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## **Budget and Appropriations**

### **Lawmakers Work through the Weekend on Bipartisan Continuing Resolution to Maintain Funding for the Federal Government until December 20 – Take Action!**

Members of Congress worked through the weekend to draft a bipartisan continuing resolution (CR) that would extend funding for the federal government until December 20 and include minimal needed spending adjustments for certain programs to ensure they receive adequate funding to operate for the duration of the CR (known as “anomalies”). The CR also includes funding for the Secret Service to provide additional security for the presidential and vice-presidential candidates through inauguration in January. Notably, the CR does not include the controversial “SAVE Act,” which mandates that states adopt restrictive identification requirements for individuals registering to vote and which has been a major sticking point in negotiations.

House Speaker Mike Johnson (R-LA) introduced the measure in the U.S. House of Representatives on September 22 after spending the weekend hashing out the bipartisan agreement with Senate Majority Leader Chuck Schumer (D-NY). A failed House vote last week on Speaker Johnson’s proposed CR, which included the controversial “SAVE Act,” spurred negotiations between Speaker Johnson and Leader Schumer, with both eager to pass a CR by September 30 to avoid a partial government shutdown.

Speaker Johnson is expected to bring the CR for a vote in the House as early as September 25, with a likely vote in the Senate soon after.

#### **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 fiscal year (FY) 2025 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 to pass 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](#).
- **Using our “Oppose Dramatic Cuts to Federal Investments in Affordable Housing” toolkit:** This toolkit includes resources, talking points, advocacy ideas, and other helpful information on defending funding for affordable housing and homelessness resources in the FY25 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.

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## HoUsed Campaign for Universal, Stable, Affordable Homes

### Senator Fetterman Introduces “Tenants’ Right to Organize Act”

Senator John Fetterman (D-PA) introduced the “Tenants’ Right to Organize Act” ([S.5087](#)) in the U.S. Senate on September 18. The bill would protect the organizing rights of tenants with Housing Choice Vouchers (HCV) and tenants living in Low-Income Housing Tax Credit (LIHTC) properties. Currently, only public housing tenants have a legally recognized right to organize. In extending the right to organize to HCV-holding and LIHTC tenants, the bill recognizes that all tenants have the right to decent, safe, stable, and sanitary housing. NLIHC is proud to join other tenant-led organizations in endorsing the bill, which was co-sponsored by Senator Ron Wyden (D-OR), Senator Bernie Sanders (I-VT), Senator Richard Blumenthal (D-CT), Senator Tina Smith (D-MN), Senator Chris Murphy (D-CT), and Senator Elizabeth Warren (D-MA). Representative Delia Ramirez (D-IL) introduced a companion bill in the U.S. House of Representative in October 2023 (see [Memo, 10/10/2023](#)).

If enacted, the Tenants’ Right to Organize Act would establish organizing protections for tenants with Housing Choice Vouchers and tenants living in LIHTC properties and provide funding for such organizing activities, ensuring that all tenants benefitting from federally subsidized housing assistance are empowered in their right to organize.

“Strong renter protections – like the right to organize – are critical to addressing the power imbalance between landlords and renters, ensuring racial equity, and ending the housing and homelessness crisis,” said Diane Yentel, NLIHC’s president and CEO in a [press release](#). “For decades, tenants have organized for improved living conditions, safety from unjust evictions, and

for fair rent. However, not all renters have the right to organize. I applaud Senator Fetterman for introducing the Tenants' Right to Organize Act to ensure all renters in federally assisted homes have the right to make their voices heard through collective action, without fear of retaliation.”

NLIHC supports the bill and will continue to work with champions of tenant protections in Congress to push for stronger tenant protections.

Read Senator Fetterman's press release [here](#).

Read the bill text and see a list of cosponsors [here](#).

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## Homelessness and Housing First

### **USICH Releases Guidance on Federal Resources for Addressing Behavioral Health Needs of People Experiencing Homelessness**

The U.S. Interagency Council on Homelessness (USICH) released [guidance](#) on September 12 summarizing ways that federal resources can be used to address the behavioral health needs of people experiencing or at risk of homelessness. The guidance offers information to state and local agencies, tribes, health and human services systems, and community-based organizations about how federal funding, technical assistance, policy and regulatory flexibilities, and other resources should be used to support the delivery and financing of behavioral health services. Additionally, the new guidance provides an overview of evidence-based interventions for addressing the mental health and substance use needs of people experiencing homelessness.

USICH emphasizes that the root causes of homelessness are lack or loss of affordable housing or income. The guidance notes that [recent data](#) show that some populations, such as Native American and Black communities, have experienced increasingly disproportionate risks of homelessness in recent years. USICH states that behavioral health conditions can exacerbate housing instability, but while there can be bidirectionality, it is more common for homelessness to trigger or exacerbate behavioral health disorders for individuals than the other way around.

Data also reveal that people experiencing homelessness are more likely to experience mental illness and substance use disorders than those who are housed, with 21% of people experiencing sheltered or unsheltered homelessness reporting a “serious mental illness” and 17% reporting “chronic substance abuse.” Furthermore, in a 2021-2022 California Statewide Study of People Experiencing Homelessness (CASPEH) survey, 66% of respondents self-reported a current mental health condition and approximately 40% reported either regular illicit substance use or heavy alcohol use. Housing instability and homelessness often lead to new or recurring behavioral health conditions due to factors that increase triggers, such as acute stress, uncertainty, and trauma, among others. Additionally, structural and social barriers like lack of insurance, absence of transportation, and discrimination make it significantly harder for people to access behavioral health treatment when they are unhoused.

Given the increasing prevalence of behavioral health disorders among people experiencing homelessness, stakeholders, policymakers, and providers should implement evidence-based and compassionate strategies that address these intersecting challenges. Most importantly, USICH finds that implementing a Housing First model is key to improving health, maximizing housing stability, and preventing a return to homelessness. This includes offering permanent supportive housing without preconditions or barriers and voluntary supportive services that successfully achieve these goals. In fact, [research](#) has consistently shown that Housing First leads to greater long-term housing stability, reduced costs across health-care systems, and better outcomes related to behavioral health disorders across all subpopulations of people experiencing homelessness. Lastly, it is important to note that requiring unhoused people to receive treatment while living without a home often prolongs homelessness and exacerbates health problems, and thus prioritizing a Housing First model is essential when it comes to helping individuals achieve housing stability and improve their health.

USICH highlights several additional evidence-based interventions, including behavioral health treatment, crisis stabilization, harm reduction, case management, and recovery support. These interventions operate among existing federal programs and are crucial in addressing behavioral health needs of people experiencing or at risk of homelessness. However, challenges surrounding these interventions include systemic barriers that hinder implementation, such as the insufficient supply of affordable housing and provider shortages, a lack of standardized guidelines, and the lack of fidelity, which need to be addressed accordingly.

Overall, policymakers at all levels of government should work to implement evidence-based strategies and interventions that address behavioral health needs disproportionately affecting people experiencing homelessness. In addition to prioritizing a Housing First model, providing additional services and support is crucial to ensure successful transitions into and the maintenance of housing and ultimately address behavioral health disorders and homelessness.

Find the USICH guidance at: <https://tinyurl.com/4usc64fk>.

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## **UCSF Benioff Homelessness and Housing Initiative Releases Topic Brief and Two Toolkits on Unsheltered Homelessness**

The [UCSF Benioff Homelessness and Housing Initiative \(BHII\)](#) released on September 12 a topic brief focused on unsheltered homelessness in California and two toolkits to help communities address encampments and rehouse unsheltered individuals.

The brief, [Unsheltered Homelessness: Findings from the California Statewide Study of People Experiencing Homelessness](#), reveals that 78% of Californians experiencing homelessness are in unsheltered settings. Structural racism is a significant factor in homelessness, and data show that 72% of unsheltered Californians are people of color. Data also indicate that the population of unsheltered individuals in California continues to age, with the median age being 47 and that unsheltered individuals face extremely high rates of physical (40%) and sexual violence (11%). The data likewise highlight stark gender disparities in rates of sexual violence, with a quarter of cisgender women living outdoors reporting having experienced sexual violence.

According to the brief, twice as many unsheltered people (20%) entered homelessness from an institutional setting than those who were sheltered (11%). Nearly half of those living in outdoor settings (45%) and one third of those living in vehicles (32%) had had their belongings taken by a government agency or by the police in the last six months, and in in-depth interviews “participants described experiences of sweeps and frequent police contact, including losing essential belongings and incarceration.”

Almost all unsheltered people cited the lack of affordability as the biggest barrier to housing. Given this finding, BHHI urges policymakers to increase funding for affordable housing development, work with Continuum of Care programs to end homelessness, and provide increased mental health resources for unsheltered individuals. Additional recommendations include ensuring that services are culturally sensitive towards people of color, targeting older adults at high risk of homelessness, providing more housing resources for unsheltered homelessness among those coming from institutional settings, and protecting the civil and property rights of people experiencing homelessness, among other things.

Additionally, BHHI released two toolkits to help communities navigate the complex landscape of homelessness and connect unsheltered individuals to stable housing rather than displacing them through sweeps. The first toolkit, [Encampment Resolution Guide](#), aims to help communities identify and assess encampments and provide complete resources to address them, focusing on housing people first and meaningfully reducing the number of people experiencing unsheltered homelessness.

The second toolkit, [Encampment Prioritization Tool](#), is designed to support communities in prioritizing encampments and successfully resolving them. This tool outlines the factors taken into consideration in the Encampment Resolution Guide across various domains, including population needs, disorders, public health, location, and priorities, and provides an overall prioritization chart detailing how to prioritize resolving encampments effectively and successfully.

BHHI’s policy proposals and the implementation of the conclusions of the toolkits into approaches to encampment resolution are important steps toward addressing unsheltered homelessness and its detrimental short-term and long-term impacts.

Read the policy brief and find the toolkits at: <https://tinyurl.com/yeynt5uf>

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## **Disaster Housing Recovery**

### **DHRC Submits Comment to HUD on Rapid Unsheltered Survivor Housing (RUSH) Program**

The NLIHC-led Disaster Housing Recovery Coalition (DHRC) and the National Housing Law Project (NHLP) submitted a [comment](#) on September 16 in response to suggested [changes](#) regarding the Rapid Unsheltered Survivor Housing (RUSH) program issued by HUD in the *Federal Register*. RUSH is a first-of-its-kind program meant to address the needs of the

lowest-income survivors and those from the most marginalized groups, who are often hardest hit by disasters and left with the longest paths to recovery. Deployed in similar ways to HUD’s Emergency Solutions Grant (ESG) program, RUSH aims to “help communities provide outreach, emergency shelter, rapid re-housing, and other assistance to people experiencing or at risk of homelessness who are in a disaster-affected area but who cannot access all services provided by FEMA programs.”

In the comment, the DHRC expressed its appreciation to HUD for creating the RUSH Program. The program is sorely needed because, despite the clear need, initial recovery efforts undertaken by the Federal Emergency Management Agency (FEMA) frequently leave survivors [without](#) the assistance necessary to recover fully and render communities less resilient to future disasters – especially individuals experiencing homelessness.

The RUSH program represents a major shift in how HUD views its role in the disaster response process. Yet while the agency’s effort to address the gaps in the current system by providing fast, low-barrier access to housing through its RUSH program is laudable, realizing the program’s full potential requires improving how it is put into practice. The comment outlines multiple solutions for improving the program, including requirements for robust public participation, ensuring that jurisdictions have the tools necessary to address the unique needs of those with the lowest incomes in the aftermath of disaster, triggering RUSH funds to be sent to communities earlier, aligning program timing requirements, and providing up-front funding for programs instead of reimbursements.

The suggestions included in the comment draw upon the significant expertise of the DHRC, and particularly the lessons learned following the first deployment of the RUSH program in Florida in October 2022 and Hawaii in 2023. DHRC members in Hawaii are continuing to work to improve program allocations in their state.

In October 2023, NLIHC in collaboration with NHLP released a report, “[Plugging the Gaps: Recommendations for HUD’s RUSH Program](#),” in response to RUSH’s initial deployment. The report found that multiple problems combined to slow the implementation of RUSH-funded programs, from funds arriving well past the date on which they were expected, to the slow distribution of state allocated funds, to confusion about how disaster survivors could access the assistance provided by the program.

Read more about HUD’s suggested changes to the RUSH program [here](#).

Read the DHRC and NHLP comment [here](#).

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## **Bill Endangering Future Long-Term Disaster Recovery Funding Defeated Following Opposition from Disaster Reform Advocates**

Thanks to pressure from the NLIHC-led Disaster Housing Recovery Coalition (DHRC), the “Natural Disaster Recovery Program Act” ([H.R. 1605](#)), introduced by Congressmen David Rouzer (NC-07) and Garret Graves (LA-06), [failed to be passed](#) by the U.S. House of



Representatives' Committee on Transportation and Infrastructure following a tie vote on September 18. The bill would have created a long-term disaster recovery program managed by FEMA and duplicating HUD's Community Development Block Grant-Disaster Recovery (CDBG-DR) program, making it more difficult for long-term recovery funds to make their way through Congress in the future. NLIHC sent a letter to committee members on behalf of the DHRC and coordinated a sign-on letter with 35 national organizations requesting that committee members oppose the bill.

NLIHC leads the DHRC, a coalition of more than 900 local, state, and national organizations, including many with first-hand experience recovering after disasters, that works to ensure that federal disaster recovery efforts reach all impacted households, including the lowest-income and most marginalized disaster survivors. NLIHC has advocated about disaster recovery issues since 2005.

FEMA's existing short-term assistance programs largely fail to meet the needs of disaster survivors, especially those with the lowest incomes. FEMA programs are often designed in ways that make them inaccessible to those disaster survivors who need assistance the most, and the agency fails to provide the basic data transparency needed to improve its current programs while also lacking critical experience in long-term housing recovery and an understanding of housing markets.

H.R. 1605 would have created a new program managed by FEMA without addressing these long-standing barriers and without measures to ensure sufficient oversight regarding how disaster assistance funds are spent. The bill lacked adequate protections to prevent the misuse of scarce federal recovery funds and lacked requirements concerning whether critically needed long-term recovery assistance would reach low-income disaster survivors.

Instead, advocates encouraged committee members to support the bipartisan "Reforming Disaster Recovery Act" (RDRA) (S.1686/H.R.5940). This bill would permanently authorize the CDBG-DR program and put in place important safeguards and reforms to ensure that disaster survivors quickly receive the assistance they need to fully recover. Unlike FEMA, HUD has deep expertise in housing recovery, a long, successful track record of serving households with greatest needs, and established processes for public input.

Read the NLIHC letter to committee members [here](#).

Read the national organization sign on letter [here](#).

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## Congress

### **House Appropriations Committee Holds Oversight Hearing with Inspectors General from HUD, DOT, and Amtrak**

The U.S. House of Representatives' Committee on Appropriations' Subcommittee on Transportation, Housing and Urban Development, and Related Agencies held a [hearing](#), "Oversight Hearing – Inspectors General HUD, DOT, and Amtrak," on September 18. The

hearing focused on findings issued by the Offices of Inspectors General overseeing HUD, the U.S. Department of Transportation (DOT), and Amtrak. The witnesses included Rose Oliver Davis, inspector general of HUD; Eric Soskin, inspector general of DOT; and Kevin Winters, inspector general of Amtrak.

Chairman Steve Womack (R-AR) opened the hearing by stating his concerns about the management and effectiveness of HUD and DOT, especially as the agencies have been provided with greater resources.

Inspector General Davis started her remarks by illustrating HUD's breadth of work and the resources the agency is entrusted with, including more than \$60 billion in grants for rental assistance, preventing homelessness, revitalizing communities, and promoting economic development, along with \$94 billion for disaster recovery mitigation programs. She stated that there is not enough affordable housing to meet America's growing needs, and that as this problem increases, so does the importance of HUD's mission.

Inspector General Davis stated that her office is focused on helping HUD maximize the outcomes that its programs and funding generate and strengthen their capabilities for preventing fraud, waste, and abuse. Her office has identified 30 open recommendations as priorities, with a focus on preventing fraud before it occurs, addressing the health hazards rampant throughout public housing, and combating sexual misconduct.

Inspector General Davis also raised the issue of natural disasters, noting that they are likely to increase in frequency and severity. She urged the committee to work towards the permanent authorization of disaster recovery and mitigation programs in order to streamline the process and reduce the time it takes for HUD funds to reach local communities in need. On the logistical front, Representative Rutherford (R-FL) asked whether, once CDBG-DR grants are given to a state, the Office of Inspector General for HUD still retains investigatory responsibility. Davis responded in the affirmative, stating that her office has jurisdiction over where the money is distributed and that the office is focused on outcome-based work.

The issue of resources was a main theme throughout the hearing. To this end, Representative Mike Quigley (D-IL) questioned the inspector general about HUD's role in the long-term recovery of communities post-disaster and what resources the department needs. In response, Davis stated that as HUD receives increased funding, she hopes that her office also receives funding for increased oversight to ensure best practices. Inspector General Davis also expressed similar concerns about resources when discussing the challenges faced by her office with regards to fraud detection and prevention.

Committee members and witnesses also discussed health hazards in public housing. Representative Torres (D-CA) expressed concern over the significant health and safety issues in public housing, recounting a 2004 report from the *Los Angeles Times* that described workers being forced to remove tiles containing asbestos without proper equipment. When asked about how her office ensures that federal funds are being used to address such negligence, Inspector General Davis stated that her office's Environmental Justice Initiative was specifically designed to combat health problems. Furthermore, she stated that there is a robust audit team doing

intentional work that includes going out into the communities with partners from the DOJ and U.S. attorneys offices.

When asked about sexual misconduct in HUD programs and lessons learned, Inspector General Davis stated that the aforementioned work of going into communities is crucial in building trust and gathering information in order to raise awareness of and prosecute offenders. She referenced two cases in which HUD and DOJ worked to bring monetary compensation to victims, with one case in New Jersey resulting in an award to victims of \$4.3 million and another in Ohio resulting in an award to victims of \$175,000. She stated that this is an ongoing effort and that HUD agents are undertaking trauma-informed training to be better equipped for the work.

Watch a recording of the hearing at: <https://tinyurl.com/3t23rch8>

Read the witnesses' testimonies at: <https://tinyurl.com/dvj4bkrv>

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## HUD

### HUD PIH Postpones Compliance Date for HOTMA Income and Asset Provisions

HUD's Office of Public and Indian Housing (PIH) sent an [email](#) to public housing agency (PHA) directors on September 18, informing them that they will not be required to comply with the household income and asset limits for public housing and Housing Choice Voucher (HCV) residents. A [final rule](#) implementing Sections 102 (regarding income limits) and 104 (regarding asset limits) of the "Housing Opportunity Through Modernization Act of 2016" (HOTMA) required PHAs to comply with those provisions by January 1, 2025 (see *Memo*, [2/27/23](#)). The email included a link to updated [Frequently Asked Questions \(FAQs\)](#) for implementing HOTMA. PIH is postponing the compliance date because an outside contractor has not finished creating the new Housing Information Portal (HIP) necessary for PHAs to comply with HOTMA.

Even though PIH does not have a HOTMA Sections 102 and 104 compliance date, the updated FAQ states that PHAs may update their Housing Choice Voucher Administrative Plan or public housing Admissions and Continued Occupancy Plan (ACOP) documents by creating an appendix to their Administrative Plan or ACOP containing HOTMA policies that will be incorporated later. Such an appendix should state that residents will be informed when a compliance date is announced and that the PHA cannot conduct income and asset reexaminations using the new HOTMA limits until after the stated compliance date.

Read the PIH email at: <https://tinyurl.com/3xhz9jvj>

Read the updated "PIH HOTMA Implementation FAQs for PHAs" at: <https://tinyurl.com/mr2p95c3>

More information about public housing and HOTMA is on [page 4-36](#) of NLIHC's *2024 Advocates' Guide*.

More information about HCVs and HOTMA is on [page 4-1](#) of NLIHC's *2024 Advocates' Guide*.

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## **Native Housing**

### **NLIHC and National Tribal Organizations Urge Congress to Reauthorize NAHASDA**

NLIHC sent a [letter](#) to congressional leadership on September 17 urging Congress to act swiftly to reauthorize the *Native American Housing Assistance and Self-Determination Act* (NAHASDA), which is the largest and, in some rural and remote areas, the only source of affordable housing funding for Native communities. Native housing leaders, including those with the National American Indian Housing Council (NAIHC), National Congress of American Indians (NCAI), and United Native American Housing Association (UNAHA) – NLIHC's Tribal Partner – also sent a [letter](#) to Congress urging the reauthorization of NAHASDA after Senators Brian Schatz (D-HI) and Lisa Murkowski (R-AK) submitted the “NAHASDA Reauthorization Act” as an amendment ([SA #2240](#)) to the *National Defense Authorization Act* (NDAA), the annual defense bill.

Often called “the backbone of Indian housing,” NAHASDA grants can be used for affordable housing activities that primarily benefit low-income Indian families living on Indian reservations, Alaska Native communities, or in other Indian areas. Since its creation, Tribes and Alaska Native governments have used NAHASDA's Indian Housing Block Grant (IHBG) funding to build or acquire almost 41,500 affordable [homes](#) and restore an additional 105,000 affordable [homes](#) on Tribal lands and in Alaska Native communities. Yet despite its critically important role, Congress has failed to reauthorize NAHASDA since 2013, leaving the legislation in dire need of updates that would allow Tribes to use its programs more efficiently.

Given the tight congressional calendar, the NDAA faces a challenging timeline if it is to pass through both the House and the Senate, and advocates are arguing that the bill will likely bypass formal debate. NAIHC and other Tribal organizations also sent a [letter](#) to congressional leadership urging Congress to retain NAHASDA in the final NDAA. Organizations joining the NAIHC letter included the Association of Alaska Housing Authorities (an NLIHC member), Coalition of Large Tribes, Great Plains Tribal Chairmen's Association, Housing Assistance Council, National Congress of American Indians, National NeighborWorks Association, Northwest Indian Housing Association, United Native American Housing Association, and United South and Eastern Tribes Sovereignty Protection Fund.

Read the letter [here](#).

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## **Low-Income Housing Tax Credit**

### **NLIHC Joins Sign-On Letter Supporting New HUD Requirement for Certain Deals to Waive Tax Credit Qualified Contract**

NLIHC joined a [sign-on letter](#) with 13 other national affordable housing organizations in support of a new [HUD Housing Notice](#) related to the Qualified Contract (QC) loophole in the Low-Income Housing Tax Credit (LIHTC) program.

The QC loophole allows owners to discontinue federal and state affordability restrictions after just 15 years, rather than the typical 30-year minimum requirement. The QC loophole has led to a substantial loss of affordable rental homes, harming low-income residents and wasting scarce federal investments. Fully eliminating QCs would help protect the affordability of LIHTC properties by holding developers to the 30-year minimum affordability period.

The new Housing Notice, released on August 15, states that starting in 2025, project owners with a new LIHTC allocation must waive their right to use the Qualified Contract (QC) loophole if they want to access the Federal Housing Administration (FHA) Multifamily rental and Risk Share programs (see [Memo, 8/19/2024](#)).

The sign-on letter states that the signees “strongly support this new Housing Notice,” which will mitigate the loss of affordable homes. While the new requirement would impact projects with new LIHTC allocations starting in 2025, the signees further recommend that HUD add measures to discourage existing LIHTC projects from utilizing the QC loophole, writing that “our organizations also recommend that HUD prevent owners who exercise the qualified contract provision after December 31, 2024 from accessing FHA Multifamily insurance and participating in Risk Sharing for those properties... We believe this additional restriction would further discourage the use of qualified contracts and protect tenants at risk of having to pay higher rents because of the conversion of the property out of the Housing Credit program.”

With major tax reform coming in 2025, NLIHC will continue to push for LIHTC reforms that focus on households with the greatest needs, including addressing the QC loophole directly in Section 42 of the Internal Revenue Code.

Read the sign-on letter at: <https://bit.ly/4guLdsG>

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## **Our Homes, Our Votes**

### **Register for Next Monday’s (9/30) *Our Homes, Our Votes* Webinar: “Voter Education: Combating Misinformation and Disinformation”**

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: Combating Misinformation and Disinformation,” will take place next Monday, September 30, at 2:30 pm ET. Register for the webinar [here](#).

The rise of election misinformation and disinformation poses a threat to the democratic process and has a disproportionately negative effect on low-income voters. Chelsey Cartwright, Truth in Democracy Program Manager at the League of Women Voters, and Justin Kwasa, Democracy

Program Director at the League of Conservation Voters, will provide a training that covers the basics of misinformation/disinformation and share strategies that housing organizations can employ to counter the threat of voter misinformation/disinformation targeted towards their communities.

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](http://www.ourhomes-ourvotes.org/webinars-2024)

- 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/>

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## ***Our Homes, Our Votes* Updates – September 23, 2024**

### ***Our Homes, Our Votes* Celebrates National Voter Registration Day**

NLIHC's nonpartisan *Our Homes, Our Votes* campaign joined thousands of nonprofits, businesses, educational institutions, government agencies, and prominent voting rights advocates to celebrate National Voter Registration Day on Tuesday, September 17. National Voter Registration Day is a nationwide, nonpartisan day of action dedicated to celebrating our democracy and promoting voter registration opportunities. *Our Homes, Our Votes* project manager Courtney Cooperman joined the Michigan Coalition Against Homelessness (MCAH), an NLIHC state partner and member of the [Our Homes, Our Votes: 2024 Pilot Communities](#) cohort, for two nonpartisan voter registration events in the Detroit metropolitan area.

MCAH and NLIHC started the day at Greenwood Villa, a senior housing community in Westland, MI. Lisa Chapman, director of public policy at MCAH, and Ashley Heidenrich, project coordinator at MCAH, led a group of residents in a game of nonpartisan election bingo. Staff also worked one-on-one with residents who needed to update their voter registration or confirm their registration status. In the evening, MCAH and NLIHC visited the Delonis Center, a homeless shelter and service center in downtown Ann Arbor. The team held conversations about voter registration with individuals, offered nonpartisan voter registration resources, and helped individuals register to vote over dinner and donuts.

If you or your organization celebrated National Voter Registration Day, email us at [ourhomes@nlihc.org](mailto:ourhomes@nlihc.org) so we can uplift your work!

## **New *Our Homes, Our Votes* Digital Resources: “Celebrating the Civic Holidays” and “User Guide to TurboVote”**

*Our Homes, Our Votes* recently published two new digital resources: an [overview of the nonpartisan Civic Holidays](#) and a [user guide](#) to TurboVote, NLIHC’s nonpartisan voter registration and education platform. “[Celebrating the Civic Holidays](#)” describes the four nonpartisan Civic Holidays – National Voter Registration Day, National Voter Education Week, Vote Early Day, and Election Hero Day – and ideas that advocates, tenant leaders, and direct service providers can implement to celebrate each holiday.

The “[User Guide to TurboVote](#)” walks through the key features of TurboVote: registering to vote, confirming your voter registration, finding nonpartisan election information for your community, and signing up for reminders on TurboVote. The resource also covers best practices for organizations to incorporate TurboVote in their in-person and digital voter outreach, and how TurboVote can be used to track the impact of nonpartisan voter engagement activities.

The Civic Holidays resource can be found [here](#) and the TurboVote resource can be found [here](#).

## **New Poll Reveals Housing Affordability Is a Priority Issue for Battleground Voters**

The Tenant Union Federation and HouseUs released data from a [poll](#), conducted by Lake Research Partners, that asked voters in battleground states about housing affordability and tenant protections. Eighty-six percent of respondents said housing affordability is a problem nationally, and 74% said it is a problem in their community.

According to the survey, support for tenant protections transcends partisan lines: 52% of Republicans, 63% of Independents, and 88% of Democrats believe it is important for the federal government to ensure basic protections for tenants. Fifty-nine percent of Republicans, 74% of Independents, and 91% of Democrats believe it is important for the federal government to regulate predatory landlords.

The poll also found that a majority of voters (64%) have a personal connection to housing instability, meaning that they have faced trouble paying rent, overcrowding, moving frequently or staying with relatives because of cost, or severe housing cost-burdens.

The poll was conducted among 1,000 registered voters in Arizona, Georgia, Michigan, Nevada, North Carolina, Pennsylvania, and Wisconsin between July 17 and August 2, 2024.

An executive summary of the polling results from Lake Research Partners can be found [here](#).

## **National Polling Access Audit Coalition Releases Toolkit for Advocates**

The National Polling Access Audit Coalition, a group of state, local, and national organizations, recently released a [toolkit](#) that advocates can use to assess the accessibility of their polling places for voters with disabilities. The toolkit was born out of Detroit Disability Power’s poll access audit in the 2022 midterms – the largest poll access audit in U.S. history – which found that only 16% of polling locations across the Detroit metro area were fully accessible for voters with disabilities. Polling sites were considered inaccessible if they had access barriers in parking

areas, entrances, Voter Assist Terminals, or voting booths. Fortunately, many of the barriers were relatively straightforward to address, and advocates can encourage their polling places to make simple fixes that will make their polling places accessible.

The Polling Place Accessibility Audit Toolkit guides advocates through the process of determining whether they are ready to conduct an audit, seeking an authorization for observation, developing an audit questionnaire, recruiting and training volunteers, conducting the audit, analyzing data, and using the results to organize for change.

[Click here](#) to access the toolkit and [here](#) to read Next City's coverage of Detroit Disability Power's poll access audit and advocacy.

### **U.S. Department of Justice Releases New Voting Rights Factsheet and Voter List Maintenance Guidance**

The U.S. Department of Justice (DOJ) released a new [voting rights factsheet](#) that reviews the key provisions of federal laws preventing discrimination and voter intimidation. The factsheet describes the provisions of federal civil rights law that prohibit intimidation, threats, and coercion throughout every stage of the voting process; bar discrimination on the basis of race, color, or language; guarantee access to assistance for people with disabilities or those unable to read and write; ensure that all aspects of voting are accessible to people with disabilities; and require certain jurisdictions to provide all election information in other commonly spoken languages.

The DOJ also published [new guidance on voter list maintenance](#). The guidance outlines federal restrictions on removing people from the voter rolls and emphasizes the limits on using third-party requests to remove people from the voter rolls. Voter list maintenance procedures must be uniform and nondiscriminatory, and if a state is undertaking a list maintenance program to systematically remove ineligible voters, this process must be completed no later than 90 days before a federal election.

A complete summary of the guidance and factsheet can be found [here](#).

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## **Opportunity Starts at Home**

### **OSAH Campaign Invites National Partners to 10/1 Roundtable Event**

The [Opportunity Starts at Home](#) (OSAH) campaign invites representatives from multi-sector national organizations to attend an in-person [Opportunity Roundtable](#) event in Washington, D.C., on Tuesday, October 1. The event, "Opportunity Starts at Homes: Six Years of Building Effective and Robust Cross-Sector Partnerships," will take place from 1 to 4 pm ET at the 20 F St. Conference Center. The event will mark the first in-person meeting of the OSAH Roundtable since 2019.



The event will focus on mobilizing around the campaign's priority bills and introducing new strategies to further collective efforts. The event presents an opportunity for the OSAH campaign and multi-sector organizations to expand their networks and strengthen their collective impact.

### **Event Highlights:**

- **Opening Remarks** by Stephanie Love-Patterson, National Network to End Domestic Violence.
- **Campaign Highlights** by OSAH campaign director Chantelle Wilkinson.
- **Multi-sector Panel Discussion** on building partnerships and momentum on priority bills, featuring Roundtable members.
- **Interactive Sector Specific Breakout Sessions** focused on brainstorming new approaches to advance the campaign's goals.
- **Networking Opportunities** with fellow partners and stakeholders, offering a chance to build meaningful connections.

The OSAH [Opportunity Roundtable](#) is made up of representatives from 122 multi-sector organizations and enables the campaign to raise awareness about the intersection of housing and other sectors, continually expand its multi-sector network, and reach a diverse array of new stakeholders.

For national organizations interested in attending the event, please reach out to Chantelle Wilkinson, OSAH campaign director, at [cwilkinson@nlihc.org](mailto:cwilkinson@nlihc.org).

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## **Research**

### **Research Finds Homelessness Erodes Individuals' Social Capital**

An article published in *Housing Studies*, "[The importance of stable housing in social capital development and utilisation: How homelessness undermines reciprocity, recognition, and autonomy](#)," reveals how people experiencing homelessness can be deprived of the ability to maintain and utilize social capital in ways that improve their housing security. In addition to finding that stable housing is a precondition for successfully utilizing social capital, the authors show that without stable housing, people rely on available social capital to meet urgent needs but over time may be unable to leverage and maintain the relationships from which social capital is derived.

The study's findings were derived from semi-structured phone interviews with 30 adults ages 23 to 69 who were experiencing homelessness in London, UK. Interview questions focused on the interviewees' personal experiences with housing, the influence of their housing situation on their social relationships, and social support sources and needs.

Social capital – or the resources and support derived from social relationships and networks – depends on three relationship conditions: *reciprocity* of support, *recognition* as equals, and *autonomy*. Homelessness can impact individuals' ability to reciprocate material and emotional support, which can result in difficulties maintaining social relationships. Many participants

described the importance of their social relationships in meeting their basic needs, such as housing, food, and financial support. However, participants reported frustrations around their inability to reciprocate or return material and emotional support. One participant shared how a lack of resources, specifically transportation, made it impossible to have the face-to-face contact required to maintain some of her relationships. Other participants shared how the lack of stable housing caused loneliness, isolation, and withdrawal from relationships to avoid sharing the realities of their situation and putting others “through that kind of pain.” At the same time, participants discussed how people in their social network would avoid sharing positive news or items, such as Christmas photos, due to guilt about participants’ adverse situations.

For people experiencing homelessness, the fear of or the actual experience of being seen as less-than-equal social actors impedes the utility of social networks in improving housing situations. One participant shared how service organizations treat people experiencing homelessness like children, and often as “naughty children,” which creates a co-dependence that “can be taken away as a punishment.” Other participants shared experiences of being seen as less-than equal in close relationships, while still others shared how they wanted to keep their experiences of homelessness secret because they were embarrassed, feared being bullied or laughed at, or felt guilty or burdensome for needing support. Even for participants who believed that their family or friends would be supportive or helpful, homelessness caused feelings of unworthiness and reluctance to seek support.

Further, people experiencing homelessness have reduced autonomy. Participants living temporarily with family or friends shared how they lacked a say over bed-time routines, meals, and social activities in the home but were reluctant to voice concerns due to a lack of alternative housing options. Others shared how limited social networks and the resulting lack of autonomy over whom to seek support from led to overutilizing and fatiguing the same support systems, leaving them with even fewer supportive relationships over time. One participant shared that “there’s a limit to how much people will let you crash on their sofa.”

The authors conclude that reliance on social capital is not an effective means of leaving homelessness. Rather stable housing is a precondition for successfully utilizing social capital. They argue that their findings support a Housing First approach to homelessness, which is based on the principle that stable, affordable housing is a precondition to addressing other needs.

Read the report at: <https://bit.ly/4da1v7u>

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## **From the Field**

### **Staff from Key Congressional and Administrative Offices Visit Tribal Housing Sites across Rural Alaska**

During the congressional recess in August, 20 staff from key congressional and administrative offices participated in a multi-day [visit](#) to Alaska to learn first-hand about the unique opportunities and challenges impacting residents of Tribal housing across the state. Attendees heard directly from Tribal leaders and partners from the education, healthcare, and local

government sectors about how their work intersects with the need for stable, affordable housing. The trip concluded at the [Alaska Housing Summit](#), which was held in Anchorage on August 29 (see 9/9/ [Memo](#)). The [Alaska Coalition on Housing and Homelessness](#) (AKCH2), an NLIHC state partner and an Opportunity Starts at Home state campaign [partner](#), led planning for the visit alongside NLIHC members from the [Association of Alaska Housing Authorities](#) and [Cook Inlet Housing Authority](#). Advocates hope the experience will increase understanding of Alaska's unique history and needs in regard to federal housing policy.

Attendees included staff from HUD and from the U.S. Senate Committee on Banking, Government Accountability Office, Office of Management and Budget, Senate Committee on Indian Affairs, and the House and Senate Subcommittees on Transportation, Housing and Urban Development and the Subcommittees on Indian and Insular Affairs. Also in attendance were staff from the offices of Senator Lisa Murkowski (R-AK), Senator Dan Sullivan (R-AK), and Representative Mary Sattler Peltola (D-AK). Prior to the visit, attendees participated in a virtual orientation focused on Alaska presented by the [Alaska Native Heritage Center](#) and the [Alaska Federation of Natives](#).

The visit began in Anchorage with a roundtable discussion at the Cook Inlet Housing Authority with staff and members of the Association of Alaska Housing Authorities. Tribal housing leaders shared about the history of the *Alaska Native Land Claims Settlement Act* (ANCSA) and subsequent creation of the [Alaska Native Corporations](#), the largest private landowners in Alaska, with title to 44 million acres of land. Throughout the conversation, the importance of Tribal sovereignty and self-determination were underscored, and participants learned how the unique structure of the Alaska Native Corporations frequently presents challenges for the implementation of federal housing programs and funding allocations for the state. Next, attendees visited the Alaska Native Heritage Center to learn more about Alaska's 11 major Indigenous groups. In the afternoon, the group visited the Alaska Wildlife Conservation Center. The first day concluded with a welcome reception and traditional Alaska fish fry hosted by staff at the Cook Inlet Housing Authority.

The next day, the group split in half to visit Tribal housing sites in the Yukon-Kuskokwim and Bering Straits regions. In Bethel, hub city of the Yukon-Kuskokwim region, the group met with the [Association of Village Council Presidents Regional Housing Authority](#), visited a homeless shelter and supportive housing community, and went on a driving tour of housing developments. Meanwhile, 300 miles north in Nome, attendees met with the [Bering Straits Regional Housing Authority](#), participated in a roundtable discussion about services for people experiencing homelessness, and met with City of Nome staff to learn how the Port of Nome's infrastructure impacts housing development. Both housing authorities discussed the costly and complex logistics, elusive economies of scale, scarce private sector interest and other challenges to building housing in Alaska. Members of the housing authorities explained how the housing authorities make use of *Native American Housing Assistance and Self Determination Act* ([NAHASDA](#)) funds, the primary source of federal funds for addressing Native housing issues in tribal communities. Advocates emphasized that chronic underfunding of the formula-funded Indian Housing Block Grant (IHBG), the backbone of NAHASDA, has greatly hindered progress toward addressing Alaska's need for over 16,100 new housing units, all the while deepening a grave inequity in federal dealings with Native peoples across the U.S.

On the third day, the Bethel group traveled up the Kuskokwim River by skiff to Kwethluk, a Yup'ik community 12 miles east of Bethel, after plans to fly to the further village of St. Mary's had to be cancelled due to poor weather – a fact of life in rural Alaska. Attendees experienced the remote nature of the village, home to over 800 people, while touring the community, school, Native store, and various housing sites on foot. Meanwhile, the Nome group flew to Shaktoolik, a village of around 230 people that sits on a sand bar on the east shore of the Norton Sound. Attendees toured the community and learned about the effects of erosion, accelerated by climate change, on remote Alaskan communities like Shaktoolik, which has already been relocated twice.

The visit wrapped up with the Alaska Housing Summit in Anchorage, where attendees gained a deeper understanding of the state of housing in Alaska. Several attendees reflected on their visit during a panel discussion, “Federal Support for Tribal Self-Determination to Address Housing, Overcrowding, and Homelessness in Rural Alaska.” The panelists pledged to adjust their outreach methods to better collect input from Alaskans on rural and Native housing programs and suggested that advocates continue inviting federal staff to locations like Alaska to learn about their unique successes and challenges first-hand.

The lead organizers of the visit were pleased to have so many attendees accept their invitation to visit Alaska and hope to continue inviting others to attend in the future. The experience helped them build an even closer relationship with staff from their congressional delegation's offices, but more importantly they were able to build strong relationships with other administrative agency staff who are key decision-makers for Tribal housing programs. The organizers will continue to meet regularly to coordinate their advocacy at the state and federal levels.

“It's impossible to understand the logistical hurdles one has to jump to build a home in rural Alaska without witnessing them first-hand,” said Brian Wilson, executive director of the [Alaska Coalition on Housing and Homelessness](#). “We appreciate our visitors' willingness to travel all this way and their enthusiasm to learn more about our housing climate, the importance of Tribal self-determination, and the powerful partnerships we rely on to address our unique challenges.”

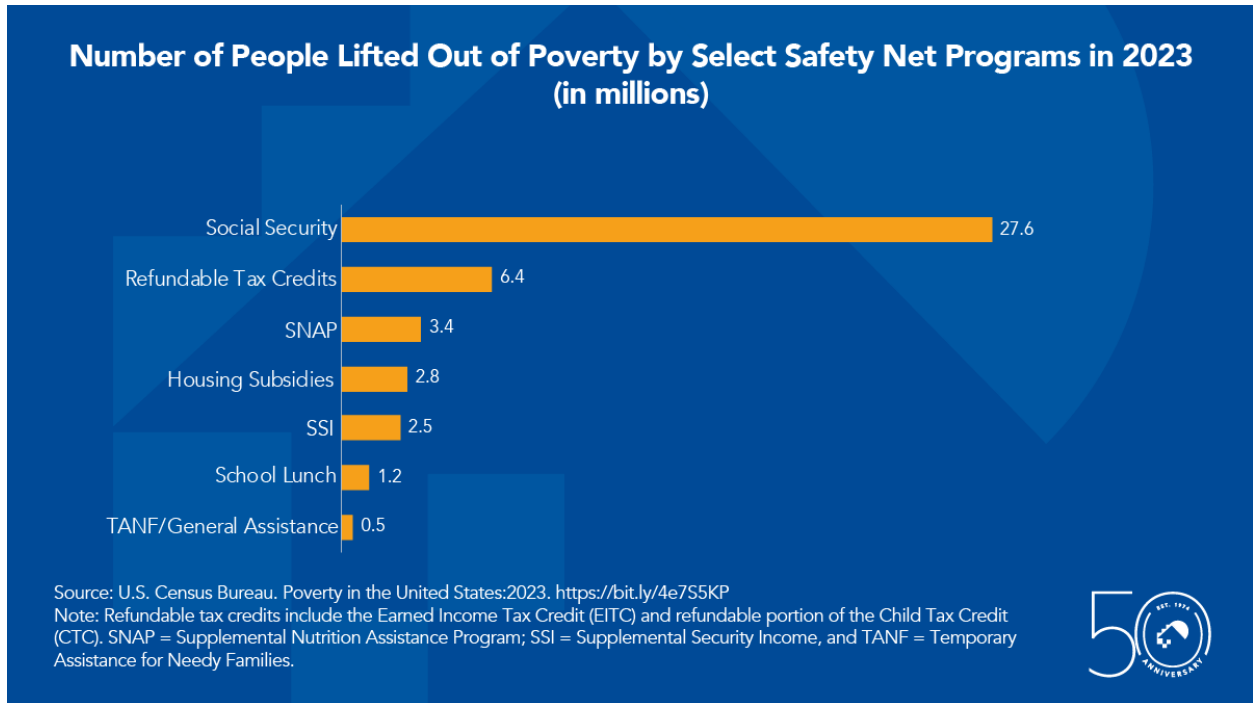
“We appreciate our guests for making the long journey from as far as Washington, D.C., and hope this trip formed lasting memories and relationships that will help illuminate Alaska's history, context, and housing needs in regard to the federal policy landscape for years to come,” said Griffin Hagle-Forster, executive director of the [Association of Alaska Housing Authorities](#).

NLIHC, in partnership with Native housing leaders and advocates, strongly urges Congress to fully fund Tribal housing programs and to reauthorize NAHASDA, which has not been reauthorized since 2013. To learn more about NLIHC's efforts to support affordable homes in Native communities, please visit <https://nlihc.org/explore-issues/policy-priorities/native-american-housing>

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## Fact of the Week

### Housing Assistance Raised 2.8 Million People from Poverty in 2023



Source: U.S. Census Bureau. Poverty in the United States: 2023. <https://bit.ly/4e7S5KP>

Note: Refundable tax credits include the Earned Income Tax Credit (EITC) and refundable portion of the Child Tax Credit (CTC). SNAP = Supplemental Nutrition Assistance Program; SSI = Supplemental Security Income, and TANF = Temporary Assistance for Needy Families.

## NLIHC Careers

### NLIHC Seeks Fund Development Director

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

#### Responsibilities/Duties:

- Lead organizational fundraising strategy and implementation plan to grow current annual fundraising.
- Expand NLIHC planned giving initiatives.
- Manage NLIHC’s donors and prospects base, developing and implementing tailored cultivation, solicitation and stewardship plans.

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

## **Qualifications**

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

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

A person will be most successful in this role if you have knowledge and experience in all aspects of philanthropy, giving trends, benchmarks, and best practices; research; fundraising techniques

and strategies; data analytics; and development operations such as gift processing, prospect and donor research, and fundraising reporting.

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

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

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## **NLIHC Seeks Graphic Communications Coordinator**

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

### **Responsibilities/Duties:**

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

## **Qualifications**

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

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

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

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

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

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## **NLIHC Seeks Graphic Communications Manager**

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

### **Responsibilities/Duties:**

- Develop and implement graphic communications services strategies to support NLIHC's externally facing goals and objectives – ensuring that NLIHC is up-to-date on current design and marketing trends.
- Lead project management of all NLIHC graphic communications services needs – pacing the workflow, production, and delivering on deadline in a responsive, fast paced environment – to include graphic design, web management, publications, cross-team communications requests, advocacy resources, social media, digital, e-communication, and multimedia.
- Manage metrics to track effectiveness of creative services and marketing strategies.
- Oversee the management and maintenance of each NLIHC digital platform and its content.
- Manage creation of new CMS platforms, as needed.



- Establish and implement design guide and production process to ensure consistency and efficiency.
- Manage layouts, designs, and formats for use in publication and overall externally facing materials – to include graphs, maps, charts, brochures, signage, reports, logos, social media images, digital assets, and marketing collateral.
- Manage all administrative aspects of production, including checking and approving color, copy, text format separations, and scaling images for final production.
- Support NLIHC’s existing social media, digital, and publication strategies with innovative multimedia content creation and visual storytelling.
- Manage the organization of NLIHC design assets and published materials.
- Manage NLIHC publication process of design, production, translation/accessibility services, and order fulfillment.
- Manage on-site graphic communications services requests before and during each NLIHC event, as needed, to support brand representation and overall experience.
- Oversee the overall graphic communications services production process to ensure quality control.
- Other duties as assigned.

## **Qualifications**

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

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

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

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

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

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## **NLIHC in the News**

### **NLIHC in the News for the Week of September 15**

The following are some of the news stories to which NLIHC contributed during the week of September 15:

“Eviction Filings Can Destabilize Tenants’ Lives – Even When They Win Their Case”

*Houston Chronicle*, September 18, at: <https://tinyurl.com/4pfce5tp>

“Worst Housing Crisis in Decades Reverberates through 2024 Race” *Boston.com*, September 19, at: <https://tinyurl.com/5bucw4tv>

“Modular construction is on the rise. Can it build high-quality affordable housing?” *Kansas City Star*, September 20, at: <https://tinyurl.com/yc3h23aj>

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## **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 Leadership Awards Reception. To submit a nomination, please email Benja Reilly at [breilly@nlihc.org](mailto: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](mailto:breilly@nlihc.org) by Friday, September 27.

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## **Where to Find Us – September 23**

- 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)
- Empower Missouri Tenant Organizing Meeting – Springfield, MO, September 25-26 (Billy Cerullo)
- Non-Profit Housing Association of Northern California [45<sup>th</sup> 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)
- [Poverty Matters Conference](#)- Sheboygan, WI, October 10 (Thaddaeus Elliott)
- SCANPH Annual Conference, “Our Voice, Our Vote” – Pasadena, CA, October 10 (Courtney Cooperman)
- Rainbow 16<sup>th</sup> Annual Awards Banquet – Scottsdale, AZ, October 17 (Diane Yentel)
- Neighborhood Preservation Coalition of New York Annual Conference – Poughkeepsie, NY, October 22 (Lindsay Duvall)
- New York Rural Housing Coalition Regional Member Meeting – Albany, NY, October 24 (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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Sidney Betancourt, Project Manager, Inclusive Community Engagement, x200

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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  
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Nada Hussein, ERASE Project Coordinator, x264  
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