarter of federally assisted homes are in census tracts with the greatest risk of negative impacts from natural hazards and that heat waves pose the greatest threat to residents of federally assisted housing.

NLIHC President and CEO Diane Yentel provided testimony at three congressional hearings in 2023:

- “Building Consensus to Address Housing Challenges,” a hearing held by the U.S. Senate Committee on Banking, Housing, and Urban Affairs in April.

- “Examining Competition and Consumer Rights in Housing Markets,” a hearing held by the U.S. Senate Committee on the Judiciary Subcommittee on Committee Policy, Antitrust, and Consumer Rights in October.
- “Housing Affordability: Governmental Barriers and Market-Based Solutions,” a hearing held by the U.S. House of Representatives Committee on Financial Services in December.

NLIHC also received the largest gift of our history in 2023: a \$15 million donation from MacKenzie Scott’s Yield Giving. The gift was an extraordinary testament to NLIHC’s reach and impact and will provide transformative stability and resources for NLIHC to further expand both. Combined with the ongoing, critical support of other key foundations, donors, and partners, the gift allows NLIHC to develop our capacity, deepen and expand our collective partnerships and campaigns, and build the political will needed to advance our long-term policy solutions and achieve housing justice.

NLIHC made big strides in our IDEAS (Inclusion, Diversity, Equity, Anti-racism, and Systems-thinking) work in 2023. IDEAS is a major, organization-wide initiative to advance racial equity, inclusion, and diversity in our policy analysis and strategy, internal operations and relationships, and work with external partners. In 2023, we continued to pursue racial equity, inclusion, and diversity by:

- Submitting or signing on to comment letters supporting a new proposed Affirmatively Furthering Fair Housing (AFFH) rule, including one letter submitted by NLIHC’s Tenant Leader Cohort, a group made up of people with lived experience of housing insecurity who are leading voices and advocates in their communities in the fight for housing justice.
- Publishing a series of briefs supporting adoption and improvement of the new proposed AFFH rule.
- Mobilizing advocates to pursue racial equity through our Racial Equity Cohort, a group of 16 NLIHC state and tribal partner organizations actively working to incorporate racial equity policies, tools, and practices into their organizations. After hosting 10 months of meetings, trainings, and workshops with housing advocates from across the country, NLIHC wrapped up the first Racial Equity Cohort in June. We initiated our second Racial Equity Cohort in November.
- Convening the second annual Collective Retreat (previously known as the Tenant and Community Leader Retreat) in October in Albany, Georgia, where members of our 2023-24 Collective (previously known as the Tenant Leader Cohort) gathered to discuss their shared goals for achieving housing justice and to engage in community healing in preparation for their upcoming work.
- Holding a convening of state and tribal partners in November in Washington, D.C. at which more than 30 people representing 22 of NLIHC’s partner organizations, along with all NLIHC staff and many board members, gathered for two days of networking, strategizing about advocacy initiatives, and deepening their commitment to racial equity.

Throughout 2023, NLIHC had frequent contact with Congress and the administration and achieved great success reaching audiences through media and social media engagement. Among other achievements, we:

- Made 560 contacts with congressional offices.
- Made 111 contacts with administration departments and offices.
- Conducted 185 meetings/convenings/webinars/forums attended by 12,269 participants.
- Participated in 25 sign-on or comment letters to federal decision makers.
- Issued 212 calls to action and updates to our network of 145,000 advocates.
- Presented at 101 events and forums attended by 5,667 people.
- Participated in 251 media interviews
- Offered research and expertise featured in 15,156 stories by media around the country.

At the same time, our website had approximately 1.77 million unique web visitors, and we had over 72,300 Twitter followers and 2.2 million Twitter impressions.

NLIHC published two new editions of *Tenant Talk* in 2023 – [*Advancing Tenant Protections: Building Tenant Power to Achieve Renter Equity*](#) and [*Taking Pride into Our Work*](#) – and continued to organize and host monthly Tenant Talk Live webinars with tenants and tenant leaders from across the country to address the issues and concerns of tenants related to tenant protections, emergency rental assistance, tenant empowerment, federal advocacy, racial justice, and other topics.

NLIHC also released a series of annual flagship publications, including:

- [*The Gap: A Shortage of Affordable Homes*](#), which found that extremely low-income renters in the U.S. were facing a shortage of nearly 7.3 million affordable and available rental homes. Between 2019 and 2021, this shortage increased by more than 500,000 rental homes, as the number of renters with extremely low incomes increased while the supply of housing affordable to them declined. The report called for greater federal investment in the preservation and expansion of the affordable housing stock, more Housing Choice Vouchers, a national housing stabilization fund for renters who experience an unexpected short-term financial shock, and federal tenant protections.
- [*Advocates' Guide 2023*](#), which included new sections on tenant protections and eviction prevention efforts, including chapters on just cause eviction, right to counsel for tenants, and eviction diversion. The *2023 Guide* also included new chapters on community land trusts, as well as the latest information on the Affirmatively Furthering Fair Housing rule and updates on a range of HUD regulations and housing-related legislation.
- [*Out of Reach 2023: The High Cost of Housing*](#), which showed that millions of low-wage renters were struggling to afford their homes before the pandemic and would remain in economically precarious positions without significant congressional action. According to the report, the national “Housing Wage” needed to afford rental housing was \$28.58 per hour for a modest two-bedroom home at fair market rent and \$23.67 per hour for a modest one-bedroom rental home. The 2023 report showed how high rents had combined with the expiration of many pandemic-era benefit programs to exacerbate the financial insecurity of low-income renters, leading to higher eviction filing rates and increased homelessness.

NLIHC also hosted a series of major events in 2023. These included our 2023 Housing Policy Forum, “Onward to Housing Justice,” the first Forum held in person since 2019. Hosted at the Hilton Capitol Hill Hotel in Washington, D.C., the forum featured conversations with and

presentations by key leaders in Congress and the Biden administration, including HUD Secretary Marcia L. Fudge, Representatives Maxine Waters (D-CA) and Pramila Jayapal (D-WA), U.S. Department of the Treasury Deputy Secretary Wally Adeyemo, and Federal Housing Finance Agency Director Sandra Thompson. The Forum featured a keynote address by sociologist Matthew Desmond, as well as a book launch for Professor Desmond's book, *Poverty, by America*, and a conversation with Ms. Shirley Sherrod, co-founder of New Communities Land Trust. The Forum also offered numerous plenary panels, breakout sessions, and other opportunities for advocates to engage with and learn from thought-leaders, tenant and community leaders, policy experts, researchers, and affordable housing practitioners about the fight for housing justice.

During the Housing Policy Forum, NLIHC also held our 41st Annual Housing Leadership Awards Reception. At the ceremony, NLIHC presented the Edward W. Brooke Housing Leadership Award to Representative Cori Bush (D-MO) for leading a movement to guarantee housing for all; the Sheila Crowley Housing Justice Award to Ayuda Legal Puerto Rico for its persistent efforts to ensure a just recovery – including access to safe and affordable housing – in the aftermath of numerous disasters; and the Cushing Niles Dolbeare Lifetime Service Award to John Parvensky for his longstanding leadership in the fight for housing and health care justice and equity as an advocate, a supportive housing developer, and a provider of health care for the homeless.

Advocacy by NLIHC and our partners resulted in a number of administrative victories in 2023:

- HUD issued a proposed Affirmatively Furthering Fair Housing (AFFH) rule meant to restore and improve upon the agency's 2015 AFFH rule, which had been abruptly removed by the previous administration. The new proposed rule – meant to implement one of the provisions of the *Fair Housing Act of 1968* – included six overarching features broadly supported by NLIHC.
- HUD published a [final rule](#) implementing the National Standards for Physical Inspection of Real Estate (NSPIRE) in the *Federal Register*. NLIHC submitted letters regarding the rule and released a brief on the NSPIRE regulations, [Summary of Key Provisions of the Final National Standards for Physical Inspection \(NSPIRE\) Regulations](#).
- The Biden-Harris administration announced in July actions to “crack down on junk fees” in rental housing. The actions followed advocacy by NLIHC and an open call issued by HUD Secretary Marcia L. Fudge for rental housing providers to create a more fair and transparent rental market.
- HUD launched ALL INside, a first-of-its-kind initiative to tackle unsheltered homelessness across the country. Through the ALL INside initiative, the U.S. Interagency Council on Homelessness (USICH) and its 19 federal member agencies partner with state and local governments to strengthen and accelerate local efforts to move individuals experiencing unsheltered homelessness into homes in five cities and the State of California.
- HUD issued a final rule restoring a 2013 discriminatory effects rule following efforts by NLIHC and our partners. The final rule recodifies the 2013 rule's discriminatory effects three-step burden shifting standard.

- The Federal Housing Finance Agency (FHFA) released a request for information (RFI)– and NLIHC helped mobilize thousands of organizations and people to submit comments – in support of renter protections.
- After devastating summer wildfires in Hawaii, HUD provided Rapid Unsheltered Survivor Housing (RUSH) funding to disaster survivors in Maui who were experiencing homelessness prior to the disaster. HUD’s action followed advocacy by NLIHC and the Coalition’s release of a [report](#) on the RUSH program offering recommendations for improvements.
- FEMA released its first-ever [Post-Disaster Equity Guide for Local Officials Rebuilding Communities](#). The publication provided guidance for local officials working to understand and prepare for disaster recovery efforts, with an emphasis on promoting equity and accountability.

NLIHC and our Disaster Housing Recovery Coalition (DHRC) – a group of more than 900 local, state, and national organizations working to ensure that all disaster survivors receive the assistance they need to fully recover – also achieved a series of major wins in 2023:

- The “Reforming Disaster Recovery Act” was introduced in the U.S. Senate by Senators Brian Schatz (D-HI) and Susan Collins (R-ME), along with bipartisan sponsorship from 12 additional senators, following advocacy by NLIHC and the DHRC. The bipartisan bill contains critical reforms proposed by DHRC members to help ensure that the federal government’s long-term disaster recovery program, the Community Development Block Grant-Disaster Recovery program, better serves disaster survivors who have lowest incomes and their communities.
- NLIHC and the National Housing Law Project released a report exploring the implementation of HUD’s Rapid Unsheltered Survivor Housing (RUSH) program, a new initiative designed to fill gaps in federal assistance by addressing homelessness in communities impacted by disasters. The report, [Plugging the Gaps: Recommendations for HUD’s RUSH Program](#), finds 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 deployments.
- The DHRC released a [Resource Guide for 2023 Hurricane Season](#) to provide resources, information, and links regarding hurricane preparedness, response, and recovery, as well as a [sovereignty resource guide](#) authored by members of its Hawai‘i Fires Working Group.
- NLIHC and the DHRC submitted comments in response to a proposed rule issued by HUD in the *Federal Register* regarding the establishment of a new Federal Flood Risk Management Standard (FFRMS) detailing how HUD takes flood risk into account when evaluating proposed uses of agency funding.
- NLIHC submitted in July comments on behalf of the DHRC regarding a request by FEMA for information regarding the Community Disaster Resilience Zone program and the National Risk Index.
- The DHRC sent or signed on to six letters to congressional leaders and administration officials.

Read the [2023 Annual Report](#).

NLIHC Welcomes Sasha Legagneur as Fall 2024 Field Intern

NLIHC is pleased to welcome Sasha Legagneur as our Fall 2024 Field Intern! Sasha is currently completing a master's degree in public administration at American University, with a concentration in urban policy. She holds a bachelor's degree in economics and political science from the University of South Florida. Before joining NLIHC, Sasha was a fundraising and development intern for Move for Hunger, based in Neptune, NJ, and the Anti-Racism Commitment Coalition, based in Chaska, MN. Her interest in housing policy originated during an internship with the City of Tampa's Code Enforcement Division in Spring 2023, during which she learned about land use policies and their often exclusionary nature. During her time with NLIHC, Sasha hopes to learn more about the gains and shortcomings of current housing policies, the legislative processes that lead to federal implementation, and how to effectively bring new members into a coalition.

NLIHC Welcomes Kenza Idrissi Janati as Fall 2024 Tenant Leader Intern

NLIHC welcomes Kenza Idrissi Janati as our Fall 2024 Tenant Leader intern! Kenza is a senior at Villanova University, where she is completing her bachelor's degree in political science and global interdisciplinary studies with a minor in peace and justice studies. Before joining NLIHC, Kenza interned for HUD in Washington D.C., working with the Public Housing Management and Occupancy Division to expand tenant engagement and improve communications strategies. Kenza was also a summer intern with the Bipartisan Policy Center's J. Ronald Terwilliger Center for Housing Policy, where she deepened her knowledge of federal housing policy. During her time with NLIHC, Kenza looks forward to collaborating with the IDEAS team and building the skills needed to be a more effective housing advocate.

NLIHC Welcomes Tejas Telkar as Fall 2024 Homelessness and Housing First Policy Intern

NLIHC welcomes Tejas Telkar as our inaugural Homelessness and Housing First Policy Intern this fall. Tejas is a rising junior at George Washington University, where he studies political science and economics. As a minority renter from the Bay Area and the son of immigrant parents, Tejas has personally seen and experienced homelessness, the lack of affordable housing, community polarization, and the effects and persistence of housing discrimination. His experiences have inspired him to research the historical and present-day impact of such housing challenges and how they disproportionately affect low-income minority groups, as well as potential solutions like increased affordable housing, tax credits and rental assistance, and improved government accountability. Tejas has also worked with local organizations, such as Habitat for Humanity and YIMBY-Law, to play a part in building affordable housing, tracking Housing Element updates, and advocating for fair housing policies. He is passionate about researching and writing about how artificial intelligence tools may be used to make affordable

housing cheaper and more efficient, identify individuals at risk of displacement and/or homelessness and direct them to relevant resources, and improve transportation and city infrastructure, among other things. Tejas is excited to join NLIHC and track relevant housing and homelessness legislation, research innovative homelessness solutions, prioritize affordable housing, and educate our members, Congressional leaders, and the public about the importance of these issues. His background and dedication make him a valuable addition to our team, and we look forward to his contributions this fall.

Where to Find Us – September 9

- NSF Multi-Hazard Decision Support Tools Workshop – Fort Collins, CO, September 9 (Andrew Aurand)
 - [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)
 - Michigan Coalition Against Homelessness – Virtual, September 17 (Diane Yentel)
 - [Empower Missouri Coalition Meeting](#) – Virtual, September 18 (Billy Cerullo)
 - Housing Network of RI – Pawtucket, RI, September 24 (Diane Yentel)
 - Community Development Advocates of Detroit [PATHWAYS Community Development Conference 2024](#) – Virtual, September 25 (Thaddaeus Elliott)
 - [ANC 1A Housing Committee Meeting](#) – Washington, D.C., October 7 (Billy Cerullo)
 - Georgia ACT 2024 Annual Fall Affordable Housing Conference – Atlanta, GA, October 8 (Diane Yentel)
 - Metro Housing Boston “A Celebration of Section 8” – Virtual, October 8 (Sarah Saadian)
 - Hilton Foundation Annual Partner Convening – Los Angeles, CA, October 10 (Diane Yentel)
 - 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)
 - NC Balance of State CoC LEAC – Virtual, October 24 (Billy Cerullo)
 - American Association of Service Coordinators National Conference – Indianapolis, IN, October 29 (Courtney Cooperman)
 - Educare DC – Washington, D.C., November 6 (Billy Cerullo)
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[NLIHC Staff](#)

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