

Volume 28, Issue 41
November 6, 2023

Our Homes, Our Votes

- Tomorrow (November 7) Is Election Day!
- Celebrate Election Hero Day Today (November 6)

Budget and Appropriations

- Senate Passes FY24 THUD Spending Bill with Bipartisan Support While House Bill and Damaging Amendments Stall – Take Action!

HoUsed Campaign for Universal, Stable, Affordable Homes

- Senior HUD Official to Join Today's (11/6) National HoUsed Campaign Call for Universal, Stable, Affordable Homes

Homelessness and Housing First

- Senators Padilla and Markey Introduce “Homelessness and Behavioral Health Care Coordination Act”
- USICH Elects Secretaries of HHS and USDA to Lead Federal Homelessness Strategy, Announces Denver Has Joined ALL Inside Initiative

Events

- LeadingAge, NLIHC, and Other National Partners to Co-Host 11/13 National Call on Clarification of HUD Asset Limit Implementation

Resources

- Treasury Releases Report on ERA- and SLFRF-Funded Affordable Housing Initiatives

Opportunity Starts at Home

- OSAH Campaign Announces New Grant Opportunity for State-Based Organizations

Research

- High Housing Costs Have Long-Lasting Impacts on Mental Health of Renters

From the Field

- Polls Show New Hampshire Voters Support More Affordable Housing
- Join Today's (11/6) "Tenant Talk Live" on Section 811!

Fact of the Week

- Compared to Other Rental Programs, Tenant-Based Rental Assistance Programs Rely More on Funding from General Revenue Sources Than Dedicated Funding Streams

NLIHC in the News

- NLIHC in the News for the Week of October 29

NLIHC Careers

- NLIHC Seeks Housing Campaign Coordinator

NLIHC News

- Nominate an NLIHC Board Member Today!
- Where to Find Us – November 6

Our Homes, Our Votes

Tomorrow (November 7) is Election Day!

Tomorrow (Tuesday, November 7) is Election Day, and voters are making their voices heard in state, local, and special elections across the country. While state and local elections typically receive far less attention than presidential and congressional elections, NLIHC encourages our members and partners to vote in every election. Housing is built with ballots, and the outcomes of state and local elections can have an immense impact on housing policies affecting the lowest-income renters. Some voters will even have the opportunity to weigh in directly on housing policy issues by voting on [ballot measures](#). NLIHC is tracking more than a dozen housing and homelessness ballot measures and will report on their outcomes in an upcoming edition of *Memo*.

To build the political will for housing solutions at every level of government, it is essential that low-income renters and housing advocates turn out to vote. Elected officials are more likely to pay attention to the concerns of their constituents who vote at higher rates, but because of disproportionate barriers to voting, low-income renters are [less likely to vote](#) than higher-income renters and homeowners. In the 2022 midterm elections, 58% of homeowners voted, compared with 37% of renters. While 67% of people with incomes over \$100,000 voted in 2022, just 33% of people with incomes below \$20,000 voted. In elections with low voter turnout overall, low-income people are typically less likely to vote, so these gaps are likely to be even greater in the 2023 election cycle.

NLIHC's nonpartisan *Our Homes, Our Votes* campaign works to boost voter turnout among low-income renters and demonstrate that they are a powerful voting bloc to which elected officials must be accountable. The campaign provides an abundance of resources that housing and homelessness advocates, service providers, and tenant leaders can use to register, educate, and mobilize voters. Visit www.ourhomes-ourvotes.org to learn more.

If you have not already voted early or by mail, [visit Vote411.org](http://visitVote411.org) to make your plan to vote tomorrow. Once you've made your voting plan, encourage three friends or family members to do so, too!

Here are some additional resources to make voting more accessible, to ensure your vote is counted, and to celebrate our democracy:

- The nonpartisan Election Protection Coalition manages Election Protection Hotlines in multiple languages. If you have questions about voting or if your right to vote is being challenged, call 866-OUR-VOTE (English), 888-VE-Y-VOTA (Spanish), 844-YALLA-US (Arabic), or 1-888-API-VOTE (English, Mandarin, Cantonese, Korean, Vietnamese, Tagalog, Urdu, Hindi, and Bengali/Bangla). Visit 866ourvote.org for more information.
 - Check out the [Social Media Toolkit](#) for sample language and social media posts to spread the word about voter protection.
- If you need a ride to the polls, there may be a nonpartisan civic organization in your community that is able to provide one. Rideshare2Vote AWARE, an *Our Homes, Our Votes* affiliate, is a nonpartisan organization that provides barrier-free rides to the polls in

13 states and counting. Visit its website at rideshare2voteaware.org or call 888-858-3421 to request a ride.

- If you already have transportation to the polls, consider volunteering with Rideshare2Vote AWARE and supporting other voters in your community! Click [here](#) to learn more about volunteer opportunities.
- The U.S. Interagency Council on Homelessness makes available two tools to encourage voter participation among people experiencing homelessness: an [election checklist for individuals experiencing homelessness](#) and a [guide for service providers to help clients vote](#).
- *Our Homes, Our Votes* offers a [media toolkit](#) with sample content that you can share on Election Day. Be sure to use the hashtag #OurHomesOurVotes and tag @OurHomesVotes in your posts!

For more information about NLIHC's nonpartisan *Our Homes, Our Votes* campaign, visit ourhomes-ourvotes.org or email ourhomes@nlihc.org.

Celebrate Election Hero Day Today (November 6)

[Election Hero Day](#) (November 6) is a nonpartisan Civic Holiday that recognizes the tremendous importance of election workers and volunteers. Our democracy depends on election heroes' hard work to make our elections safe, secure, and accessible to all. Election heroes include state and territorial election officials, local election clerks and directors, election office staff, poll workers, and other community members involved with the democratic process. NLIHC's nonpartisan [Our Homes, Our Votes campaign](#), which aims to boost voter turnout among low-income renters and educate candidates about housing solutions, is proud to join hundreds of businesses, nonprofits, educational institutions, and community organizations across the country in recognizing Election Hero Day today!

To celebrate Election Hero Day, take the time to thank your friends, family, and colleagues who work tirelessly and selflessly to make our elections run smoothly. You can also use sample social media content from [Election Hero Day's partner toolkit](#) to celebrate the election heroes in your community. Promote the stories of your local election workers, use the hashtag #ThankYouElectionHeroes, and be sure to tag @ElectionHeroDay and @OurHomesVotes.

Want to become an election hero? The [Election Assistance Commission \(EAC\)](#) provides information about opportunities to serve as a poll worker in future elections.

Budget and Appropriations

Senate Passes FY24 THUD Spending Bill with Bipartisan Support While House Bill and Damaging Amendments Stall – Take Action!

The U.S. Senate passed its fiscal year (FY) 2024 Transportation, Housing and Urban Development (THUD) spending bill on November 1, along with two other funding bills in a so-called “minibus” bill. The minibus passed, with broad bipartisan support, on a final vote of 82-15, and with no problematic amendments related to HUD. While the U.S. House of Representatives also planned to vote last week on a draft THUD FY24 spending bill – and several damaging HUD-related amendments – the bill stalled after opposition from House Republicans over proposed cuts to the U.S. Department of Transportation, and particularly to funding for Amtrak. Because of their narrow majority in the House, Republicans can only afford to lose a handful of votes if they hope to pass legislation without bipartisan support. House Speaker Mike Johnson (R-LA) plans to bring the bill and its amendments to the floor this week.

House Republicans proposed significant cuts to – and even the elimination of – many HUD programs in their [draft](#) FY24 THUD spending bill. However, thanks to the hard work of advocates and our congressional champions, both the House and Senate FY24 draft bills provide increased funding for many of NLIHC’s priorities, including Housing Choice Vouchers (HCVs), native housing, and Homelessness Assistance Grants. Still, because of dramatic rent increases last year, [neither bill provides sufficient resources](#) to renew all existing HCV contracts. At the Senate’s funding levels, an estimated 6,000 vouchers would be lost upon turnover, and under the House proposal, 40,000 vouchers would be lost upon turnover.

Advocates should contact their representatives as soon as possible and urge them to support the highest level of funding possible for affordable housing and homelessness programs and to **OPPOSE** any harmful amendments to:

- Cut federal investments in affordable housing and homelessness, including:
 - Eliminating funding for the Housing for Persons with AIDs (HOPWA) program from [Rep. Davidson](#) (R-OH)
 - Cutting in half funding for Community Development Block Grants from [Rep. Grothman](#) (R-WI)
 - Reducing HUD funding by \$4.95 billion from [Rep. Rosendale](#) (R-MT), by 0.8% by [Rep. Ogles](#) (R-TN), or to FY19 levels from [Rep. Buck](#) (R-CO)
 - Cutting funding for fair housing activities from [Rep. Brecheen](#) (R-OK)
 - Cutting funding to the HUD Office of Fair Housing and Equal Opportunity from [Rep. Brecheen](#) (R-OK)
- Prevent HUD from advancing racial equity offered by [Rep. Self](#) (R-TX) and expressing concern about HUD’s Diversity Council by [Rep. Grothman](#)
- Weaken HUD’s Equal Access rule and allow shelters to discriminate against transgender individuals experiencing homelessness from [Rep. Norman](#) (R-SC)
- Express support for drug testing HUD residents from [Rep. Strong](#) (R-AL)
- Express support for studies on “marital demographics” in assisted housing from [Rep. Grothman](#) (R-WI)
- Limit access to shelter for migrant households from [Reps. Malliotakis](#) (R-NY) and [Burgess](#) (R-TX)

Take Action!

Tell Congress that it cannot balance the federal budget at the expense of people with the lowest incomes!

- [Contact your senators and 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.

HoUsed Campaign for Universal, Stable, Affordable Homes

Senior HUD Official to Join Today's (11/6) National HoUsed Campaign Call for Universal, Stable, Affordable Homes

[Join](#) today's (November 6) national HoUsed campaign call from 2:30 to 4 pm ET. HUD Special Policy Advisor Doug Rice will join the call to discuss HUD's recent decision to require public housing agencies in 41 additional metropolitan areas to use Housing Choice Voucher payment standards based on Small Area Fair Market Rents. Kim Johnson of NLIHC will discuss the status of the Transportation, Housing and Urban Development spending bills in the U.S. House of Representatives and Senate and the need to enact either a full spending bill or another continuing resolution to avoid a government shutdown. We will also receive news from the field, and more!

Agenda:

- **Welcome**
 - Brooke Schipporeit, NLIHC
- **HUD Decision to Expand Use of Small Area Fair Market Rents**
 - Doug Rice, Special Policy Advisor, HUD
- **Field Updates**
 - Gale Schwartz, Housing Alliance of Pennsylvania
 - Tia Turner, Love Huntsville (AL)
- **Policy Updates**
 - Kim Johnson, NLIHC
- **Next Steps**

[Register Here](#)

Homelessness and Housing First

Senators Padilla and Markey Introduce “Homelessness and Behavioral Health Care Coordination Act”

Senators Alex Padilla (D-CA) and Edward Markey (D-MA) introduced legislation in the U.S. Senate on October 30 to strengthen health care and homelessness services coordination. The “Homelessness and Behavioral Health Care Coordination Act” ([S.3165](#)) would authorize a grant program within HUD to help state and local governments, tribal entities, public housing agencies, and Continuums of Care better coordinate services for behavioral health, including substance use disorder, and homelessness. NLIHC has endorsed the bill. Representative Madeleine Dean (D-PA) has introduced companion legislation in the U.S. House of Representatives (*Memo*, [2/6](#)).

The Homelessness and Behavioral Health Care Coordination Act would break down barriers between the homelessness and healthcare systems to help people experiencing homelessness receive streamlined services, including substance use and other health services. The bill would award five-year grants of up to \$500,000 to help eligible entities improve homelessness system infrastructure and technologies and increase the availability of Naloxone, a medication used to treat the effects of opioid overdose.

“The evidence is irrefutable: affordable, accessible homes, linked with voluntary wrap-around services, are the most effective way to end homelessness,” [said NLIHC President and CEO Diane Yentel](#). “I applaud Senator Padilla and Congresswoman Dean for their leadership in reintroducing the Homelessness and Behavioral Health Care Coordination Act, which builds on decades of research, learning, and bipartisan support to expand access to proven solutions to homelessness.”

Read a press release announcing the bill at: <https://tinyurl.com/munnnpkm>

Read more about the “Homelessness and Behavioral Health Care Coordination Act” at: <https://tinyurl.com/y3v87sz4>

USICH Elects Secretaries of HHS and USDA to Lead Federal Homelessness Strategy, Announces Denver Has Joined ALL INside Initiative

The U.S. Interagency Council on Homelessness (USICH) has [elected](#) U.S. Department of Health and Human Services (HHS) Secretary Xavier Becerra as the new USICH chair and U.S. Department of Agriculture (USDA) Secretary Tom Vilsack as the new vice chair. The vote for new leadership, which is held annually and took place this year on October 30, was led by the outgoing chair, U.S. Department of Veterans Affairs Secretary Denis McDonough. USICH comprises 19 federal agencies that coordinate federal homelessness strategy and support state and local efforts to prevent and end homelessness.

Additionally, USICH [announced](#) that Denver has joined the Biden-Harris administration's [ALL INside](#) initiative, which addresses unsheltered homelessness across the country. Denver is the seventh community to join the initiative, along with Chicago, Dallas, Los Angeles, Phoenix, Seattle, and the State of California. For each of these communities, the Biden-Harris administration is embedding a dedicated federal official to accelerate locally driven strategies and help address regulatory barriers to housing, health care, and other support for people experiencing homelessness.

The ALL INside initiative is a key component of [All In: The Federal Strategic Plan to Prevent and End Homelessness](#), a comprehensive and ambitious plan to reduce homelessness by 25% by 2025 and set our nation on a path to ending homelessness. The plan recommits the federal government to the proven, effective strategy of Housing First and to directly addressing the racial inequities that contribute to homelessness (*Memo*, [12/19/22](#)).

Learn more about the ALL INside initiative at: <https://usich.gov/federal-strategic-plan/all-inside>

Events

LeadingAge, NLIHC, and Other National Partners to Co-Host 11/13 National Call on Clarification of HUD Asset Limit Implementation

LeadingAge and NLIHC, along with several other national partners, will co-host a [national call](#) on Monday, November 13, from 1 to 2 pm ET, to clarify HUD's Asset Limit Implementation, which is a component of the "Housing Opportunity Through Modernization Act" (HOTMA). Collaborating partners on the call will include the Center on Budget and Policy Priorities, National Housing Law Project, Stewards of Affordable Housing for the Future, National Leased Housing Association, and National Affordable Housing Management Association. Register for the call [here](#).

Recent modifications in HUD's interpretation of HOTMA, which was enacted in 2016, and delayed implementation have created uncertainty and confusion surrounding new asset limits. Under the HOTMA statute, certain households would be disqualified from HUD-assisted housing if they have more than \$100,000 in net family assets or own real property suitable for occupancy. The statute also makes clear that owners are allowed to adopt exemptions to this limit for current residents; however, HUD has stated it will require enforcement of the new asset limitations for both new and current residents, which would result in evictions for some older adults currently served by HUD programs.

The call will address issues surrounding HOTMA's implementation, clarify the new asset limits, and ensure that residents of HUD-assisted housing programs have accurate information about the impact of these changes. HUD officials will join the call to provide an overview of the recent changes and modifications to HOTMA's implementation and asset limits to and discuss owners' and managers' ability to opt out of asset limit implementation for currently assisted residents. Speakers will also discuss HUD's forthcoming additional guidance and tools on asset limits.

Speakers for the call will include:

- Ethan Handelman, Deputy Assistant Secretary, Office of Multifamily Housing, HUD
- Jen Larson, Director, Office of Asset Management and Portfolio Oversight, Office of Multifamily Housing, HUD

Register for the call [here](#).

Resources

Treasury Releases Report on ERA- and SLFRF-Funded Affordable Housing Initiatives

The U.S. Department of the Treasury (Treasury) released a [report](#) in October 2023 examining how three programs established through the “American Rescue Plan Act” (ARPA) – Emergency Rental Assistance (ERA), State and Local Fiscal Recovery Funds (SLFRF), and the Homeowner Assistance Fund (HAF) – are being used to support housing stability and expand the supply of affordable housing. The report, [Treasury Recovery Programs: Supporting Housing Stability and Supply](#), highlights examples of how communities are using program funds to develop new affordable housing and provide emergency shelter, wraparound services, and rent and utility relief.

The guide spotlights best practices and addresses how program administrators and governments can braid ARPA funds with other federal, state, and local resources to invest in affordable housing. Communities across the country have layered SLFRF with ERA to maintain housing stability and eviction prevention initiatives created during the pandemic and to strengthen longer-term housing stability programs. New Jersey, for example, spent over \$800 million in ERA funds and committed an additional \$790 million in SLFRF to provide financial assistance and housing stability services to help households avoid eviction. In addition to spending over \$71 million in ERA to provide rent and utility assistance, the City of Louisville, Kentucky, used ERA and general funds to enact a right-to-counsel program for tenants with children and establish a rapid rehousing program to help renters who “self-evict.”

In the report, Treasury describes how various states, cities, counties, and tribes have used ERA and SLFRF to expand and preserve the supply of affordable housing. The report highlights a decision by Massachusetts to combine SLFRF with Low Income Housing Tax Credits (LIHTC), HUD project-based rental assistance, and additional funding sources to preserve and develop two affordable housing properties. The Omaha Tribe of Nebraska is using SLFRF to address housing shortages and overcrowding, and St. Petersburg, Florida, will use ERA and SLFRF to construct a 75-unit affordable housing development.

Treasury encourages state, local, territorial, and tribal governments to identify opportunities to braid funding sources to address all stages of the housing continuum, including providing emergency assistance to keep families housed and investing in affordable housing infrastructure.

Read the report at: <https://tinyurl.com/5fafwhk5>

Opportunity Starts at Home

OSAH Campaign Announces New Grant Opportunity for State-Based Organizations

The [Opportunity Starts at Home](#) (OSAH) campaign has announced a new grant opportunity for state-level organizations interested in expanding multi-sector partnerships and influencing federal housing policy. It is critical that elected officials in the U.S. Congress hear from their own constituents as well as national advocates about the need for stable, affordable housing. The new grant will support such involvement by providing selected state-based organizations with financial assistance for one year, as well as formal recognition as state affiliates of the OSAH national campaign. Selected organizations will also be featured on the OSAH website, participate in cohort learning experiences with other state grantees, and gain access to networks and technical assistance from the OSAH campaign. Proposals from interested organizations are due by December 1, 2023.

To be eligible to submit a proposal, state-based organizations must: (1) support the federal housing solutions included in the OSAH campaign's national [policy agenda](#); (2) be committed to elevating and amplifying racial equity in their housing justice work (whether related to education, health, civil rights, criminal justice, environment, faith, or other sectors); and (3) be prepared to leverage multi-sector partners to engage federal elected officials who represent their state. Please note that to be eligible, organizations must have a predominantly state-level focus; those with a predominantly local/regional focus are not eligible.

Please click [here](#) to read more about the goals of the grant, eligibility requirements, and next steps. If your organization is interested in applying for this grant, please email the OSAH campaign director, Chantelle Wilkinson, at cwilkinson@nlihc.org.

Research

High Housing Costs Have Long-Lasting Impacts on Mental Health of Renters

A study published in *Housing Studies*, "[Housing cost, consistency, and context and their relationship to health](#)," examines the relationship between renters' health and three of the four "C's" of housing insecurity: cost, consistency, and context. The authors find that the inability of renters to pay for housing costs has a direct and significant impact on both their current and future mental health. The authors also find that both prior affordability challenges and the lack of residential stability increase the likelihood of future affordability challenges, indirectly impacting health outcomes.

The authors analyzed data from 11,303 respondents who participated in each of three waves of the National Longitudinal Study of Adolescent to Adult Health (Add Health) survey. Basic demographic information on respondents was gathered from wave I of the survey (1994 to 1995), while information on respondents' housing insecurity and health was collected from wave III (2001 to 2002) and wave IV (2008) of the survey. Both waves III and IV of the survey provided data on "cost," or respondents' ability to pay for housing costs, including rent/mortgage and utilities, in the past 12 months. Data about respondents' "consistency," or residential instability, was drawn from wave III of the survey and included the number of times a respondent moved in the prior six years, experiences with homelessness, and their use of homeless shelters. "Context" data on the conditions of neighborhoods in which respondents lived was derived from wave IV and included neighborhood demographics, vacancy rates, and the percentage of housing units that had incomplete plumbing or kitchens. Health outcomes were measured only in wave IV of the survey through self-reported scoring of general health and responses to questions designed to measure depressive symptoms.

By comparing each individual's responses from wave III of the survey with those from wave IV, the authors demonstrate that prior instances of housing insecurity are associated with future instances of housing insecurity. For example, respondents who reported difficulties paying housing costs and a lack of residential stability in wave III were significantly more likely to report difficulties paying housing costs in wave IV. Further, respondents who reported difficulties paying housing costs in wave III were significantly more likely to live in lower quality neighborhoods in wave IV.

The relationships between different forms of housing insecurity and health outcomes were also examined. The authors found that inability to pay rent and utilities negatively impacted short-term (within 12 months) and medium-term (within 7 to 8 years) mental health outcomes. In wave IV, respondents who reported struggling to afford rent and utilities in the prior year were significantly more likely to concurrently report signs of depression or poor mental health. The authors likewise found that respondents who reported struggling with housing costs in wave III were significantly more likely to report signs of depression or poor mental health in wave IV, signaling that housing cost insecurity can have lasting mental health consequences. The authors note that the relationship between cost and poor mental health is likely due to stress.

When considering the impact of different forms of housing insecurity on general health, the authors found that only short-term housing cost insecurity had a significant and direct relationship with general health. Respondents who had difficulty paying rent and utilities in wave IV were significantly more likely to concurrently report being in poor health. Although the authors found no direct association between other types of housing insecurity and general health, they explain that a lack of residential stability is indirectly associated with general health by increasing the likelihood of future cost insecurity.

The authors suggest that their findings may underestimate the association between housing insecurity and poor health outcomes because questions about a respondent's recent inability to pay rent and mental health questions are time-bound in the survey to the past 12 months or the past 7 days, respectively. The authors recognize the importance of policies that reduce rent and utility insecurity, prevent evictions, and prevent or end homelessness in improving health outcomes but note that these programs often have long wait times and fall short of serving all the

people who need them. They explain, for example, that most low-income people who are homeless or struggling to pay housing costs qualify for but do not receive federal rental assistance. They suggest the need to provide housing assistance as an entitlement, meaning that no qualifying individual can be denied assistance. Additionally, they propose that cash assistance can enable families to quickly use money to meet their specific needs, rather than requiring families to find and apply for a program that meets those needs.

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

From the Field

Polls Show New Hampshire Voters Support More Affordable Housing

Recent polling of New Hampshire voters shows that affordable housing is a major priority. In three separate polls conducted by the [University of New Hampshire](#), [Emerson College](#), and [Saint Anselm College](#), respondents consistently identified housing as a top issue across the state and indicated their support for more affordable housing. Housing advocates plan to use the polling messages to advance housing initiatives in their 2024 state legislative session.

Key findings from the polls include the following:

- New Hampshire voters believe housing is the most important issue facing the state ([Granite State Poll](#)).
- All polled voters under the age of 35 agree that there is a need for more affordable housing in their community ([Emerson College Polling](#)).
- Seventy-eight percent of voters think their community needs more affordable housing ([Annual Statewide Survey of Voter Attitudes of Affordable Housing](#)).
- Sixty-four percent of voters want to see affordable rental options in all communities, including suburbs and rural towns (Annual Statewide Survey of Voter Attitudes of Affordable Housing).
- There was a significant increase in voter support for local land-use regulation reform to allow for more housing compared to 2022 (Annual Statewide Survey of Voter Attitudes of Affordable Housing).
- There was a decline in NIMBY (Not In My BackYard) sentiment compared to 2022 (Annual Statewide Survey of Voter Attitudes of Affordable Housing).

Data corroborates voters' apparent sentiments about the housing crisis. According to NLIHC's *Out of Reach* [report](#), New Hampshire has the 13th highest two-bedroom housing wage (\$26.29) in the nation, meaning that a minimum wage worker would have to work 3.6 full-time jobs to afford a modest two-bedroom rental home in the state. Meanwhile, NLIHC's *Gap* [report](#) shows that just 38 rental homes are available and affordable for every 100 extremely low-income households in New Hampshire, causing more than 76% of these households to be cost burdened.

[Housing Action NH](#), an NLIHC state partner, created a [summary](#) of the polling questions pertaining to housing and has been highlighting the results in its meetings with policymakers and other stakeholders and on social media.

“The severity of the housing shortage is clearly generating unprecedented support for more affordable housing solutions,” said Elissa Margolin, director of Housing Action NH. “We look forward to working with policy makers who are ready to respond to voter sentiment and increase housing in New Hampshire.”

New Hampshire does not allow statewide ballot initiatives; however, New Hampshire voters can show their support for affordable housing by electing housing champions for local offices. To check your voter registration and link to information about elections in your state, visit [TurboVote](#). For information on voter education, registration, and mobilization, visit NLIHC’s [Our Homes, Our Votes](#) campaign website. Organizations working to engage candidates and low-income renters in upcoming elections may also refer to our [Our Homes, Our Votes](#) advocacy [toolkit](#).

Join Today’s (11/6) “Tenant Talk Live” on Section 811!

After a month-long hiatus, “Tenant Talk Live” will resume today, November 6, at 6 pm ET. The meeting will feature an overview of [HUD’s Section 811 program](#), which provides affordable housing, voluntary services, and support for people with disabilities. Participants will learn about Section 811 from Technical Assistance Collaborative’s Ayana Gonzalez, who will provide attendees with a primer on the program, share how those who are eligible can access Section 811, and discuss opportunities for advocacy. Register for today’s Tenant Talk Live meeting [here](#).

Ayana Gonzalez (she, her, hers), has 20 years of experience developing and implementing policies and practices related to affordable housing development and permanent supportive housing (PSH). Ms. Gonzalez is an expert in the design, financing, implementation, and evaluation of publicly funded PSH programs, and she provides training and facilitation for housing providers, service agencies, and state and local governments on PSH expansion and fidelity. She has extensive knowledge of federal and state programs used to finance housing and services for low-income and vulnerable populations, and she works closely with communities to maximize opportunities to prevent and end homelessness and to disrupt systemic and institutional policies that perpetuate disparate outcomes for Black, Indigenous, and People of Color (BIPOC), youth and young adults, and other marginalized populations of people experiencing homelessness.

[Section 811](#), which helps create new supportive housing units for people with disabilities, was originally part of the [Section 202](#) program. The program became fully authorized by the “[National Affordable Housing Act of 1990](#)” and then further amended in the “[Housing and Community Development Act of 1992](#).” Thanks to the efforts of disability advocates nationwide, significant reforms to the Section 811 program were made in the “[Frank Melville Supportive Housing Investment Act of 2010](#),” including the creation of the Project Rental Assistance (PRA) program, one of the funded components of Section 811. PRA offers project-based rental

assistance to state housing agencies that are receiving funding for capital through other programs. Another component of Section 811 is the Capital Advance/Project Rental Assistance Contract (PRAC), which grants non-profit organizations capital funding to develop integrated housing, group homes, or condominiums that have units set aside for people with disabilities. In early October 2023, HUD announced that it would make available [\\$212 million](#) to expand affordable housing and rental assistance through Section 811. To learn more about the program and related opportunities for advocacy, read [NLIHC's 2023 Advocates' Guide article on Section 811](#).

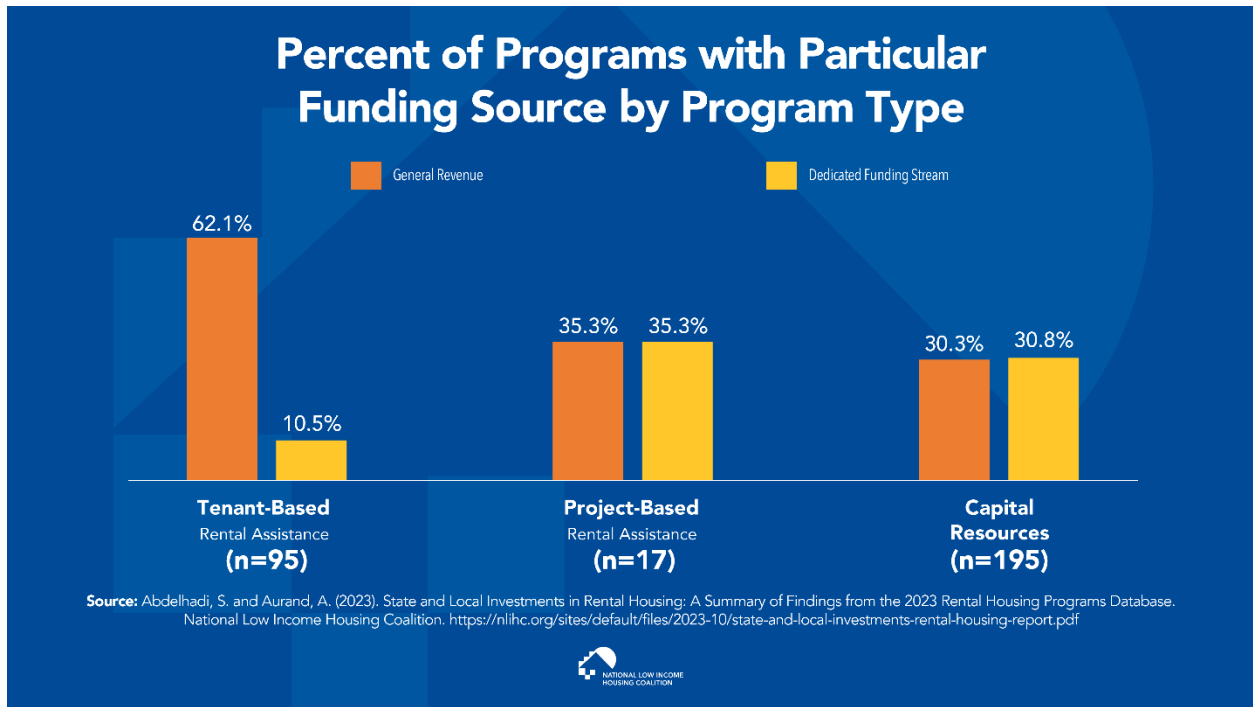
“Tenant Talk Live” meetings are held the first and third Monday of every month at 6 pm ET. For more information on future topics, view our website: <https://nlihc.org/tenant-talk-live-webinar>. To stay up to date on “Tenant Talk Live” events and connect with other attendees, join the [Tenant Talk Facebook group](#).

“Tenant Talk Live” would not be possible without tenants like you! We strive to connect and engage with residents and tenant leaders through our webinars. If you are a low-income tenant and have a topic you would like to propose for an upcoming “Tenant Talk Live,” or if you would like to participate as a speaker on an upcoming call or webinar, please email: sbetancourt@nlihc.org.

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

Fact of the Week

Compared to Other Programs, Tenant-Based Rental Assistance Programs Rely More on Funding from General Revenue Sources Than Dedicated Funding Streams



Source: Abdelhadi, S. and Aurand, A. (2023). State and Local Investments in Rental Housing: A Summary of Findings from the 2023 Rental Housing Programs Database. National Low Income Housing Coalition. <https://nlihc.org/sites/default/files/2023-10/state-and-local-investments-rental-housing-report.pdf>

NLIHC in the News

NLIHC in the News for the Week of October 29

The following are some of the news stories to which NLIHC contributed during the week of October 29:

- “Who’s getting evicted in America? The latest data shows a grim reality for millions of US adults – and children – facing eviction as the housing crisis worsens for renters” *AOL*, November 2 at: <https://tinyurl.com/4ffnukjs>
- “Facing a lack of affordable housing, voters in one Ohio city may take action Tuesday” *Cincinnati Enquirer*, November 1 at: <https://tinyurl.com/x9j45csy>

NLIHC Careers

NLIHC News

Nominate an NLIHC Board Member Today!

NLIHC members and partners are encouraged to submit nominations (or self-nominate!) to fill upcoming vacancies on the NLIHC Board of Directors. Nominees for board membership must be current dues-paying NLIHC members or be employed by a current dues-paying NLIHC member organization. Please send nominations – and in the case of self-nomination, a brief biographical description or resume and a statement of interest – to NLIHC President and CEO Diane Yentel at dyentel@nlihc.org by close of business on December 31.

NLIHC's board consists of six impacted persons (defined as individuals with lived experience of homelessness and/or housing instability), six representatives of allied national organizations, six representatives of [NLIHC state partners](#), and up to seven unrestricted or at-large NLIHC members. NLIHC is seeking nominations for the following positions: one representative from a national NLIHC member organization, and three at-large NLIHC member representatives. The new board members will assume their duties in March 2024.

At least 90% of NLIHC board members must be people with low incomes or individuals who are or have been engaged directly in working on meeting the housing needs of low-income people. In selecting board members, NLIHC strives to achieve a broad diversity in terms of race, ethnicity, gender, and geography, including representation from both urban and rural communities. We seek to have as many different states represented as possible.

Board members are elected for three-year terms and can serve up to three terms. The board meets in person twice a year in Washington, D.C. – once in conjunction with our annual forum in the spring and once in the fall. The board also meets by conference call in the summer. Attendance at board meetings is required, with exceptions for illness or emergencies. Generally, new board members are elected by existing board members at the annual board meeting held in the spring. All board members serve on at least one standing committee of the board and all board members are members of the NLIHC Policy Advisory Committee. Committees meet by conference call. All new board members must attend an in-person orientation in Washington D.C. soon after their election.

NLIHC subsidizes travel and lodging expenses of low-income board members to attend board meetings. All others are expected to cover their own travel and lodging expenses, unless doing so would prevent an otherwise qualified person from serving on the board. In addition to paying NLIHC membership dues, all board members are asked to make financial contributions to NLIHC at the level they are able. We strive for 100% board giving.

The best way to be considered for board membership is to get involved in the activities of NLIHC, particularly by serving on the Policy Advisory Committee and attending NLIHC's annual Housing Policy Forum in the spring. The NLIHC Nominating Committee will review the level of a potential board member's involvement in his or her own community or state/national housing advocacy activities and accountability to a constituent base.

To make a nomination or self-nominate, send the required materials (statement of interest and bio or resume) to Diane Yentel at dyentel@nlihc.org by December 31.

Where to Find Us – November 6

- [Coalition for Home Repair Advocacy Summit](#) – Virtual, November 7 (Brooke Schipporeit)
- Sinergia NY Housing Advocacy Program – Virtual, November 8 (Lindsay Duvall)
- National Resource Defense Council Housing Justice Retreat – Washington, D.C., November 9 (Noah Patton)
- [Fargo-Moorhead Coalition to End Homelessness](#), Fourth Annual Town Hall on Ending Homelessness – Virtual, November 16 (Courtney Cooperman)
- [Pennsylvania Housing Finance Agency](#) Conference – Hershey, PA, December 7 (Sarah Saadian)

NLIHC Staff

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