

Volume 29, Issue 33
September 16, 2024

Budget and Appropriations

- House Speaker Forced to Scrap Vote on Controversial Continuing Resolution as 9/30 Budget Deadline Nears – Take Action!

Disaster Housing Recovery

- Disaster Housing Recovery Update – September 16, 2024

HUD

- HUD Announces Major Updates to Manufactured Home Construction and Safety Standards
- HUD Awards \$10 Million in Grants to Protect and Empower Low-Income Tenants
- HUD Seeks Input about Proposed Tightening of Permissible Blood-Lead Levels in Children
- HUD Joins Departments of the Treasury, Agriculture, Veterans Affairs, and Justice in Interagency Statement on VAWA Housing Protections

Our Homes, Our Votes

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

Opportunity Starts at Home

- Join 9/19 Webinar on Housing Policy and Intergenerational Poverty

Research

- Vouchers Increasingly Serve Older Adults and Adults with Disabilities while Falling Short in Promoting Mobility

From the Field

- Pennsylvania Expands Funding for Affordable Housing, Homeless Assistance, and Legal Counsel for Tenants

Fact of the Week

- Black and Hispanic Voucher Households Live in Higher-Poverty Neighborhoods Than Their White Counterparts

NLIHC Careers

- NLIHC Seeks Fund Development Director
- NLIHC Seeks Graphic Communications Coordinator
- NLIHC Seeks Graphic Communications Manager

NLIHC in the News

- NLIHC in the News for the Week of September 8

NLIHC News

- NLIHC Invites Nominations for 2025 Housing Leadership Awards
- NLIHC Welcomes Arabella Harrison as Fall 2024 *Our Homes, Our Votes* Intern
- NLIHC Welcomes Emma English as Fall 2024 State and Local Innovation Intern
- Where to Find Us – September 16

Budget and Appropriations

House Speaker Forced to Scrap Vote on Controversial Continuing Resolution as 9/30 Budget Deadline Nears – Take Action!

Speaker of the U.S. House of Representatives Mike Johnson (R-LA) was forced to pull a vote on a controversial continuing resolution (CR) scheduled for September 11. In explanation of his decision, Speaker Johnson cited insufficient votes to ensure that the measure passed the House. Introduced on September 6, the Speaker's CR would extend funding for the federal government until March 28, 2025, and would include the "SAVE Act," which mandates that states adopt restrictive identification requirements for individuals registering to vote.

Congressional Democrats are almost universally opposed to the CR, citing not only the addition of the hotly contested "SAVE Act" but also the duration of the funding extension. CRs hold funding for vital federal programs at the previous fiscal year's appropriated level; because the costs of housing and homelessness programs rise every year, it is crucial that HUD programs receive increased funding just to maintain the number of people served and services offered. Republicans in the House have also expressed concern over the length of the funding extension. House Committee on Appropriations Chair Tom Cole (R-OK) is pushing for a CR that lasts until December on the grounds that "I don't think we should leave the next president, whoever it is, with a funding crisis that they've got to deal with when they walk through the door."

Members of Congress have until September 30 – the end of fiscal year (FY) 2024 – to reach an agreement on and pass a CR and thereby avoid a government shutdown when FY25 begins on October 1.

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:

- **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](#).
- **Drawing on our 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 most 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.

Disaster Housing Recovery

Disaster Housing Recovery Update – September 16, 2024

Hurricane Francine [made landfall](#) as a Category 2 hurricane in Terrebonne Parish, Louisiana, on September 11. Wind gusts of more than 100 miles per hour ripped roofs off buildings, and heavy rain and flooding have trapped residents in their homes. The National Weather Service issued a Flash Flood Emergency on Wednesday night after half an inch of rain fell in nine minutes and four and a half inches of rain fell in three hours. The region had seen as many as eight inches of rain by Thursday morning, leading to [multiple water rescues](#) of trapped motorists. In Lafourche Parish, deputies from the sheriff's office rescued [26 residents trapped](#) in their homes.

The storm weakened into a tropical depression on Thursday morning as it continued up the Mississippi Valley. Around 12 million people remain under flood warnings, as rain and tornados are expected to continue, and approximately 318,000 customers have been left without power. Louisiana Governor Jeff Landry [stated](#) that “power is the most important thing we need right now” and expressed his hopes that it could be fully restored by Sunday.

Access a [parish-by-parish list](#) of resources for Hurricane Francine Recovery in Louisiana. These resources include information about shelter, notable road closures, trash pickup, sandbag filling stations, and other recovery efforts.

Congressional and National Updates

The U.S. House of Representatives' Committee on Oversight held a [field hearing](#) in Maui, HI, regarding the federal response to the catastrophic August 2023 wildfires. Topics covered included the housing recovery response, hotel sheltering, financial assistance, and efforts to rebuild the town of Lahaina.

While the initial budget proposal [released](#) by House Speaker Mike Johnson (R-LA) included funding for FEMA's Disaster Relief Fund, the proposal did not include funding for HUD's Community Development Block Grant-Disaster Recovery (CDBG-DR) program, the only source of federal funds for long-term housing recovery assistance. Senator Brian Schatz (D-HI) took to the Senate floor to stress the need to provide survivors on Maui and in other disasters with the flexible long term assistance offered by CDBG-DR. Congressional delegations from disaster-impacted states are [raising pressure](#) on congressional leadership to fund disaster recovery efforts.

Alaska

A record breaking glacial outburst near Juneau [flooded](#) at least 100 homes and forced 43 residents to spend time in emergency shelters. The Mendenhall River rose 15.99 feet, nearly a foot higher than during a flood the previous year, when it reached an [unprecedented](#) 15 feet. Melting of the Mendenhall Glacier means that flooding is now an annual occurrence, forcing residents to reconsider whether they can afford to stay in Juneau. The city faced an [affordable housing shortage](#) even before flooding became a regular occurrence, and damage repair only adds to housing costs.

California

The [Boyles Fire](#) in Lake County, CA, had burned through 90 acres as of September 8. The fire destroyed around 30 homes and upwards of 60 vehicles, including trailers and RVs. FEMA has approved a Fire Management Assistance Grant, which has led 4,000 people to evacuate. More than [60% of the county](#) has been impacted by fires since the Valley Fire in 2015. Residents have reported wildfires "almost every year" for the past decade.

The [Line, Airport, and Bridge Fires](#) continue to burn as well. The Bridge fire, burning in the San Gabriel Mountains outside of San Bernardino, had increased to more than 13,000 acres and has burned three dozen homes. Meanwhile, the Line Fire, burning east of the Bridge Fire, is threatening 65,000 structures and had been only 21% contained at the time of writing. The Airport Fire in the Santa Ana Mountains, on the other side of San Bernadino, is still threatening 22,000 structures, but local evacuations were called off amid favorable weather conditions.

Florida

Hurricane Debby, which made landfall on August 5, led to extensive flooding across Florida. The hurricane brought "twice the amount of rain that was predicted," [according](#) to Sarasota County fire chief David Rathbun. The intense rainfall led to flooding in neighborhoods outside of flood zones, leaving many uninsured residents to pay for the costly damages alone. FEMA Region 4 Flood Liaison Dewana Davis estimates that 30% of flood insurance claims paid by FEMA are outside of the special flood hazard area. Residents who previously had not felt the

need for flood insurance are realizing the cost of such programs, which amount to, on average, \$700 in high-risk areas through FEMA's National Flood Insurance Program. Norman Levine, director of Lowcountry Hazard Center, [reports](#) that flooding will only increase in historically unaffected areas.

Iowa

Iowa's State Disaster Recovery New Housing Grant Program [awarded \\$7.2 million](#) to 11 housing construction projects across Iowa. Governor Kim Reynolds reported that the program supports counties eligible for Individual Assistance following severe flooding from earlier this year that [impacted](#) more than 5,000 homes. The funds will support 175 single-family and multi-family projects across six communities, including Cherokee, Rock Rapids, Rock Valley, and Spencer. Each project is eligible to receive up to \$1 million, with preference to single-family detached units, duplexes, and townhouses. The program will continue until its \$10 million capacity has been met, or December 31, 2024, whichever comes first.

Louisiana

In addition to seeing the impacts of Hurricane Francine, August 29 marked three years since Hurricane Ida made landfall in Louisiana. Many survivors are still struggling to recover physically and mentally and do not feel prepared to weather another storm. Almost 900 Louisiana residents out of the 3,800 applicants who applied for the Direct Housing Program are still [living in FEMA trailers](#). The trailer program is set to end on February 28, 2015.

Texas

Recovery continues following the South Fork and Salt fires and subsequent flooding around Ruidoso. More than 1,588 structures were [destroyed](#) by the fires, in addition to at least 200 homes destroyed by the flooding. The FBI continues to [investigate](#) a couple who possibly started 16 fires in the area, including the Salt Fire.

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

Oregon

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

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

Texas

The [Disaster Equity Data Portal](#), which visualizes FEMA data on disasters, [released](#) findings from Hurricane Beryl. More than 1 million households submitted applications (notably more than 100,000 more applications than [Hurricane Harvey](#) in 2017). Around 64% of applicants were eligible for financial assistance, although only 2.6% were eligible for financial housing assistance. [See the report here](#). Despite less severe wind and rain from Beryl, the storm’s impact caused just as much damage as previous hurricanes.

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

Resilience and Mitigation Corner

FEMA Implements Federal Flood Risk Management Standard (FFRMS)

HUD released a [settlement](#) during ongoing negotiations around agency-funded buyout programs in Harris County, TX. The settlement resolves complaints that the agency operated mandatory buyout programs in Hispanic neighborhoods while only offering voluntary buyouts and performing other hazard mitigation alternatives in majority white neighborhoods with comparable flood risk.

FEMA released a [report](#) on stakeholder engagement with regard to its Building Resilient Infrastructure and Communities (BRIC) program. The report covers engagement efforts and feedback collected regarding the program.

HUD

HUD Announces Major Updates to Manufactured Home Construction and Safety Standards

[HUD announced](#) on September 11 an extensive update to its “Manufactured Home Construction and Safety Standards” (HUD Code). The update is meant to improve the efficiency of new home production and ensure that consumers have better access to commonly sought-after home features.

“Manufactured homes are an affordable housing option for Americans across the country,” said HUD Acting Secretary Adrienne Todman in a statement on the new guidance. “This update of the HUD Code is long overdue and will help increase production while also ensuring modern designs to suit the needs of families.”

Established in 1974, the HUD Code has evolved over the past 50 years to incorporate updated safety, energy, and structural standards. The latest revision includes 90 new or updated standards, which are intended to eliminate the need for manufacturers to obtain alternative approvals for certain materials and design features, making the construction process more efficient.

Key additions and updates to the HUD Code include:

- Allowing up to four dwelling units in single family manufactured homes.
- Accessibility improvements, including modifications to standards for accessible showers.
- Updated standards allowing modern and energy-saving appliances.
- Updated design standards allowing for more modern home features.

The Manufactured Housing Institute (MHI), a national trade organization for the factory-build housing industry, [has commended HUD](#) for the “long-awaited” updates to the HUD Code.

More than 20 million individuals live in manufactured homes in the U.S. These homes are an important source of affordable housing, especially for people with low incomes living in rural areas. Supporting the production and availability of high-quality manufactured housing is an important component of the effort to solve the nation’s affordable housing crisis.

HUD Awards \$10 Million in Grants to Protect and Empower Low-Income Tenants

HUD [awarded](#) \$10 million in grants on September 10 to support the expansion of tenant education opportunities and resources for low-income residents in Section 8 Project-Based Rental Assistance housing. The funds, available through HUD’s Tenant Education Outreach (TEO) program, will be awarded to 30 organizations over two years on a first-come, first-served basis.

Providing new funding to support tenant organizing was a key action called for by the White House’s 2023 [Blueprint for a Renters Bill of Rights](#). The grants will be used to support efforts that enable tenants to more effectively engage with property managers and landlords in order to achieve and sustain safe, decent, and affordable housing. The awards will go towards training and technical assistance, as well as establishing and operating tenant organizations.

“Empowering tenants is one of the important steps we can take to support high quality HUD-assisted properties,” said Assistant Secretary for Housing and Federal Housing Commissioner Julia Gordon in a [statement](#). “This funding will provide vital support to organizations advocating for tenants and working to ensure that households have safe, decent, and affordable housing.”

Read HUD’s press release at: <https://tinyurl.com/4db9kd4e>

HUD Seeks Input about Proposed Tightening of Permissible Blood-Lead Levels in Children

HUD published a [notice for comment](#) in the *Federal Register* on September 11 seeking public input regarding its intention to revise the “elevated blood lead level” (EBLL) threshold requirements for HUD-assisted housing. HUD intends to lower the EBLL to 3.5 micrograms of lead per deciliter ($\mu\text{g}/\text{dL}$) of blood for children under the age of six. (The current threshold is 5 $\mu\text{g}/\text{dL}$.) HUD indicates that this action aligns with the Centers for Disease Control and Prevention’s (CDC) decision to lower its “blood lead reference value” (BLRV) to 3.5 $\mu\text{g}/\text{dL}$ from 5 $\mu\text{g}/\text{dL}$. Lowering the EBLL threshold is intended to support the expansion of environmental investigations and lead hazard control work. Comments are due by October 11.

In general, when a child under the age of six living in HUD-assisted housing built before 1978 (when lead-based paint was banned) is shown to have an elevated blood-lead level, HUD’s Lead Safe Housing Rule requires the housing’s “designated party” (e.g., a public housing agency or the owner) to carry out certain actions, including environmental investigations. During an environmental investigation, inspectors must check a child’s environment for possible causes of lead exposure and recommend ways to prevent further lead exposure. If lead-based paint hazards are identified in the child’s unit, a risk assessment must be conducted at other HUD-assisted units in the building occupied by children under the age of six. All hazards must be addressed according to Environmental Protection Agency requirements.

HUD’s Lead Safe Housing Rule is at [24 CFR part 35](#), Subparts H (Project-Based Assistance), L (Public Housing), M (Tenant-Based Rental Assistance), and I (HUD-Owned and Mortgages-in-Possession Multifamily Property).

Read HUD’s Notice for Comment at: <https://tinyurl.com/39sd24j5>

HUD’s Office of Lead Hazard Control and Healthy Homes website is at: <https://tinyurl.com/4ap6s5jk>

More information about Lead Hazard Control and Healthy Homes is on [page 6-1](#) of NLIHC’s *2024 Advocates’ Guide*.

HUD Joins Departments of the Treasury, Agriculture, Veterans Affairs, and Justice in Interagency Statement on VAWA Housing Protections

HUD joined the U.S. Departments of the Treasury (Treasury), Agriculture (USDA), Veterans Affairs (VA), and Justice (DOJ) in issuing the first-ever [interagency statement](#) affirming baseline housing rights and protections for residents covered by the *Violence Against Women Act* (VAWA). Each of the agencies is responsible for administering federal housing and homelessness assistance programs, including public housing, Housing Choice Vouchers (HCVs), Emergency Solutions Grants, USDA Rural Development Vouchers, HUD-Veteran Affairs

Supportive Housing (VASH) vouchers, and the Low-Income Housing Tax Credit (LIHTC), among others.

Originally enacted in 1994, VAWA is a comprehensive federal law designed to help communities prevent and respond to domestic violence, dating violence, sexual assault, stalking, and human trafficking and address the needs of survivors of these crimes. The law was last reauthorized in 2022 to make needed updates to its programs and policies, including expanding vital housing protections for survivors residing in federally assisted housing (see *Memo*, [10/11/22](#)).

The interagency statement affirms VAWA’s applicability to “any federal housing programs providing affordable housing to low- and moderate-income persons by means of restricted rents or rental assistance, or more generally providing affordable housing opportunities, as identified by HUD, USDA, Treasury, DOJ, or VA through [any] means.” Additionally, it outlines baseline housing protections guaranteed by VAWA for survivors residing in federally assisted housing. According to the statement, for example, VAWA ensures that:

- Survivors cannot be denied assistance or admission to a covered unit because of violence committed against them.
- Survivors cannot be evicted from an assisted unit or lose their housing assistance because of violence committed against them.
- Survivors cannot be denied admission, assistance, be evicted, or lose their housing assistance for reasons related to the violence committed against them. For example, a covered housing provider may not deny admission to someone who has an eviction on their record because they were evicted from a previous living situation for calling authorities regarding an abusive partner.
- Survivors must have the option of staying in their covered housing but may also request an emergency transfer from the housing provider for reasons related to domestic violence, dating violence, sexual assault, or stalking.
- Survivors must also be able to request a lease bifurcation from the owner or landlord of the covered property to remove an abuser from the lease or unit.

In addition, the statement clarifies the applicability of VAWA housing protections to communities that have enacted Crime-Free Nuisance Ordinances ([CFNOs](#)), which target properties where alleged “nuisance” activities – including calls for emergency services or noise disturbances related to domestic violence – occur. The statement asserts that individuals have the right to seek emergency assistance, including help from law enforcement, for themselves or others without penalization, regardless of whether they reside in a covered housing program.

Our Homes, Our Votes

Register for Today’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 today (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.

The panel will feature Camilla Ahmed, voter engagement coordinator at the Coalition on Human Needs; Daniella Pierre, president of the NAACP Miami-Dade Branch; and Zoë Williamson, associate digital communications director of the Students Learn Students Vote Coalition.

The webinar dates and topics are listed below. All webinars will be held from 2:30 to 3:30 pm ET. For full descriptions of each session and archives of past webinars, visit: www.ourhomes-ourvotes.org/webinars-2024

- 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/>

Opportunity Starts at Home

Join 9/19 Webinar on Housing Policy and Intergenerational Poverty

The National Academies of Sciences, Engineering, and Medicine (NASEM) will host a virtual briefing on September 19 from 4 to 5 pm ET to highlight findings from a recent [report](#) on the determinants of intergenerational poverty and the ways in which long-term poverty cycles can be significantly reduced through housing policy. The briefing will include insights from [Mary E. Patillo](#), PhD, a member of NASEM’s Committee on Policies and Programs to Reduce Intergenerational Poverty and the Harold Washington Professor of Sociology and Chair of the Department of Black Studies at Northwestern University. Register for the webinar [here](#).

The briefing will focus on findings from NASEM’s congressionally mandated report *Reducing Intergenerational Poverty*, which finds that approximately 10 million children in the U.S. are members of families with incomes below the poverty line. Intergenerational poverty occurs when children who grow up in families with low incomes experience low-income status in adulthood. The report examines the key drivers of intergenerational poverty, identifies potential policy and program interventions, and recommends actions to address existing gaps in research. The report highlights the effects of affordable housing on children’s economic, health, and educational outcomes, recommends expansion of the Housing Choice Voucher program to reduce intergenerational poverty, and identifies the “Family Stability and Opportunity Voucher Act” (FSOVA) as an effective policy for expanding and enhancing the HCV program. The FSOVA is a top policy priority for NLIHC’s Opportunity Starts at Home (OSAH) campaign, and its enactment would represent a major step forward in tackling the nation’s housing crisis.

Register to attend the event [here](#).

Read the report [highlights](#) and the NASEM issue brief on [housing](#).

Research

Vouchers Increasingly Serve Older Adults and Adults with Disabilities while Falling Short in Promoting Mobility

An article in HUD’s *Cityscape* journal, “[Location Patterns of Housing Choice Voucher Households Between 2010 and 2020](#),” analyzes the relationship between households receiving Housing Choice Vouchers (HCVs) and neighborhood characteristics over a single decade. In addition to exploring changes in HCV household demographics, the article examines trends in the characteristics of neighborhoods where voucher households reside and relevant changes in the housing stock. The authors find that the HCV program increasingly serves older adults and adults with disabilities and that the program continues to fall short in promoting neighborhood mobility. The authors also observe a decline in the share of low-cost rental units affordable to voucher households. They emphasize the need for continued research to understand changes among voucher households and their neighborhoods, as well as the impact of interventions, such as small area fair market rents (SAFMRs), on neighborhood mobility.

To conduct their analysis, the authors combined HUD administrative data with data from the 2010 and 2020 American Community Surveys (ACS). HUD administrative data provided information on voucher household characteristics and fair market rents (FMRs), while the ACS data provided information on neighborhood characteristics such as poverty rates and available housing units accepting cash payments. The authors used census tracts as a proxy for neighborhoods.

The authors observed changes in voucher household demographics between 2010 and 2020. The number of HCV households with children decreased from 51.5% in 2010 to 40.4% in 2020, while the number of HCV households headed by an older adult or an adult with a disability rose from 46.6% in 2010 to 54.3% in 2020. Regarding race and ethnicity, the authors found that the

number of Black HCV households increased by 2.5 percentage points, rising from 44.9% of households to 47.4%, making this demographic the largest population assisted. The number of Hispanic HCV households increased on a smaller scale by 0.6 percentage points, rising from 17.2% in 2010 to 17.8% in 2020. The number of White households participating in the HCV program decreased by 3.5 percentage points, from 33.8% to 30.3%.

The authors also examined neighborhood characteristics, such as poverty rates and the concentration of voucher holders, to gain further insights into whether vouchers are promoting mobility. In the decade between 2010 and 2020, the number of HCV households residing in low-poverty neighborhoods, defined as census tracts with poverty rates lower than 10%, increased by 3 percentage points to 22.7% of the total number of HCV households. However, 44% of HCV households remained in neighborhoods with poverty rates greater than 20% in 2020. There are also significant racial and ethnic disparities among voucher households when it comes to neighborhood poverty rates: Black (52.3%) and Hispanic (47.8%) HCV households were more likely to live in neighborhoods with higher concentrations of poverty compared to their white peers (30.7%). Additionally, Black and Hispanic HCV households were also twice as likely to live in neighborhoods with higher concentrations of other voucher holders, defined as neighborhoods where more than 10% of all units were occupied by voucher holders, compared to white HCV households.

Finally, the authors also examined trends in the housing stock as they related to vouchers. Between 2010 and 2020, the total number of rental units increased by 3.75 million nationwide, along with an increase of 1.2 million units affordable to voucher holders. At the same time, the total share of the housing stock renting at or below the fair market rent (FMR) nationally decreased by 3.2 percentage points, from 62% in 2010 to 58.8% in 2020. This decrease impacts the HCV program, as the payment standard for vouchers is based upon HUD's FMRs, meaning the number of units accessible to voucher holders declined.

Based upon their findings, the authors contend that the voucher program's foundational goals of enabling households to access the private rental market in a variety of communities and deconcentrating poverty remain hindered by the lack of affordable housing in the private rental market and the lack of landlord participation. They call for further research to evaluate the effectiveness of interventions such as SAFMRs in promoting neighborhood mobility. The authors also call for further assessment of how the needs of voucher households have changed with recent demographic shifts.

Read the full paper [here](#).

From the Field

Pennsylvania Expands Funding for Affordable Housing, Homeless Assistance, and Legal Counsel for Tenants

Pennsylvania Governor Josh Shapiro signed into law on July 11 the 2024-2025 Commonwealth [Budget](#), which increases the funding cap for the Pennsylvania Housing Affordability and

Rehabilitation Enhancement Fund ([PHARE](#)) from its current level of \$60 million to \$100 million. Additional provisions of the new budget expand tax credits for the creation of affordable housing, increase funding for legal counsel for tenants, and raise funding for homeless assistance programs. The [Housing Alliance of Pennsylvania](#), an NLIHC state partner, led advocacy efforts to increase the cap for the PHARE fund, which will rise by \$10 million every year, beginning in 2024, until it reaches the new \$100 million cap in 2027.

PHARE is a very flexible funding source administered through the Pennsylvania Housing Finance Agency and primarily funded by the Realty Transfer Tax. The fund is popular with legislators because it can be used to support a wide range of programs, such as affordable housing preservation, development, rental assistance, housing navigation, landlord/ tenant mediation, and eviction prevention. At least 30% of funds awarded to each project must benefit households earning below 50% of the area median income. In many rural parts of Pennsylvania, where it is difficult and costly to develop and operate affordable housing, PHARE is the only source of funding available. This year's \$10 million funding cap increase will enable more projects to be funded when PHARE awards are announced in the spring of 2025.

In addition to increasing the funding cap on PHARE, the 2024-2025 budget included an increase in the tax credit allocation for the Neighborhood Assistance Program (NAP) from \$36 million to \$72 million. NAP supports neighborhood improvements in disadvantaged communities, including the creation of affordable housing. The State's Homeless Assistance Program also received a modest \$5 million increase, and \$2.5 million in new funding was approved for legal counsel for tenants, bringing the program total to \$5 million. Since the pandemic, advocates in Pennsylvania have worked diligently to track and [evaluate](#) eviction mediation programs, which have a 98% success rate in the state. They hope to build on the newly available funding in 2025 with a much larger program that provides mediation services, legal counsel, and emergency rental assistance funds to each Pennsylvania county.

The [Housing Alliance of Pennsylvania](#) has been advocating to raise the PHARE funding cap to \$100 million for several years. The organization was pleased that the Governor included the \$100 million cap in his 2024-2025 budget proposal, which eliminated a funding formula that had constrained the fund at \$60 million. Throughout the year, Housing Alliance of Pennsylvania staff worked hard to educate legislators about the program and connect them with partners on the ground who were successfully using PHARE funds to improve their districts. They focused their advocacy on the Senate Republican caucus and the new leadership team and made sure projects in rural counties were highlighted. Other advocacy strategies included an advocacy day at the state Capitol, an organizational sign-on letter, op-eds, and other media engagement.

"It's great to celebrate a huge win for a program that does so much for so many across the Commonwealth," said Phyllis Chamberlain, executive director of the Housing Alliance of Pennsylvania. "Our advocacy campaign engaged so many different partners in every corner of the state and the message was received loud and clear by legislative leaders and the Governor's office. We're extremely proud of the hard work that went into making a \$100 million PHARE program a reality."

"Together, we can do more," said Dana Hanchin, chief executive officer of [HDC MidAtlantic](#), an NLIHC member. "At HDC MidAtlantic, we elevate and amplify resident voices, working with

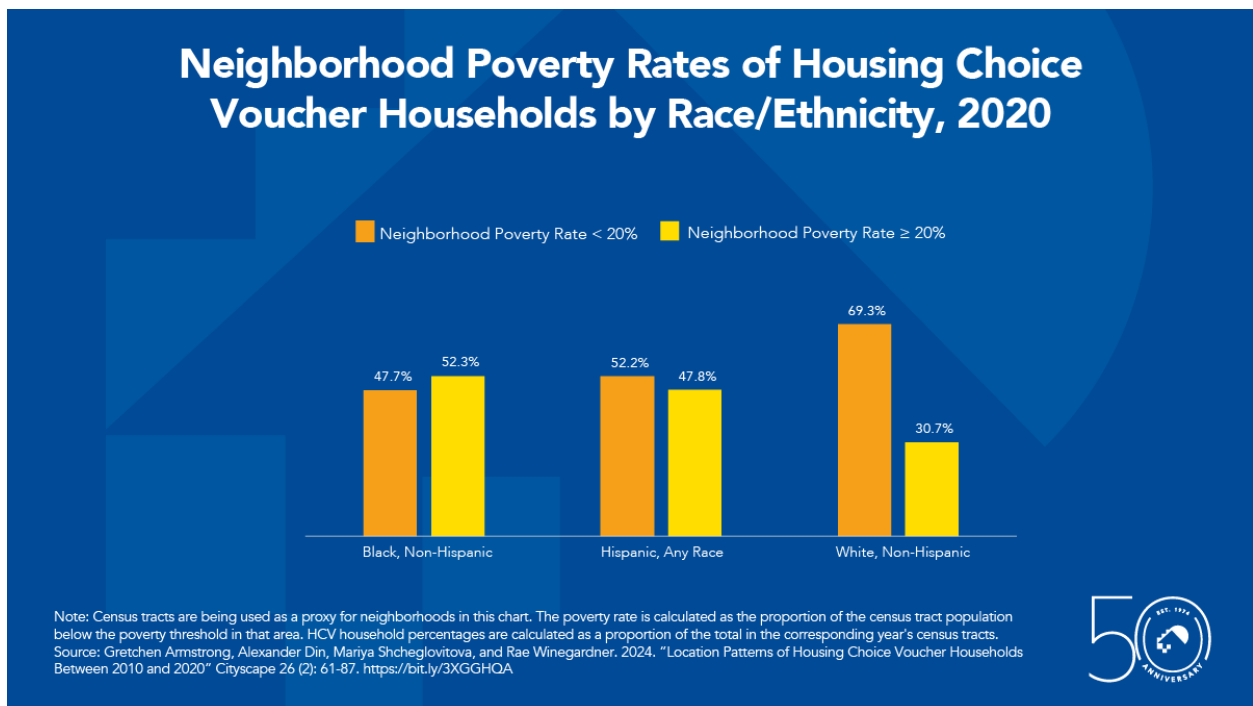
policymakers and elected officials to strengthen housing programs. The PHARE campaign shows how collective advocacy can increase critical resources for affordable housing, transforming people’s lives, investing in our communities, and building a better future for all.”

Now that the PHARE cap has been significantly increased, the Housing Alliance of Pennsylvania plans to evaluate how PHARE funds are spent and determine whether it should make recommendations about prioritizing funds for certain household income levels or project categories.

For more information about the Housing Alliance of Pennsylvania, please visit <https://housingalliancepa.org/>

Fact of the Week

Black and Hispanic Voucher Households Live in Higher-Poverty Neighborhoods Than Their White Counterparts



Note: Census tracts are being used as a proxy for neighborhoods in this chart. The poverty rate is calculated as the proportion of the census tract population below the poverty threshold in that area. HCV household percentages are calculated as a proportion of the total in the corresponding year’s census tracts.

Source: Gretchen Armstrong, Alexander Din, Mariya Shcheglovitova, and Rae Winegardner. 2024. “Location Patterns of Housing Choice Voucher Households Between 2010 and 2020” *Cityscape* 26 (2): 61-87. <https://bit.ly/3XGGHQA>

NLIHC Careers

NLIHC Seeks Fund Development Director

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

Responsibilities/Duties:

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

- Lead planning and implementation of securing event sponsorships.
- Other duties as assigned.

Qualifications

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

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

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

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

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

NLIHC Seeks Graphic Communications Coordinator

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

Responsibilities/Duties:

- Provide support for the external affairs team's overall workflow pacing, production, project management, and delivering on deadline in a responsive, fast paced environment – to include graphic design, web management, publications, cross-team communications requests, advocacy resources, social media, digital, e-communication, and multimedia.
- Track metrics to measure effectiveness of graphic communications services and marketing strategies.

- Support the daily management and maintenance of each NLIHC digital platform and its content.
- Build and/or manage new CMS platforms, as needed.
- Prepares layouts, designs, and formats for use in publication and overall, externally facing materials – to include graphs, maps, charts, brochures, signage, reports, logos, social media images, digital assets, and marketing collateral.
- Coordinates all administrative aspects of production, including checking and approving color, copy, text format separations, and scaling images for final production.
- Support NLIHC’s existing social media, digital, and publication strategies with innovative multimedia content creation and visual storytelling.
- Support on-site graphic communications services requests before and during each NLIHC event, as needed, to support brand representation and overall experience.
- Lead and/or provide support for design/web/production processes to ensure consistency and efficiency.
- Lead and/or provide support for the organization of NLIHC design assets and published materials.
- Support NLIHC publication process of design, production, translation/accessibility services, and order fulfillment.
- Other duties as assigned.

Qualifications

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

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

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

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

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

NLIHC Seeks Graphic Communications Manager

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

Responsibilities/Duties:

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

Qualifications

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

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

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

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

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

NLIHC in the News

NLIHC in the News for the Week of September 8

The following are some of the news stories to which NLIHC contributed during the week of September 8:

- “With prices high and supply low, can Florida expect help from Harris, Trump housing plans?” *USA Today*, September 9, at: <https://tinyurl.com/5ysvvuf4>
 - “Here’s What Harris and Trump Have Proposed to Help the Housing Crisis” *TIME*, September 11, at: <https://tinyurl.com/yndcekb2>
 - “Minnesota YIMBYs charting path forward after unsuccessful legislative session” *Yahoo*, September 13, at: <https://tinyurl.com/y8axdpfb>
-

NLIHC News

NLIHC Invites Nominations for 2025 Housing Leadership Awards

NLIHC is accepting nominations for the 2025 Housing Leadership Awards recipients. Every year, NLIHC celebrates leaders in the fight for affordable housing by honoring three individuals or organizations at the Housing Leadership Awards reception. To submit a nomination, please email Benja Reilly at breilly@nlihc.org by Friday, September 27.

The Edward W. Brooke Housing Leadership Award is named for the late Senator Edward Brooke (R-MA), who championed low-income housing as a U.S. senator and as chair of the NLIHC board of directors after he left the Senate. The Brooke Award goes to an exemplary housing leader with a record of fighting for affordable housing on the national level.

The Cushing Niles Dolbeare Lifetime Service Award is named after NLIHC’s late founder, often referred to as the “godmother” of the affordable housing movement. The award goes to an

individual who has demonstrated an unyielding commitment to achieving safe, decent, and affordable homes for low-income people over a long period of time.

The Sheila Crowley Housing Justice Award is named for former NLIHC President and CEO Sheila Crowley, who led NLIHC for more than 17 years. The Crowley Award goes to an outstanding leader who has elevated the conversation around affordable housing for the lowest-income people in America.

Submit a nomination by emailing Benja Reilly at breilly@nlihc.org by Friday, September 27.

NLIHC Welcomes Arabella Harrison as Fall 2024 *Our Homes, Our Votes* Intern

NLIHC is pleased to welcome Arabella Harrison as our Fall 2024 *Our Homes, Our Votes* Intern! Arabella is currently completing a bachelor's degree in mathematics at the University of California-Riverside and is a longstanding advocate for housing accessibility and equity in her home city of Los Angeles. Before joining NLIHC, Arabella worked as a Fellow with AmeriCorps, where she served as a volunteer in underserved communities and an ambassador to low-income students experiencing housing insecurity. This hands-on experience, combined with her efforts to maintain rent stabilization in her own residence, motivated her to join the NLIHC team. During her time with the Coalition, she hopes to gain policy knowledge that will allow her to promote affordable housing accessibility across the country. We are pleased to have Arabella on board!

NLIHC Welcomes Emma English as Fall 2024 State and Local Innovation Intern

NLIHC is delighted to welcome Emma English as our Fall 2024 State and Local Innovation Intern! Emma is a third-year graduate student at Washington University in St. Louis, Missouri, where she is completing MSW and JD degrees. Before moving to St. Louis, she volunteered with the Homeless Coalition of Greensboro, advocating against the criminalization and over-policing of those experiencing homelessness. More recently, Emma served as a student pro se housing court mediator, helping to resolve landlord tenant disputes and prevent unnecessary eviction filings. Emma was inspired to join the NLIHC team after witnessing the impact of emergency rental assistance and tenant protections on eviction prevention, and she is excited to work to expand awareness of tenant rights and ERA. Emma completed her undergraduate degree at Guilford College, where she earned a BA in English and political science.

Where to Find Us – September 16

- *Our Homes, Our Votes*: Creating Civically Engaged Communities in the 2024 Election Cycle – Virtual, September 17 (Courtney Cooperman)
- National Voter Registration Day with Michigan Coalition Against Homelessness – Westland and Ann Arbor, MI, September 17 (Diane Yentel and Courtney Cooperman)

- Climate Resilience and Affordable Housing – Washington, D.C., September 18 (Noah Patton)
- Empower Missouri Coalition Meeting – Virtual, September 18 (Billy Cerullo)
- The Community Partnership for the Prevention of Homelessness Training – Virtual, September 19 (Courtney Cooperman)
- Tipping Point Community Youth Homelessness Convening – Virtual, September 20 (Courtney Cooperman)
- Housing Network of RI – Pawtucket, RI, September 24 (Diane Yentel and Courtney Cooperman)
- Turner Center for Housing Innovation, University of California Berkeley, “[Expanding Affordability Through a Renter’s Tax Credit](#)” – Virtual, September 24 (Sarah Saadian).
- Community Development Advocates of Detroit [PATHWAYS Community Development Conference 2024](#) – Virtual, September 25 (Thaddaeus Elliott)
- Non-Profit Housing Association of Northern California [45th Annual Affordable Housing Conference](#) – San Francisco, CA, October 4 (Sarah Saadian)
- ANC 1A Housing Committee Meeting – Washington, D.C., October 7 (Billy Cerullo)
- International Union of Bricklayers and Allied Craftworkers (BAC) Executive Council Meeting – Washington, DC, October 7 (Sarah Saadian)
- Metro Housing Boston [Celebration of Section 8](#) – Virtual, October 8 (Sarah Saadian)
- 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)
- SCANPH Annual Conference, “Our Voice, Our Vote” – Pasadena, CA, October 10 (Courtney Cooperman)
- 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)

[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
Kenza Idrissi Janati, Tenant Leader Intern
Kim Johnson, Public Policy Manager, x243
Nara Kim, Policy Intern
Kayla Laywell, Housing Policy Analyst, x231
Sasha Legagneur, Field Intern
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
Noah Patton, Manager, Disaster Recovery, x227
Mackenzie Pish, Research Analyst
Benja Reilly, Development Coordinator, x234
Dee Ross, Tenant Leader Fellow
Gabrielle Ross, Project Manager, Diversity, Equity, and Inclusion, x208
Sarah Saadian, Senior Vice President for Public Policy and Field Organizing, x228
Craig Schaar, Data Systems Coordinator
Brooke Schipporeit, Director, Field Organizing, x233
Hillary Poudeu Tchokothe, Our Homes, Our Votes Intern
Tejas Telkar, Homelessness and Housing First Policy 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