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Congress

Rep. McCarthy Removed as House Speaker, Delaying Action on Spending Bills

Days after the U.S. Congress enacted a short-term continuing resolution (CR) to continue to fund the federal government through November 17, Republicans in the U.S. House of Representatives voted to remove Speaker Kevin McCarthy (R-CA) from his leadership position. The decision to remove Speaker McCarthy stemmed in large part from frustration among some conservative lawmakers at McCarthy's efforts to avoid a government shutdown and negotiate with Democrats in the U.S. Senate to keep the government open.

Without a new speaker in place, the House is unable to bring fiscal year (FY) 2024 spending bills to the House floor for a vote. Before removing Speaker McCarthy, the House was slated to vote on the Transportation, Housing and Urban Development (THUD) spending bill and various amendments during the week of October 9. Some proposed amendments have already been filed, including ones to deeply cut HUD funding, prevent the agency from advancing racial equity, and prevent transgender individuals experiencing homelessness from seeking shelter. The vote on the THUD bill and amendments is now delayed until a new speaker is elected.

The House may vote as soon as next week on a new Speaker of the House; however, it is unclear when a final decision will be made. Any speaker must garner at least 218 votes in the House, and because Republicans maintain a very slim majority, there is little room for error.

Congress will need to move quickly to negotiate final spending bills. Delays in electing a speaker could increase the risk of a government shutdown in November, when lawmakers must either enact another CR or pass final spending bills to avoid a shutdown.

Take Action!

Advocates should continue to take action to ensure robust funding for affordable housing and homelessness programs. Because the cost of housing and development rises every year, [it is crucial](#) that critical HUD programs receive increased annual appropriations just to maintain the current number of people and communities served.

Without additional funding, people who rely on HUD's programs for safe, stable housing will be in danger of losing their assistance. Together, we can – and have – [achieved historic protections and resources](#) for renters with the lowest incomes, and together we can continue to fight the ongoing threat of cuts to HUD's vital affordable housing and homelessness resources. Advocates can use NLIHC's [Legislative Action Center](#) to call or email their members of Congress and urge them to pass a clean CR and to expand – not cut – funding for HUD's vital affordable housing and homelessness programs in the FY24 budget.

Keep making your voice heard and tell Congress that it cannot balance the federal budget at the expense of people with the lowest incomes! Advocates can take action TODAY in the following ways:

- [Contact your senators and representatives](#) to urge them to expand – not cut – investments in affordable, accessible homes through the FY24 spending bill, including by:

- **Providing the Senate’s proposed funding for Tenant-Based Rental Assistance (TBRA) and Project-Based Rental Assistance programs.** While both the House and Senate provided increased funding for these vital programs, it is unlikely that the House’s proposed funding levels would be sufficient to renew all existing contracts. The Senate bill provides funding sufficient not only to renew existing voucher contracts, but to expand vouchers to an additional 4,000 households.
 - **Ensuring full funding for public housing operations and repairs.** Both the House and Senate bill proposed funding cuts to the Public Housing Capital Fund, despite an over \$70 billion capital needs backlog in the public housing portfolio. While the Senate bill provided increased funding for Public Housing Operations – which the House bill cut – it is crucial that these programs receive increased funding in FY24 just to maintain the current level of services.
 - **Allocating the Senate’s proposed funding for Homeless Assistance Grants.** HUD’s Homeless Assistance Grants (HAG) program provides vital funding to respond to the needs of people experiencing homelessness.
 - **Protecting funding for legal assistance to prevent evictions in the Senate bill.** The Senate maintains \$20 million in funding for a new grant program for legal assistance to prevent evictions, which the House proposal eliminated.
 - **Appropriating the House’s proposed funding for Native housing.** While both the House and Senate bills would provide increased funding for native housing programs, the House spending bill would provide a more than 40% increase from FY23 to the Native American Housing Block Grant program – a significant investment towards addressing the housing crisis on tribal lands.
- Urge your representatives to OPPOSE any harmful amendments that would further cut HUD funding, undermine fair housing and racial equity, or prevent marginalized people from accessing the resources they need.
 - Join over 2,100 organizations by signing on to a [national letter](#) from the Campaign for Housing and Community Development Funding ([CHCDF](#)), calling on Congress to oppose budget cuts and instead to support the highest level of funding possible for affordable housing, homelessness, and community development resources in FY24.

Want to Support NLIHC’s Work? Become a Member!

One way to support NLIHC and this work is by becoming an NLIHC member. NLIHC membership is open to individuals, organizations, corporations, and government agencies, and annual membership dues are suggested amounts, meaning you can join at any amount that works for you.

You can join easily online at nlihc.org/membership – or contact outreach@nlihc.org with any questions.

Senators Markey and Padilla Introduce Legislation to Align Federal Housing and Supportive Housing Services

Senators Edward Markey (D-MA) and Alex Padilla (D-CA) introduced the “Housing Alignment and Coordination of Critical and Effective Supportive Health Services (Housing ACCESS) Act” ([S.2932](#)) on September 26. The NLIHC-supported legislation would strategically align Medicaid housing-related services with federal housing resources to coordinate programs and supports for Medicaid beneficiaries experiencing chronic homelessness. The bill would increase access to [supportive housing](#), an evidence-based model that helps individuals with disabilities and complex behavioral and physical health conditions maintain housing stability and thrive in their communities.

A lack of coordination among federal and state agencies that administer housing and services limits access to supportive housing for people experiencing chronic homelessness. The Housing ACCESS Act would streamline partnerships and align resources among providers who serve people experiencing homelessness, ensuring that individuals have access to safe, affordable housing and wraparound services and supports.

The Housing ACCESS Act would integrate care across the agencies and address the barriers that providers face when seeking Medicaid reimbursement for housing-related services and support. The bill would direct the Secretaries of HUD, the U.S. Department of Health and Human Services (HHS), and the U.S. Department of the Treasury to issue joint guidance to state Medicaid agencies on how to connect Medicaid beneficiaries to housing-related services and require HHS to conduct a study of the national cost of housing-related services and supports.

Read Senator Markey’s press release at: <https://tinyurl.com/mry9twxd>

Read the bill text at: <https://tinyurl.com/44cxrbp4>

Budget and Appropriations

Take Action to Stop Harmful Amendments to FY24 Spending Bill and Protect Housing Investments!

The U.S. House of Representatives may vote on its draft Transportation, Housing and Urban Development (THUD) spending bill for fiscal year (FY) 2024 as soon as a new Speaker is elected to replace Kevin McCarthy (R-CA), who was ousted from his leadership position last week.

While the House cannot vote on legislation or amendments on the House floor without a speaker in place, committee work can continue. The House Committee on Rules is set to meet as soon as next week to determine which amendments will be approved to receive a vote on the House floor. Once the House elects a new speaker, lawmakers can then hold a vote on the THUD spending bill and several amendments.

It is critical that advocates use this time to weigh in with members of Congress. Several harmful amendments have been proposed, including amendments to further cut federal investments in affordable housing and harm America's lowest-income and most marginalized households.

Advocates should contact their representatives as soon as possible and urge them to **OPPOSE** any amendments to:

- Cut federal investments in affordable housing and homelessness, including, but not limited to:
 - Eliminating funding for the Housing for Persons with AIDs (HOPWA) program, as proposed by [Rep. Davidson \(R-OH\)](#).
 - Cutting in half funding for Community Development Block Grants, as proposed by [Rep. Grothman \(R-WI\)](#).
 - Reducing HUD funding by \$4.95 billion, as proposed by [Rep. Rosendale \(R-MT\)](#), or to FY19 levels, as proposed by [Rep. Buck \(R-CO\)](#).
 - Cutting funding for fair housing activities and [rental assistance](#), as proposed by [Rep. Brecheen \(R-OK\)](#).
- Undermine HUD's ability to use evidence-based approaches to address homelessness ([Rep. Barr \(R-KY\)](#)).
- Force mixed-status immigrant households to separate or face eviction from HUD housing ([Rep. Burlison \(R-MO\)](#)).
- Prevent HUD from advancing racial equity or diversity, in line with amendments offered by [Rep. Self \(R-TX\)](#), Rep. [Norman \(R-SC\)](#), and [two amendments](#) from Rep. Grothman (R-WI).
- Weaken HUD's Equal Access rule and allow shelters to discriminate against transgender individuals experiencing homelessness ([Rep. Norman \(R-SC\)](#)).
- Undermine fair housing laws and enforcement, including by:
 - Prohibiting HUD from implementing or enforcing its Affirmatively Furthering Fair Housing rule ([Rep. Ogles \(R-TN\)](#)).
 - Cutting funding to the HUD Office of Fair Housing and Equal Opportunity ([Rep. Brecheen \(R-OK\)](#)).
- Restrict access to federal housing benefits, including by:
 - Preventing HUD from providing financial assistance to certain able-bodied individuals from ([Rep. Mast \(R-FL\)](#)).
 - Imposing rigid work requirements and [drug testing](#) ([Rep. Strong \(AL\)](#)).

Take Action!

Tell Congress that it cannot balance the federal budget at the expense of people with the lowest incomes! Advocates can take action TODAY in the following ways:

- [Contact your representatives](#) to urge them to expand – not cut – investments in affordable, accessible homes through the FY24 spending bill and to oppose any harmful amendments that would make it more difficult for people with the greatest needs to access accessible, affordable homes.

- Join over 2,100 organizations by signing on to a [national letter](#) from the Campaign for Housing and Community Development Funding ([CHCDF](#)), calling on Congress to oppose budget cuts and instead to support the highest level of funding possible for affordable housing, homelessness, and community development resources in FY24.

Background

After enacting a 45-day continuing resolution just hours before a government shutdown would have taken place, Congress now has until November 17 to approve final spending bills or risk another government shutdown. Both the House and Senate are working to advance their draft spending bills before congressional leaders return to negotiations.

While advocates across the country have done tremendous work to ensure that neither the House nor Senate FY24 spending bills drastically cut funding for vital HUD programs, including rental assistance and Homeless Assistance Grants, the road to enacting a final FY24 spending bill with sufficient HUD funding is steep.

The House version proposes funding HUD at \$68.2 billion, a \$6.4 billion (or roughly 10%) increase to HUD programs over previously enacted levels. HUD needs an approximately \$13 billion increase in funding over current levels, however, just to maintain existing assistance. For more details about the House proposal, see NLIHC's full [analysis](#) and updated [budget chart](#). Learn about the Senate proposal [here](#).

The House could vote on the THUD spending bill and possibly several amendments as soon as next week. These amendments could further cut federal investments in affordable housing and homelessness or make it more difficult for people with the lowest incomes to access accessible, affordable housing.

Members of Congress need to hear from advocates! Urge them to expand federal investments in affordable housing and homelessness and protect low-income renters and people experiencing homelessness.

HoUsed Campaign for Universal, Stable, Affordable Homes

Rep. Ramirez Introduces “Tenants’ Right to Organize Act”

Representative Delia Ramirez (D-IL) has introduced the “Tenants’ Right to Organize Act” ([H.R.5827](#)) in the U.S. House of Representatives. 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 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.

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. The bill names several organizing activities that would be protected, including distributing leaflets, conducting door-to-door surveys, posting information on bulletin boards, participating in tenant organization meetings, and other reasonable activities. Unique in this year's legislation, the bill recognizes that all members of a household, not solely the head of household, have organizing protections. This recognition is meant to ensure that mixed-status families, including immigrant households, are protected.

“The undeniable imbalance of power between renters and landlords puts renters at greater risk of harassment, unjust eviction, and in the worst cases, homelessness,” said Diane Yentel, president and CEO of NLIHC in a [press release](#). “Correcting this imbalance is crucial to building just, equitable communities where everyone can thrive. I applaud Representative Ramirez 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 worked with Representative Ramirez’s office to amend the legislation since the last session of Congress, when former Representative Andy Levin (D-MI) introduced the bill (see *Memo 1/9*). NLIHC supports the bill and will continue to work with champions of tenant protections in Congress to push for enactment.

Read Representative Ramirez’s press release at: <https://tinyurl.com/yvf5fms6>

Read a one-pager on the bill at: <https://tinyurl.com/yckh3h74>

Read the bill text and see a list of cosponsors at: <https://tinyurl.com/4t656tcu>

Join Today’s (10/10) National HoUSed Campaign Call for Universal, Stable, Affordable Homes

[Join](#) today’s (October 10) national HoUSed campaign call from 2:30 to 4 pm ET. We will share the latest updates on negotiations over a final fiscal year 2024 spending bill and discuss the advocacy needed to ensure funding for essential housing programs. Eric Tars of the National Homelessness Law Center (NHLC) will give a preview of his organization’s [Human Right to Housing Report Card](#). Rebecca Yae from the Housing Initiative at Penn and NLIHC’s Sophie Siebach-Glover will discuss a new report, [Beyond Housing Stability: Understanding Tenant and Landlord Experiences and the Impact of Emergency Rental Assistance](#). Courtney Cooperman will provide updates on NLIHC’s *Our Homes, Our Votes* campaign. We will also receive news from the field, and more!

Agenda:

- Welcome and Updates
 - Sarah Saadian, NLIHC
- Human Right to Housing Report Card
 - Eric Tars, NHLC
- Beyond Housing Stability Report

- Rebecca Yae, Housing Initiative at Penn
 - Sophie Siebach-Glover, NLIHC
- Our Homes, Our Votes Update
 - Courtney Cooperman, NLIHC
- Field Updates
 - Sabine Brown, Oklahoma Policy Institute
 - Brian Wilson, Alaska Coalition on Housing and Homelessness
- Policy Updates and Next Steps
 - Sarah Saadian, NLIHC

[Register Here](#)

Disaster Housing Recovery

FEMA Lifts Spending Restrictions after Receiving \$16 Billion from Congress in Shutdown Deal

Following the signing into law of the continuing resolution passed on September 30, the Federal Emergency Management Agency (FEMA) will [resume funding](#) for more than 2,400 projects across the country. The agency has lifted Immediate Needs Funding (INF) restrictions that had impeded the allocation of \$3 billion for states to rebuild from recent disasters. Likewise, the \$16 billion for FEMA’s Disaster Relief Fund [requested](#) by the NLIHC-led Disaster Housing Recovery Coalition (DHRC) in mid-August can now be used for long-term rebuilding projects.

FEMA had halted funding for long-term projects on August 29 due to budget constraints. INF restrictions limited spending to emergency items such as temporary shelters and road clearing immediately after a disaster. This was the first time FEMA had imposed “immediate needs funding” restrictions since 2017. Meanwhile, FEMA was forced to withhold funding for 2,400 nonemergency projects, including the repair and reconstruction of damaged infrastructure.

The \$16 billion allocated to FEMA’s Disaster Relief Fund was part of a temporary spending package approved by Congress just a day before fiscal year 2023 wrapped up. This special allocation was passed to enable FEMA to continue operating in full. By this point, the agency’s disaster fund had dwindled to about \$2 billion.

The DHRC celebrates the provision of disaster assistance in the Continuing Resolution and continues to call on congressional leadership to permanently authorize HUD’s long-term disaster recovery program by including the “Reforming Disaster Recovery Act” in the future spending bill.

Read the letter submitted in August by the DHRC [here](#).

Hawai‘i Governor Announces Renewal of Tourism as Some Wildfire Survivors Are Displaced from Temporary Shelters in Hotel Rooms

Since catastrophic wildfires swept through Maui in August, thousands of displaced residents of the Hawai‘ian town of Lahaina and of other communities impacted by the fires have been residing in hotel rooms. Now, with the state government planning to reopen the island for tourism on October 8, some displaced households are being forced out.

The Safe Harbor program, which housed any household displaced from the fires in hotel rooms on the island, is set to expire on the evening of October 6. When that occurs, individuals who have been unable to register for FEMA or Red Cross assistance have been told that they will be forced to leave their temporary shelter. Currently, the Red Cross and FEMA are funding hotel sheltering for wildfire survivors, but both require households to register with FEMA. Meanwhile, some condominium owners have been told that they have [no choice](#) but to evict wildfire evacuees, a revelation that has sparked a state investigation.

Hawai‘i Governor Josh Green has stated that 90% of families in hotel rooms were determined to be eligible for FEMA assistance but that 134 still needed to register to receive assistance. Governor Green stated that another 150 families were not eligible for FEMA assistance due to immigration status or disability but that these families are continuing to receive assistance. The source of this funding is unclear.

For many residents who were experiencing homelessness prior to the wildfires and who are ineligible to receive continued assistance from the Red Cross or FEMA, a tent city has been erected named [Pu‘uhonua o Nēnē](#) that has capacity for 150 residents. Currently, 60 individuals who were experiencing homelessness prior to the fires are residing in that camp.

The end date of the Safe Harbor program coincides with the state government’s planned reopening of West Maui to tourism on October 8. Many Maui residents view the decision to reopen for tourism while evicting individuals from hotel rooms to be a [slap in the face](#) as the community continues to grieve the destruction wrought by the fire. The Lahaina Strong coalition led efforts to [deliver a petition](#) with over 10,000 signatures – with more than 3,500 of these signatures originating in West Maui – asking Governor Green to reverse the decision, which occurred without meaningful opportunities for input from community members. So far, the state government plans to stick with the October 8 date.

The NLIHC-led Disaster Housing Recovery Coalition is continuing to track the recovery from the Maui wildfires and support advocacy efforts in the impacted area via a dedicated Working Group being run in collaboration with the National Housing Law Project.

NLIHC-Led DHRC Releases Hawai‘i Fires Cultural and Sovereignty Resource Guide for Disaster Recovery Organizations

As part of ongoing efforts to support community-led organizations working to advance disaster housing recovery in Maui in the aftermath of recent catastrophic wildfires, the NLIHC-led Disaster Housing Recovery Coalition (DHRC) – a group of over 900 organizations working to ensure that all disaster survivors receive the assistance they need to fully recover – has released a cultural and sovereignty [resource guide](#) for organizations working or planning to work on Maui

recovery. The guide, authored by members of the DHRC's Hawai'i Fires Working Group, contains several resources to assist organizations in centering the historical and present understanding of Hawai'ian sovereignty in the context of Native Hawai'ian culture.

The Hawai'ian sovereignty movement has existed since the overthrow of Queen Lili'uokalani in 1893, which ended the Royal Hawai'ian Kingdom and established the territory, and later state, of Hawai'i. Since that time, numerous groups have pushed for a restoration of sovereignty, self-determination, and self-governance for Native Hawai'ians. This effort began to achieve political and cultural traction in the 1980s thanks to the work of Native Hawai'i activists in the 1960s and 1970s, which coincided with the Indigenous activist movements in other Indigenous communities across the country. Like any social movement, different groups working to advance Native Hawai'ian sovereignty may have different short-term objectives or focuses, but all point to the necessity of political self-determination of Native Hawai'ians and view issues plaguing native communities, such as homelessness, poverty, and economic marginalization, as a result of the removal of sovereignty and an eradication of native traditions.

An understanding of a community's culture, social norms, and its legacy of oppression, colonialism, imperialism, and systemic racism, is pivotal to any effort to achieve a just recovery for that community. The legacy of U.S. colonialism, imperialism, and disenfranchisement that has occurred on Maui from the point of western contact with Native Hawai'ians through today is central to the story of recovery currently being written. Indeed, the catastrophic wildfires of 2023 were themselves a product of that legacy of plantation agriculture, deforestation, and eradication of cultural traditions.

This understanding is doubly important when outside organizations seek to support community-based organizations in achieving this goal. To that end, the new guidebook can serve as a jumping off point to ensure that outside organizations are respecting the historical and cultural traditions of the community they are assisting.

Read the guide at: <https://bit.ly/3F7SzRo>

Disaster Housing Recovery Update – October 10, 2023

Congressional and National Updates

During the U.S.-Pacific Islands Forum Summit meeting at the White House on September 25, President Biden renewed the [national commitment](#) to enhancing the U.S.'s partnership with the Pacific Islands and their respective governments. Part of this commitment was a promise to strengthen regional disaster preparedness. The U.S. Agency for International Development (USAID) is providing \$12.2 million to bolster local, national, and regional disaster preparedness and capacity-building interventions throughout the Pacific Islands. USAID also continues to support the Federated States of Micronesia's recovery from Typhoon Wutip, which made landfall in 2019, and is providing \$6.3 million of additional disaster assistance to support ongoing efforts to reconstruct housing and public infrastructure.

FEMA announced that [federal disaster assistance](#) has been made available to the La Jolla Band of Luiseño Indians to supplement tribal recovery efforts in the areas affected by Tropical Storm Hilary, which impacted California on August 19-21.

The Wildland Fire Mitigation and Management Commission [released](#) a [report](#) on September 28 outlining a comprehensive, consensus-based set of recommendations to Congress for addressing the nation's wildfire crisis. The Commission, created by President Biden's bipartisan infrastructure legislation and unveiled in December 2021, was charged with making recommendations to Congress to improve federal policies related to the mitigation, suppression, and management of wildland fires in the U.S. and the rehabilitation of land devastated by wildland fires.

FEMA [announced](#) on September 5 that FEMA Administrator Deanne Criswell and NAACP President Derrick Johnson had signed an agreement outlining ways in which the two organizations will work together to help people before, during, and after disasters.

An [editorial](#) in the *Palm Beach Post* addresses legislation introduced recently to remove FEMA from the U.S. Department of Homeland Security and argues that doing so would speed disaster response.

State and Local Updates

Florida

HUD announced on September 20 a [package of 29 regulatory and administrative waivers](#) meant to help communities in Florida accelerate their recovery from Hurricane Idalia. The announcement of waivers builds on other support HUD is providing in the wake of the storm. The regulatory and administrative relief will cover the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), Emergency Solutions Grant (ESG), and Continuum of Care (CoC) programs, as well as the Youth Homelessness Demonstration Program (YHDP) and the Housing Trust Fund.

Governor Ron DeSantis provided [updates](#) about Hurricane Ian recovery efforts on September 28, one year after the hurricane made landfall in southwest Florida. To supplement FEMA's Direct Housing Program, the Florida Division of Emergency Management (FDEM) initiated Florida's first-ever State Led Non-Congregate Sheltering Program to provide trailers and recreational vehicles to impacted Floridians who may not be eligible for FEMA assistance. To date, 1,162 households have received travel trailers through this program. The state also initiated the Sheltering in Home for Recovery Continuation Program, which facilitates habitability repairs for homes damaged by Hurricane Ian through the support of volunteer organizations and a partnership with Home Depot. Through this program, work orders have been issued to volunteer organizations for 843 homes totaling more than \$6.3 million. Hurricane Ian damaged or destroyed 35,000 homes in Florida.

The *Tampa Bay Times* reports that six people died by [suicide](#) in the aftermath of Hurricane Ian, with one 65-year-old man in Cape Coral leaving a note that made reference to the destruction of his home. Research has found that up to half of those people who live through a disaster struggle

afterwards with anxiety and depression, substance use, or post-traumatic stress disorder, resulting in many cases in an increase in suicide.

Hawai'i

The Red Cross initiated its Safe Harbor program in Hawai'i following the Maui wildfires, but the program period is set to [run out](#) on September 29. At that point, those who did not apply or do not qualify for Red Cross or FEMA disaster assistance will need to find new housing. According to Nicole Huguenin, co-director of Maui Rapid Response, there are at least 115 Lāhainā residents in this category who are unable to return to their former homes. Without a clear transitional housing plan in place, people are being given fewer than 24 hours' notice to leave their current housing. According to Huguenin, there has been a lack of clarity from FEMA, Red Cross, and the state government regarding next steps. A spokesperson from Governor Josh Green's office suggested that the decision to extend the Safe Harbor program period was up to FEMA, but FEMA has claimed that the program is under the direction of the Red Cross. Meanwhile, the Red Cross has asserted that individuals will be allowed to remain in hotels until "additional sheltering options are finalized."

During a September 28 [Senate field hearing](#) focused on Maui, lawmakers urged state agencies to do more to protect consumers. Witnesses described being compelled to make mortgage payments on homes that have been destroyed while also paying rent on replacement housing. Claims have been left pending for months, while survivors wait for answers regarding how much they will be granted. People filing claims with FEMA are asked when they file whether they have insurance; if they do, their claims are promptly turned down, and they are directed to seek funds from their insurers. However, this system leaves some people in limbo, caught between the slow processing of insurance claims and FEMA bureaucracy. Others have suggested that some insurance adjusters are denying claims by examining aerial photographs of properties and ruling that the properties look intact from the sky, even when owners believe the properties to be much more severely damaged.

FEMA [announced](#) that President Biden has made additional disaster assistance available to the State of Hawai'i to supplement recovery efforts in the areas affected by wildfires. On September 22, the President authorized an increase to 100% of the total eligible costs for debris removal for a continuous 180-day period of the state's choosing within the first nine months from the start of the incident period.

Kentucky

The Federal Reserve Bank of Cleveland released a [report](#) outlining insights gathered in the wake of a July 2022 flood in eastern Kentucky that caused 44 deaths, damaged 9,000 homes, and resulted in federal declarations for 13 disaster areas. Among other findings, the report shows that the cost of flood insurance can be prohibitive, that floods exacerbate affordable housing shortages, and that the pre-existing weakness of local labor markets will likely impact housing recovery, particularly due to the lack of skilled trade workers.

Franklin Graham's Samaritan's Purse will [dedicate](#) 16 homes in a 60-home subdivision to Kentucky tornado survivors, free of charge.

Maine

The federal government is expanding a [pilot program](#) intended to help low-income residents in rural Maine repair storm damaged homes if they live in a Presidentially Declared Disaster Area. The pilot program lowers the age to apply to 18 from 62, reimburses costs spent on repairs made to homes in previously announced Presidential Disaster Declaration areas, and finances the relocation of mobile homes and manufactured housing to safer locations. The pilot program will cover damage caused by natural disasters that have occurred since July 18, 2022, and through the next two years.

New York

Governor Kathy Hochul [signed a bill](#) on September 22 establishing a flood risk “right to know” for potential homebuyers aimed at safeguarding them against growing risks from flooding and related disasters. Previously, sellers were permitted to waive disclosure agreements by offering a \$500 credit at closing. The new bill, [Assembly Bill A1967](#), “requires disclosure of information concerning flood insurance on property condition disclosure statements [and] relates to liability with respect to property disclosures.” In addition to the flood risk disclosure bill, Hochul also [signed a law](#) mandating that the state’s Department of Environmental Conservation “implement permit regulations and guidance pertaining to nature-based solutions for shoreline management.”

Tennessee

FEMA announced on September 27 that [federal disaster assistance](#) has been made available to the State of Tennessee through a major disaster declaration to supplement recovery efforts in the areas affected by severe storms, straight-line winds, and tornadoes that struck Tennessee on August 7, 2023. The action makes public assistance federal funding available to affected state and eligible local governments and certain private nonprofit organizations on a cost-sharing basis for emergency work and the repair or replacement of disaster-damaged facilities in Bledsoe, Coffee, Cumberland, Jefferson, Knox, Loudon, Meigs, Rhea, Roane and Van Buren counties.

Texas

Despite ongoing efforts, areas of southeast Texas impacted by Hurricane Harvey have experienced slow disaster recoveries, made worse by repeated floods in recent years. The result is a [spiral of decline](#) that threatens entire communities.

Our Homes, Our Votes

Register for Upcoming *Our Homes, Our Votes* Webinar Series: Housing Is Built with Ballots!

Housing was a winning issue at the ballot box in the 2022 midterm elections. Voters overwhelmingly supported ballot measures to strengthen local tenant protections, dedicate resources to housing and homelessness programs, and facilitate affordable housing development. The momentum has continued in 2023, as voters across the country have approved a number of

new housing resources in local elections. Join NLIHC's *Our Homes, Our Votes* campaign for a [two-part webinar series](#) on Thursday, October 12, and Thursday, October 26, to learn more from the people who made these ballot measure victories possible.

The first webinar, "Housing Is Built with Ballots: A Year of Ballot Measure Victories in Review," will take place this Thursday, October 12, at 2:30 pm ET. The webinar will provide an overview of housing policy wins achieved at the ballot box in recent elections. A follow-up webinar will be held on October 26 and will delve deeper into effective organizing tactics for ballot measure campaigns. [Click here](#) to register for the webinars!

The first webinar (Thursday, 10/12) will feature:

- Abram Diaz, policy director, Nonprofit Housing Association of Northern California
- Michael Daly, founder, East End YIMBY
- Tiffani McCoy, advocacy director, Real Change Homeless Empowerment Project (Seattle, Washington)
- Zach Martinez, legal counsel, Gary Community Ventures (Colorado)

The second webinar (Thursday, 10/26) will feature:

- Angelina Cornejo, campaign strategy coordinator, East Bay Housing Organizations
- Emily Martiniuk, resident leader, Residents United Network-Los Angeles
- Madeleine Hammerlund, housing campaign organizer, Our Future Starts at Home (Minnesota)

For more information about *Our Homes, Our Votes*, visit: <https://www.ourhomes-ourvotes.org/>

End Rental Arrears to Stop Evictions

New Tenant Protections Go into Effect in Connecticut, Including Limits to Late Charges and Application Fees

Lawmakers in Connecticut passed "[Senate Bill 998](#)," in June 2023 in an effort to address the state's growing housing crisis by increasing access to, and improving the quality of, housing for the lowest-income and most marginalized renters. The omnibus housing bill, which was signed by Governor Ned Lamont in July, guarantees tenants several new rights, including protections from excessive application fees and late charges that went into effect on October 1.

Under the bill, landlords and property owners are prohibited from charging a tenant more than one late fee for delinquent rent. Allowable late fees, which will begin after a nine-day grace period for tenants with month-to-month lease agreements, cannot exceed \$5 per day, with a maximum charge of \$50, and cannot exceed 5% of the overdue rent. For tenants living in subsidized housing, the permissible late fee cannot exceed 5% of the tenant's share of the rent. Renters bound by a weekly lease agreement will be given a four-day grace period before late fees begin accruing. The law also prohibits any landlord or property owner from charging a

prospective tenant any payment or fee for processing a rental application. Instead, a landlord or property owner will only be permitted to charge prospective tenants certain fees, including the first month's rent, a security deposit fee, and a fee for a key to the unit.

Since the start of 2023, lawmakers at both the federal and state levels have been working to enact stern measures to crack down on excessive application “junk” fees, with the Biden-Harris administration even making such a crack down one of their top priorities for addressing the rental affordability crisis nationwide. In July 2023, the White House [released](#) a brief detailing plans to eliminate such fees, which often come as a surprise to renters searching for housing. These burdensome fees can [include](#) payments for tenant screening reports, for example, which provide information on an individual's income, rental history, credit history, and even criminal history.

A tenant screening report usually cannot be used more than once, meaning an individual must pay for a new tenant screening report with each rental application, which can [add up to hundreds of dollars](#). Under Connecticut's new law, fees for tenant screening reports are capped at \$50.

The bill also seeks to improve the quality of rental housing, an issue that has been a top priority for tenant organizers and tenant unions across the state. Already in 2023, more than [10 unions](#) have been established in Connecticut in cities such as New Haven, Hartford, and Hamden. One of the key housing justice organizations working to support tenant organizing is the [Connecticut Fair Housing Center](#), a member of NLIHC's End Rental Arrears to Stop Evictions (ERASE) Project cohort. Since 2022, the Connecticut Fair Housing Center has been working with tenant groups such as the [Connecticut Tenants Union](#) and the Wethersfield Avenue Tenant Union on issues related to habitability and code enforcement, with the focus being on improving tenants' overall living conditions. (Irregular housing inspections in Connecticut often lead to unsafe living conditions for tenants, with instances of faulty smoke detectors, mold, and broken appliances being [reported](#).)

“[Senate Bill 998](#)” sought to address housing quality concerns for tenants in two ways. First, the law allows for charges to be levied against a landlord or property owner who is found to have failed to maintain safe and sanitary housing. Second, the law allows a tenant to conduct a joint inspection, or “[walk-through](#),” with their landlord prior to moving into the unit, and ask for any irregular conditions and damages to be noted. The new “walk-through” protection will go into effect in January 2024.

Finally, the enactment of “[Senate Bill 998](#)” makes Connecticut the eleventh state nationwide to enact eviction record sealing legislation, following in the footsteps of [Rhode Island](#), which also enacted such protections for renters this year. The eviction record sealing protections included in the bill, which will go into effect in July 2024, will remove a tenant's eviction record from public view and make it illegal for the record to be sold to any third-party company – including credit screening companies.

Eviction filings can result in [lasting and sometimes permanent consequences](#) for individuals, especially for members of low-income and marginalized renter groups. Even in cases where an eviction judgement does not result in displacement for a tenant, the mere presence of an eviction on a tenant's public record, especially as it appears in their credit history, can prevent a tenant

from securing safe, stable, accessible, and affordable housing long into the future. For members of low-income and marginalized renter groups in particular, the effects can be detrimental to aspects of life well beyond housing, impacting their ability to access reliable transportation, quality schools, and well-paying employment.

Under Connecticut's new eviction record sealing law, an individual's eviction record will be removed from the court system's public view within 30 days for cases where an eviction is withdrawn by the landlord, if the tenant wins their case, or if the case is dismissed by the judge.

"We are very pleased that Connecticut has taken this first step in eviction records reform," said Giovanna Shay, litigation and advocacy director with Hartford, Connecticut's [Greater Hartford Legal Aid](#). "After July 1, 2024, at least families who won their evictions, or got them dismissed or withdrawn, will no longer be penalized unfairly in tenant screening reports. Records of eviction filings are one of the major concerns for GHLA's housing clients and one of their primary obstacles to safe and adequate housing. In Connecticut, African American/Black families face eviction three times more often than white families; Latino families face eviction two times more often than white families; and women are the majority of eviction defendants. The negative effects of eviction records further exacerbate the harm of this racial and gender disparity."

Read more about the State of Connecticut's housing omnibus bill [here](#).

Learn more about NLIHC's ERASE project at: <https://nlihc.org/erase-project>

Opportunity Starts at Home

Report Finds Housing Choice Vouchers Significantly Reduce Poverty

The [Urban Institute](#) released a study exploring whether full funding for and comprehensive use of the Housing Choice Vouchers program would further reduce poverty. The study models an expansion of the Housing Choice Voucher program on the basis of the share of eligible households that could receive subsidies and assesses the probable impact of an expansion state by state. The study finds that under this scenario, housing subsidies would increase by \$118 billion, leading to a 13% decline in poverty and a 23% decline in child poverty. The study finds that such a reduction in the poverty rate would also impact racial equity, with the biggest relative declines in poverty occurring in Hispanic populations. Read the report [here](#).

Research

Children Face Highest Risk of Eviction

A study conducted by Princeton University's Eviction Lab in collaboration with the U.S. Census Bureau, "[Who is Evicted in America](#)," identifies for the first time the number of individuals, as opposed to households, who face eviction each year. By matching evictions records with data

from the Census Bureau, Eviction Lab researchers find that children under 18, particularly Black children, face the highest risk of eviction.

The researchers found that an average of 7.9 million people were threatened with eviction yearly between 2007 and 2016, over half of whom – 3.9 million yearly – received a judgement. Of the individuals threatened with eviction each year, an average of 2.9 million were children under the age of 18, 1.5 million of whom were eventually evicted. Children represented more than 40% of all individuals who face eviction throughout the course of a year. While the eviction filing rate for families with children was 10.4%, the rate for families without children was less than half of that rate (5.0%).

Most at risk of eviction, the report finds, are Black renters, who made up less than a fifth of renters across the country but accounted for more than half of evictions. The data revealed that one in five Black renters were filed against and that one in 10 were evicted. In contrast, just one in 24 white renters were filed against, and one in 40 were evicted. Rates of both filings and evictions for Hispanic and Asian renters were comparable to those of white renters.

Families with children fared worse. Over 10% of adults with children received an eviction filing in a given year, and 5.3% of adults with children were evicted. By comparison, 5% of adults living without children received a filing, and 2.4% were evicted. Black adults living with children fared even worse. Over 26% of Black adults living with children faced an eviction filing, and 11.6% were evicted. In comparison, 6.2% of white adults living with children received an eviction filing, and 3.9% of white adults living with children were evicted.

Lastly, the study examined rates of eviction in relation to income. The average eviction filing rate for the lowest-income households with children – households earning less than \$20,000 annually – was 7.6%. The lowest-income Black households with children, however, were disproportionately more likely to face eviction than their white peers. The lowest-income Black households with children faced eviction rates of 13.1%, while the lowest-income white households with children faced eviction rates of 5.8%. Meanwhile, the highest-income white households with children, earning more than \$80,000 annually, faced eviction rates of 2.3%, while the highest-income Black households with children faced average eviction rates of 8.4%. While eviction rates clearly decline as income increases, rates among the highest-income Black households with children were still 2.6% higher than the rates among the lowest-income white households with children.

Read the article at: <https://bit.ly/3LRHBTN>

Problematic Tenant Screening Practices Restrict Access to Housing

A report released by the National Consumer Law Center (NCLC), “[Digital Denials](#),” finds that harmful tenant screening practices are widespread and negatively impact low-income renters. Specifically, the report finds evidence that consumer reporting agencies (CRAs) sometimes fail to accurately report eviction or criminal records, that landlords often make leasing decisions based solely on the surface-level recommendation of a CRA, and that there is a lack of

transparent communication between landlords and renters about application criteria. The report explores how problems with tenant screening processes actively prevent renters from securing adequate and affordable housing.

The report uses data from 253 responses to a 15-question survey administered to participants around the country. Responses came from legal services and nonprofit attorneys (69%), private attorneys (7%), housing counselors (12%), and other stakeholders in the field (12%). The questions, developed in coordination with the National Housing Law Project, deal with inaccuracies in the screening process, landlord reliance on CRA recommendations, transparency about screening criteria, the consideration of mitigating information, and several other issues. Respondents were asked to provide information based on experiences with both private and subsidized housing.

Across all respondents, 46% said that private landlords rarely or never reviewed underlying information on a screening report, relying solely on the score or recommendation provided by a CRA. Subsidized housing providers were shown to do the same, but only in 33% of cases. Similarly, respondents observed widespread use of credit scores to deny applicants across both private market and subsidized housing, even though credit scores are predictions of a borrower's commitment to loan obligations and have no bearing on rental payments. Additionally, the "Fair Credit Reporting Act" requires landlords to provide a notice when they reject a renter because of a tenant screening or credit report, but over 80% of respondents reported this as a rare occurrence.

Sixty percent of respondents indicated that private landlords rarely or never provide information to applicants about criteria for selecting tenants. This lack of transparency is harmful, as tenants may spend money on applications for units that they were never eligible for in the first place. Sixty-eight percent of respondents indicated that subsidized housing providers usually or at least sometimes provided information on application criteria. This is likely because they are more heavily regulated and therefore legally required both to have detailed criteria and to disclose that information to potential applicants.

Nearly 80% of respondents agreed that landlords rarely or never considered personal hardships or extenuating circumstances as additional context for eviction records. Eighty-six percent of respondents reported that landlords' most common response to disputed information on tenant screening reports was to deny the renter's application. Roughly half of respondents agreed that subsidized providers appear to consider additional context. Respondents also reported extensive errors in the reporting of eviction records. For example, 81% of respondents observed the reporting of an eviction when the tenant had in fact prevailed.

In addition to inaccurate eviction reporting, the survey also identified extensive problems with criminal record reporting. As many as 54% of respondents reported observing convictions or charges that had been reversed, dropped, or dismissed, creating barriers to renting; criminal records being reported on the wrong consumer's report; the reporting of sealed or expunged convictions; and the reporting of arrest records older than seven years.

Based on overwhelming responses emphasizing the problematic nature of the tenant screening process, NCLC recommends action at the national, state, and local levels to regulate the tenant screening industry, better enforce existing policies, and conduct further research into how renters can better access decent and affordable housing.

Read the article at: <https://bit.ly/3S1wQIZ>

From the Field

Judge Challenges Albuquerque's Criminalization of Homelessness

A judge in Bernalillo County, New Mexico, issued a preliminary ruling in late September 2023 mandating that the City of Albuquerque cease the arrest or intimidation of unhoused individuals occupying public areas by November 1, 2023. The ruling, which represents a pivotal moment in efforts to address the treatment of unhoused individuals in the City of Albuquerque, came in response to disturbing reports about city employees and members of law enforcement discarding the property of individuals on the streets, often under the guise of “cleaning efforts.”

Under the ruling, the city is prohibited from penalizing unhoused individuals for residing in public spaces when there is a lack of available housing or shelter. Furthermore, the city is prohibited from confiscating and destroying the personal belongings of unhoused individuals without prior notice, a hearing process, and an opportunity for individuals to reclaim their possessions. However, there are exceptions to these restrictions, primarily concerning school property, sidewalks, streets, and alleyways, provided that an immediate public safety hazard exists.

The origin of the ruling can be traced back to the fact that numerous unhoused individuals in Albuquerque have had their belongings discarded without any form of notification. The ruling seeks to address the city's punitive measures against unhoused individuals and emphasizes the need for long-term solutions. Some of these solutions could involve fully funding the state's [housing trust fund](#), investing in rental assistance programs, and preserving affordable housing options.

Numerous unhoused plaintiffs courageously came forward to share their personal stories and the hardships they endured due to the seizure of their property. The plaintiffs in this case comprised unhoused individuals living in Albuquerque and were represented by prominent organizations, including the ACLU of New Mexico, the New Mexico Center on Law and Poverty (NMCLP), and Davis Law New Mexico. The plaintiffs [filed their lawsuit](#) in December 2022, but it wasn't until September 2023 that a preliminary ruling was issued.

The ruling underscores the critical importance of affordable housing for low-income and unhoused individuals in Albuquerque. The housing crisis in the city stems from a range of factors, including escalating rents, a shortage of deeply affordable housing options, and local zoning and development regulations that restrict housing production. These elements collectively contribute to the rising rate of homelessness in the area.

In May 2023, the New Mexico Legislative Finance Committee (LFC) released a [report](#) revealing a 48% increase in homelessness in the state. The report also illuminated the long-term financial burden placed on taxpayers as a result of the incarceration of unhoused individuals. Estimates in the report indicated that, with an approximate population of 3,842 unhoused individuals, the ongoing costs for hospitalization, incarceration, and medical treatment could range from \$98.5 million to \$192 million. Given the escalating homelessness crisis in New Mexico, it is imperative to address the root causes by providing housing to individuals rather than squandering taxpayer dollars on other services.

The judge's initial ruling stands as a victory for housing and homelessness advocates in New Mexico and highlights the importance of ensuring stable housing for families and individuals rather than resorting to criminalization. This triumph echoes [similar rulings](#) from judges in the southwestern United States, notably in Arizona, which has prohibited sleeping or camping bans.

It is important to note that the ruling delivered by the judge in Bernalillo County is a preliminary one, meaning that it is temporary. The status of the ruling has left housing advocates in New Mexico eager for a final decision that will provide lasting guidance on this crucial issue.

To learn more about the preliminary ruling and stay informed about the forthcoming final ruling, please visit: www.aclu-nm.org.

For additional information on NLIHC's Housing First initiatives, please visit: <https://nlihc.org/explore-issues/housing-programs/housing-first>.

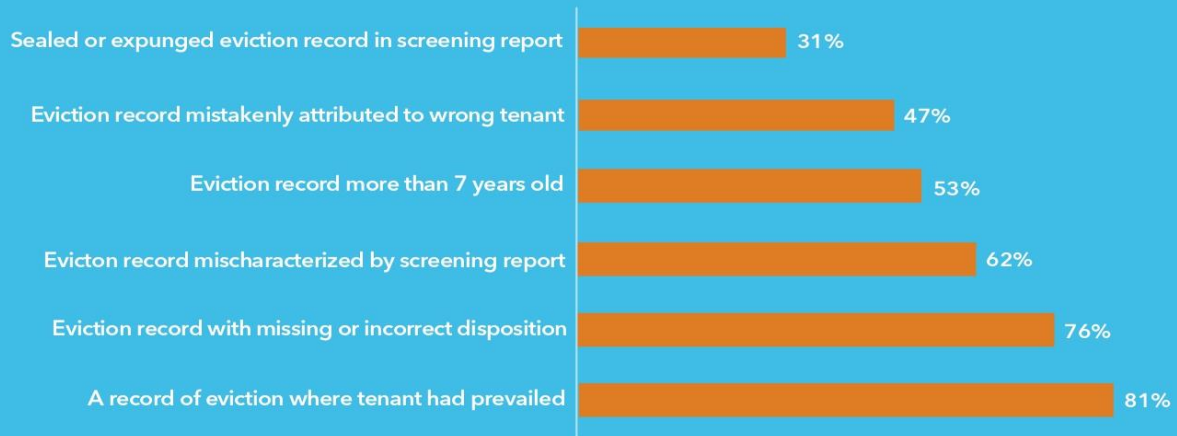
Tenant Talk Live on Hiatus in October; Participate in Feedback Survey!

“Tenant Talk Live” – a webinar series geared toward tenants and resident leaders – will be on hiatus during the month of October. In the meantime, we invite past attendees to participate in [a survey](#) to help us plan meetings for 2024. The next Tenant Talk Live meeting will be held on Monday, November 6, at 6 pm ET.

Fact of the Week

Incorrect Eviction Information Acts as Significant Barrier to Renting

ATTORNEYS, ADVOCATES, AND COUNSELORS WHO OBSERVED INCORRECT EVICTION INFORMATION AS BARRIER TO RENTING



Note: Non-random sample of 253 respondents, 143 of whom responded to the question about eviction records. Source: National Consumer Law Center. (2023). Digital denials: How abuse, bias, and lack of transparency in tenant screening harm renters. <https://bit.ly/3ZGrazn>



Note: Non-random sample of 253 respondents, 143 of whom responded to the question about eviction records. National Consumer Law Center. (2023). Digital denials: How abuse, bias, and lack of transparency in tenant screening harm renters. <https://bit.ly/3ZGrazn>

NLIHC in the News

NLIHC in the News for the Week of October 1

The following are some of the news stories to which NLIHC contributed during the week of October 1:

- “West Virginia has the nation’s worst drug problem, but much less homelessness than L.A.” *LA Times*, October 5 at: <https://tinyurl.com/4cexra5n>
- “Housing market prices are more unaffordable than ever in 99% of U.S. counties” *Yahoo*, October 2 at: <https://tinyurl.com/msyye2sa>

NLIHC Careers

NLIHC Seeks Housing Campaign Coordinator

NLIHC seeks a housing campaign coordinator to join our Opportunity Starts at Home (OSAH) campaign. The housing campaign coordinator will work closely with the OSAH campaign director to build and maintain a cooperative, productive coalition structure, including by coordinating closely with the OSAH campaign's core partners, the campaign Steering Committee, and a larger network of cooperating organizations.

Background:

Opportunity Starts at Home is a dynamic, long-term, multi-sector campaign that has built a movement of multi-sector partners to ensure that the nation's historically marginalized households and those with the lowest incomes live in safe, accessible, affordable homes in neighborhoods that are free from discrimination and where everyone has equitable opportunities to thrive. NLIHC, the National Alliance to End Homelessness, the Center on Budget and Policy Priorities, and Children's HealthWatch launched the Opportunity Starts at Home campaign in 2018 to solve the nation's housing crisis. The goals of the campaign are to advance federal policy solutions that:

- Expand rental assistance for every income-eligible household.
- Expand the stock of housing affordable to households with the lowest incomes.
- Stabilize households by providing emergency assistance to avert housing instability and homelessness.

The campaign is advised by a Steering Committee of leading multi-sector organizations and mobilizes a broader coalition of multi-sector partners through the campaign's Roundtable. The campaign also supports state partners that parallel the work of the national campaign by building state-level multisector coalitions and leveraging those partnerships to advance federal housing policies.

Job Description:

The OSAH housing campaign coordinator will:

- Support the Campaign Director in building and maintaining a cooperative, productive coalition structure, including close coordination with the Campaign's core partners, the Campaign Steering Committee, and a larger network of cooperating organizations on the campaign's big table of partner organizations, the campaign's Roundtable.
- Support the Campaign director in carrying out all aspects of the Campaign plan, including helping to develop and implement effective communications, outreach and advocacy plans.
- Support the Campaign director in advancing the campaign's policy agenda in Congress by working closely with coalition partners and NLIHC's broader policy team.
- Working closely with the NLIHC field team, provide and administer grants to state partners and ensure effective partner grants management: ensure grantees are carrying out the terms of their grants and are effectively and appropriately using the grants provided to achieve intended outcomes.
- Ensure that state-based coalitions in grant-receiving states have the materials, tools, and other supports needed to function as effectively as possible.

- Organize webinars and other training and technical assistance for key coalition members engaged in the campaign in all states.
- In partnership with NLIHC's field team, stay in close contact with key organizational leaders in grant-receiving and other states to ensure that the Campaign and state efforts are best synchronized.
- Review plans and reports about state coalition efforts in grant-receiving states to determine ongoing effectiveness.
- Develop and implement a plan to ensure that state and local leaders are effectively engaged with and apprised of Campaign-related developments.
- Contribute to ongoing fundraising efforts to ensure sustainable funding for the campaign through existing and new funding opportunities.
- Contribute to periodic reports to the Campaign's partners, Steering Committee members, donors, and relevant others about the Campaign's progress; and other duties as assigned.

Qualifications:

- A bachelor's degree (master's degree preferred). Relevant life experience may be substituted for years of education.
- A minimum of two to three years previous experience working in, coordinating, or leading multi-faceted projects, national initiatives, or campaigns. Exceptional candidates with fewer years of such experience may be considered.
- A demonstrated, clear commitment to the alleviation of poverty (affordable housing experience a plus).
- Experience successfully building partnerships among organizations.
- Demonstrated excellence in organizational skills.
- Excellent communications skills, both orally and in writing.
- An ability to work in a diverse, fast-paced environment.
- Experience in grant management and in reporting to donors a plus.

Compensation and Benefits:

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. This is a full-time position located in Washington, D.C.

Job Application Process:

Candidates for this position should **send a cover letter, resume, and two writing samples** to: Lakesha Dawson, Director of Operations, NLIHC, 1000 Vermont Avenue, N.W., Suite 500, Washington, D.C. 20005 at ldawson@nlihc.org. The cover letter should describe the candidate's interest in, and relevant experiences for, the position, and should include salary requirements and the names and contact information for at least three people serving as candidate references. (NLIHC will not contact references before consulting with the candidate.)

NLIHC News

NLIHC Welcomes New Members in Third Quarter of 2023

Welcome to the following individuals and organizations who joined NLIHC as members during the third quarter of 2023! NLIHC members support strategic advocacy for our policy priorities and build connections across our nationwide network. Benefits of membership include invitations to quarterly members-only Policy Advisory Committee meetings, discounted print publications, discounted tickets to our annual Policy Forum, and more! To become an NLIHC member, visit nlihc.org/membership. Contact outreach@nlihc.org for more information.

New Organizational Members

- Albuquerque Affordable Housing Coalition
- BAE Realty and Investment Services LLC
- Community Development Advocates of Detroit
- Community Solutions
- Cypress Cathedral Apartments Tenant Association
- Housing and Homelessness Alliance of Vermont
- Housing Authority of the City of Dothan, Alabama
- My Skills Coach
- Northeast Hawley Development Association, Inc.
- Pure Hearts R Us Housing Agency
- Rideshare2Vote Aware
- Rogue Architecture
- Springfield Eugene Tenant Association

New Individual Members

- Agustin Margary Lamurey
- Alicia Alvarez
- Alicia Quales
- Allen Bobo
- Annabelle Campbell
- Aquarius Vann-Ghadri
- Asiana Tidwell
- Autumn Alaniz
- Barbara A. Rhodes
- Beth Flanagan
- Brandon Stricklen
- Brandy Cramer
- Brian Harrison
- Calvin Stockwell
- Carrie Woerdeman
- Charae Wallace

- Christopher Herrmann
- Collin Erickson
- Danielle Champagne
- Darin Bates
- Deborah Calabro
- Demetrius Pearson
- Destiny Brown
- Dolores Wiens
- Elizabeth Mackey
- Elizabeth Strom
- Eric Cross
- Erica Thomas
- Erin Read
- Esther Ducrepin
- Gail Daneker
- German Dario Marin
- Gladys Robinson
- Harry Swanson
- Holly Meschko
- Jacqueline van Leeuwen
- James Dodds
- Jamie Ver Hagen
- Jennifer McGowan
- Jennifer Peterson
- Joanne Furstman
- John Leyva
- Judy Lucas
- Kasey Burton
- Kathleen Berk
- Keith Jones
- Kendra Yevoli
- Kyle Lucas
- Leena Le
- Leslie Strauss
- Marshall Knight Jr.
- Mary Lou McKeone
- Matthew Goldman
- Michael Anthony Bratt
- Michael Bell
- Michael Dwayne Jenkins
- Patricia Hodge Stephens
- R. Miller
- Rae Ellen Davis
- Ralph W. Carpenter Jr.

- Ranya Ahmed
 - Regina Amodeo
 - Ricardo Richardson
 - Rich Roy
 - Rosa Alcaraz
 - Scott Cooper
 - Sherrita Royster
 - Shirley Johnson
 - Steven Roesch
 - Susan Ezelle
 - Susan Mann
 - Will Kole
 - Willie McIntosh
 - Zoe Suntheimer
-

Where to Find Us – October 10

- Disability Network Southwest Michigan, Disability Caucus Meeting – Virtual, October 10 (Courtney Cooperman)
 - [Nevada Housing Conference](#) – Las Vegas, NV, October 11 (Brooke Schipporeit)
 - Refugee Council USA Policy Center, Housing Discussion – Virtual, October 11 (Sarah Saadian)
 - Arkansas Coalition of Housing & Neighborhood Growth for Empowerment (ACHANGE) Convening – Virtual, October 13 (Kayla Laywell)
 - Housing Is a Human Right Orange County General Meeting: Housing First – Virtual, October 16 (Courtney Cooperman)
 - Habitat for Humanity of the Greater La Crosse Region Advocacy Committee Meeting – Virtual, October 20 (Courtney Cooperman)
 - Housing Is a Human Right Orange County General Meeting: Housing First – Virtual, October 30 (Courtney Cooperman)
 - [Southern California Association of Non-Profit Housing](#) – Los Angeles, CA, November 1 (Sarah Saadian)
 - Congressional Progressive Caucus Hill Briefing on Homelessness – Virtual, November 2 (Diane Yentel)
 - Children Defense Fund, Child Well-Being in America, A National Policy Forum – Washington, D.C., November 2 (Diane Yentel)
 - Sinergia NY Housing Advocacy Program – Virtual, November 8 (Lindsay Duvall)
 - [Pennsylvania Housing Finance Agency](#) Conference – Hershey, PA, December 7 (Sarah Saadian)
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Sarah Abdelhadi, Senior Research Analyst
Meredith Abel, Research Intern
Andrew Aurand, Senior Vice President for Research, x245
Sidney Betancourt, Housing Advocacy Organizer, x200
Victoria Bourret, ERASE Senior Project Coordinator x244
Jen Butler, Vice President, External Affairs, x239
Alayna Calabro, Senior Policy Analyst, x252
Matthew Clarke, Writer/Editor, x207
Courtney Cooperman, Housing Advocacy Organizer, x263
Lindsay Duvall, Senior Organizer for Housing Advocacy, x206
Dan Emmanuel, Senior Research Analyst, x316
Ed Gramlich, Senior Advisor, x314
Sarah Gallagher, Senior Director, ERASE Project, x220
Jordan Goldstein, Communications/Graphic Design Intern
Yingxue Snow Guo, Communications Intern
Danita Humphries, Senior Executive Assistant, x226
Nada Hussein, ERASE Project Coordinator, x264
Kim Johnson, Public Policy Manager, x243
Kayla Laywell, Housing Policy Analyst, x231
Mayerline Louis-Juste, Senior Communications Specialist, x201
Steve Moore Sanchez, Development Coordinator, x209
Khara Norris, Vice President of Operations and Finance, x242
Noah Patton, Senior Housing Policy Analyst, x227
Mackenzie Pish, Research Analyst
Ikra Rafi, Creative Services Manager, x246
Benja Reilly, Development Specialist, x234
Gabrielle Ross, Housing Advocacy Organizer, x208
Sarah Saadian, Senior Vice President for Public Policy and Field Organizing, x228
Brooke Schipporeit, Manager of Field Organizing x233
Sophie Siebach-Glover, Research Analyst, x205
Lauren Steimle, Web/Graphic Design Specialist, x246
Chantelle Wilkinson, OSAH Campaign Director, x230
Renee Willis, Senior Vice President for Racial Equity, Diversity, and Inclusion, x247
Diane Yentel, President and CEO, x225