

Volume 29, Issue 41
November 12, 2024

Our Homes, Our Votes

- Voters Approve Housing and Homelessness Ballot Measures across the Country on Election Day
- Register for Final (11/18) *Our Homes, Our Votes* 2024 Webinar: “Next Steps for Nonpartisan Civic Engagement and Housing Justice”

Presidential Election

- NLIHC Statement on Election Results

Budget and Appropriations

- Potential Republican Sweep of White House and Congress Muddles FY25 Timeline, Threatens Future of Housing and Homelessness Funding – Take Action!

HoUsed Camapign for Universal, Stable, Affordable Homes

- Join Today’s (11/12) National HoUsed Campaign Call for Universal, Stable, Affordable Homes

HUD

- HUD PIH Proposes Changes to Public Housing Assessment System (PHAS)

Opportunity Starts at Home

- Center for American Progress Article Analyzes Impact of Immigration on Affordable Housing and Calls for Focus on Housing Policy Solutions

State and Local Innovation

- Register for NLIHC’s Upcoming Webinar on Rental Junk Fees

Research

- Researchers Find Lower Probability of Adverse Birth Outcomes among Infants Born to Parents with Access to NYC’s Tenant Right-to-Counsel Program

Fact of the Week

- Recent Surge in Rent Prices Pre-dates the Growing Number of New Arrivals to the U.S.

NLIHC Careers

- NLIHC Seeks Research Analyst
- NLIHC Seeks Fund Development Director
- NLIHC Seeks Development Coordinator

NLIHC in the News

- NLIHC in the News for the Week of November 3

NLIHC News

- Nominate an NLIHC Board Member Today!
- NLIHC Accepting Nominations for 2025 Organizing Awards
- Where to Find Us – November 12

Our Homes, Our Votes

Voters Approve Housing and Homelessness Ballot Measures across the Country on Election Day

In the 2024 election cycle, housing advocates and renters led successful campaigns for state and local ballot measures to address the affordable housing and homelessness crisis. Voters across the country, in communities of all sizes and political leanings, approved ballot measures to dedicate resources to affordable housing, strengthen tenant protections, and invest in solutions to homelessness. In some communities, voters defeated harmful measures that would have undermined tenant protections or curbed the development of affordable homes.

This article provides a snapshot of victories for affordable housing at the ballot box. A comprehensive report to be released in December will offer a more detailed summary of housing and homelessness ballot measures, their outcomes, and case studies in successful ballot measure advocacy.

Housing Bond Measures

- Voters in Rhode Island passed a [statewide bond measure](#), Question 3, that will dedicate \$120 million to housing and community revitalization, including \$80 million towards affordable housing. Housing Network of Rhode Island, an NLIHC state partner and *Our Homes, Our Votes* pilot community partner, and the Homes RI Coalition played a key role in the campaign. The measure passed with 65.6 percent of voters' support.
- Local bond measures in Asheville, Charlotte, and Chapel Hill, NC, will collectively invest \$135 million in affordable housing. Asheville passed a \$20 million affordable housing bond with [70.9 percent](#) of voters' support; Charlotte passed a \$100 million affordable housing bond with [63.6 percent](#) of voters' support; and Chapel Hill passed a \$15 million affordable housing bond with [72.9 percent](#) of voters' support.
- Baltimore, MD, approved a \$20 million affordable housing bond with [83.4 percent](#) of voters' support.
- Bernalillo County, NM, approved a [\\$1.7 million bond](#) to remodel and improve public housing. [69.3 percent of voters](#) supported the measure.
- San Francisco, CA, passed a \$390 million bond to finance community health and medical facilities, including temporary shelters. Monterey Peninsula, CA, and San Jose, CA, each passed comprehensive school district bonds that will cover a variety of education-related projects, including affordable housing for teachers and staff.

Taxes and Fees

- [Measure A](#), a half-cent sales tax that would raise \$1 billion annually for homelessness prevention, housing, and mental health services, passed in Los Angeles County, with 55.8 percent of voters' support. The Southern California Association of Nonprofit Housing (SCANPH), an NLIHC state partner and *Our Homes, Our Votes* pilot community partner, and the Residents United Network–Los Angeles were leaders in the organizing effort to pass Measure A.

- Voters in St. Louis, MO, approved [Proposition S](#), which establishes a 3 percent hotel tax that will dedicate at least half of its proceeds to the Affordable Housing Trust Fund and other affordable housing initiatives. The measure passed with 69 percent of voters' approval.
- Ingham County, MI, passed a four-year property tax increase to support its Housing Trust Fund, which will replace federal ARPA dollars used to establish the fund. The revenues will be used for affordable housing development, downpayment assistance, and programs for unhoused residents. The measure passed with [61.8 percent](#) of voters' support.
- Voters in Lawrence, KS approved a half-cent sales tax increase, with the revenues to be divided between affordable housing projects and emergency shelter/homelessness services. The tax is anticipated to raise about \$2.5 million annually. [53.3 percent](#) of voters approved the measure.
- Avon, CO, approved a 4 percent use tax on construction materials, which will raise an estimated \$4 million for community housing projects. [53 percent](#) of voters supported the measure.
- Montrose, CO, voted to raise its hotel room tax rate from 0.9 percent to 6 percent. The new revenues will fund affordable housing, childcare, and other projects to mitigate the impact of tourism. [51.6 percent](#) of voters approved the measure.
- Mt. Crested Butte, CO, voted to raise its lodging tax from 2.9 percent to 4.9 percent, with revenues to be invested in community housing projects. [69.5 percent](#) of voters approved the measure.
- Pitkin County, CO, passed a property tax increase that will generate an estimated \$8.5 million annually for affordable housing (including acquisition, construction, and conversion of units into deed-restricted affordable housing), mental health care, and senior services. [59.5 percent](#) of voters approved the measure.
- [Townsend](#), [Swampscott](#), [Sheffield](#), and [Winchester](#), MA, each voted to adopt the Community Preservation Act (CPA), which provides state matching funds for municipalities that enact a property tax surcharge to raise local resources. Community preservation funds can be spent on accessible housing, open space protection, and historic preservation. The measure passed with [55.1 percent](#) of voters' support in Townsend, [55.6 percent](#) in Swampscott, and [53.5 percent](#) in Winchester.
- Berkeley, CA, approved [Measure W](#), which amends the city's existing property transfer tax to create a four-tier structure that will raise an additional \$2 to \$4 million annually for homeless services. Measure W also makes the property transfer tax permanent. The measure passed with 58.2 percent of voters' support.
- Santa Barbara, CA, passed Measure I, a half-cent sales tax increase to fund a range of government services. City council staff named contributions to the city's local Housing Trust Fund, improving housing affordability, and addressing homelessness as [priority uses](#) for the new revenues. The measure passed with [63 percent](#) of voters' support.
- Voters in Aspen, CO, supported two separate measures to extend its 1% real estate transfer tax and 0.45% sales tax, both of which provide revenues for affordable housing programs. The twenty-year extension of the real estate transfer tax (Issue 2A) passed with [68.1 percent](#) of voters' support. The ten-year extension of the sales tax (Issue 2B) passed with [72.3 percent](#) of voters' support.
- Mountain View, CA, approved Measure G, which raises the property transfer tax on residential and commercial real estate valued above \$6 million. The revenues will be

dedicated to affordable housing, 911 emergency response, and street repairs. [71.8 of voters](#) supported the measure.

Reallocation and Preservation of Existing Resources

- New Orleans voters approved a [home rule charter amendment](#) that will establish a local Housing Trust Fund. The charter amendment allocates 2 percent of the city's General Fund to the Housing Trust Fund, providing an estimated \$15 to \$20 million annually for affordable housing programs. The measure passed with 75.5 percent of voters' support.
- Voters in San Francisco, CA, approved [Proposition G](#), which will dedicate at least \$8.25 million annually to rental subsidies for extremely low-income seniors, families, and people with disabilities. The measure passed with 56.5 percent of voters' support.
- Voters in East Palo Alto, CA, overwhelmingly supported [Measure JJ](#), which will allocate funds from the city's existing 2.5% tax on gross receipts on residential units to rental assistance and other housing support. The tax raises about \$1.45 million annually. At least 30 percent of funds will be used for rental assistance for tenants, and a maximum of 20 percent of funds can be used for administration. The remaining funds may be used to support affordable homeownership, preserve affordable housing, provide rental assistance, or protect residents from displacement or homelessness. Measure JJ passed with [76.4 percent](#) of voters' support.
- San Miguel County, CO, voted to reallocate a portion of revenues from its Parks and Open Space Mill Levy to affordable housing development, with an estimated \$636,000 to be dedicated to affordable housing in 2025. [65 percent of voters](#) supported the measure.
- Orange County, FL, passed a [charter amendment](#) that enshrines the existence of the county's Affordable Housing Trust Fund, which creates and preserves affordable housing. [74 percent](#) of voters supported the measure.

Tenant Protections

- In Hoboken, NJ, voters overwhelmingly defeated a measure that would have dismantled the city's rent control protections. The measure would have allowed landlords to increase rent to market price without limitations when a current tenant moves out, in exchange for a \$2,500 per-unit contribution to the Hoboken Affordable Housing Trust Fund. [73 percent of voters](#) rejected the measure.
- In Berkeley, CA, [52.7 percent of voters](#) supported Measure BB, a tenant-led measure that will strengthen the city's rent stabilization ordinance and codify tenants' right to organize. [Measure BB will](#) reduce the maximum annual rent increase from 7 percent to 5 percent, remove certain exemptions from rent stabilization, strengthen just cause eviction protections, and establish tenants' right to organize with a simple majority in properties with 10 or more units and at smaller buildings with property management companies.
- Meanwhile, [62.4 percent](#) of Berkeley voters rejected [Measure CC](#), an alternative initiative backed by the Berkeley Property Owners Association. Measure CC would have directed 20 percent of business taxes on rental properties into a "Berkeley Housing and Homeless Protection Account" that would have paid back-rent to landlords. Measure CC also would have expanded rent control exemptions, stripped the rent board of certain powers, and raised the maximum allowable rent increase from 7 percent to 7.1 percent. While the

measure would have also established tenants' right to organize, it would have required a two-thirds majority of tenants to form an association, and would not authorize the rent board to determine whether owners are conferring in good faith.

- Old Orchard Beach, ME, approved a rent stabilization ordinance to protect mobile homeowners from displacement. The ordinance caps annual lot rent increases at 5 percent in mobile home parks. [71.4 percent](#) of voters approved the measure.
- Santa Ana, CA, is on track to adopt Measure CC, which will enshrine its rent stabilization and just cause eviction protections in the city charter so that they can only be changed by voter approval, not the city council. [55.4 percent](#) of voters supported the measure.

Zoning and Land Use

- In Oroville, CA, [58.8 percent of voters](#) supported a measure that allows the Butte County Housing Authority to develop 18 deeply affordable homes.
- Voters in Cypress, CA, passed Measure S, which authorizes the development of 676 additional homes in the town center, amounting to two-thirds of the units required to meet the town's Housing Element obligations under state law. The measure passed with [57.5 percent](#) of voters' approval.
- In San Mateo, CA, [58.7 percent](#) of voters supported Measure T, an update to the city's General Plan that will increase height and density limits in 10 areas, including neighborhoods near Caltrain stations. The increased density will enable the city to meet the targets in its Housing Element, which is required under state housing law.
- Yorba Linda, CA, overwhelmingly passed Measure JJ, which will zone the city to accommodate at least an additional 1,900 homes. The passage of Measure JJ will enable Yorba Linda to obtain state certification of its Housing Element. [90.4 percent](#) of voters supported the measure.
- In Eureka, CA, voters rejected Measure F, which would have required that new affordable housing developments on downtown city-owned parking lots include enough parking spots to replace those lost to construction. The measure also would have zoned a former middle school site to allow for potential housing development. Opponents of Measure F [noted](#) that the parking requirement would amount to a housing development ban, as the parking mandate would make housing development too expensive to be feasible. 68.3 percent of voters [rejected](#) Measure F.
- In Snowmass, CO, voters authorized a 79-unit workforce housing project. [55.9 percent](#) of voters supported the measure.
- In Chaffee County, CO, voters authorized the Chaffee Housing Authority to maintain revenues that will allow it to proceed with construction on Jane's Place, a mixed-use development that includes transitional housing. [59 percent](#) of voters supported the measure.
- In Camden, ME, voters approved a zoning change that will allow for the conversion of a schoolhouse into an apartment building with residences on the ground floor, paving the way for new affordable homes for teachers. [77 percent](#) of voters supported the measure.

Did your community achieve a victory for affordable homes at the ballot box that is not included on this list? Email ourhomes@nlihc.org to share information so we can ensure that your measure is reflected in our end-of-year report.

For more information about housing ballot measures, visit: www.ourhomes-ourvotes.org/ballot-measures

Register for Final (11/18) *Our Homes, Our Votes* 2024 Webinar: “Next Steps for Nonpartisan Civic Engagement and Housing Justice”

The [Our Homes, Our Votes: 2024 webinar series](#) provides resources, guidance, and inspiration for organizations and individuals seeking to launch or strengthen their own nonpartisan voter and candidate engagement initiatives. The final webinar in the series, “A Look Ahead: Next Steps for Nonpartisan Civic Engagement and Housing Justice,” will take place next Monday, November 18, at 2:30 pm ET. Register for the webinar [here](#).

A successful nonpartisan voter engagement campaign does not end on Election Day. After the election is over, housing and homelessness organizations should evaluate the impact of their activities, leverage the power of low-income renters as a voting constituency, and establish relationships with newly elected officials. This webinar will cover strategies to hold elected officials accountable to their campaign promises and advocate for long-term, systemic change to increase voter access.

For archives of all *Our Homes, Our Votes: 2024* webinars, visit: www.ourhomes-ourvotes.org/webinars-2024

Presidential Election

NLIHC Statement on Election Results

Last week, former President Donald Trump was elected the 47th President of the United States. Based on President Trump’s track record and campaign platform, his election to the presidency presents serious challenges to impacted people, housing advocates, and federal policymakers seeking to enact meaningful solutions to our nation’s affordable housing and homelessness crisis.

“As we did during his last administration, the National Low Income Housing Coalition will mobilize our members and partners across the nation and work closely with our congressional champions to oppose any cruel or harmful measure offered by President-elect Trump and his administration that would undermine housing justice, exacerbate racial and social inequities, and worsen America’s housing and homelessness crisis,” stated NLIHC President and CEO Diane Yentel. “NLIHC and our partners successfully defeated many extreme policies during President Trump’s first term, and we are prepared to do the same now. NLIHC will also – as it always has done – look for potential areas of agreement with all policymakers to advance solutions that protect tenants, alleviate the housing crisis, and advance racial and housing justice.”

During his past presidency, Donald Trump and his administration proposed several measures that would have significantly worsened America's housing and homelessness crisis. Each of his four annual budget requests proposed to slash federal investments in affordable housing. His administration proposed raising rents on households living in HUD-assisted housing and imposing rigid work requirements. He attempted to force mixed-status immigrant households to break up or face eviction.

His administration also sought to undermine proven solutions to homelessness and to allow shelters to discriminate against transgender individuals experiencing homelessness. President Trump undermined the *Fair Housing Act* by suspending regulations and tools used to help states and communities meet their legal obligations to undo the harms caused by racial segregation, housing discrimination, and disinvestment.

NLIHC led national efforts to oppose each of these harmful proposals, and, in almost all cases, won. Congress, on a bipartisan basis, rejected President Trump's proposals to exacerbate the housing crisis.

Despite these harmful actions, President Trump also signed into law billions of dollars to address urgent health and housing needs during the pandemic, including \$25 billion for emergency rental assistance, and implemented a national eviction ban to help keep families stably housed. Both were top priorities for NLIHC and our partners.

President-elect Trump's 2024 campaign agenda includes proposals to open up federal land for housing construction and reduce regulations that drive up housing costs – both of which policies NLIHC may support. The agenda also proposes, however, to deport millions of undocumented people, which would harm millions of families and the country. This proposal is not a solution to America's housing crisis, and NLIHC will strongly oppose and work with partners to prevent it.

“The high cost of housing was a top election issue for voters in 2024, and voters have made clear that they want policymakers at all levels of government to advance solutions,” stated Yentel. “NLIHC urges President-elect Trump to work with policymakers on both sides of the aisle to enact meaningful affordable housing solutions and to leave behind the divisive, hateful, and harmful rhetoric too often used during his campaign.”

Budget and Appropriations

Potential Republican Sweep of White House and Congress Muddles FY25 Timeline, Threatens Future of Housing and Homelessness Funding – Take Action!

In last week's elections, Republicans won control of the White House and U.S. Senate. At the time of writing, control of the U.S. House of Representatives had yet to be decided: Democrats had 205 seats and Republicans had 214 seats, with 16 races yet to be called. At least 218 seats are needed to claim the House majority. Full Republican control of the White House and both chambers of Congress would have significant implications for affordable housing and

homelessness policy, including funding for vital HUD rental and homelessness assistance programs.

Congress's End-of-Year Priorities

Members of Congress return to their offices on Capitol Hill today (November 12) to begin the final stretch of the current congressional term, slated to end December 20. Before the term ends, lawmakers hope to pass a disaster recovery package to provide needed support to communities impacted by Hurricanes Helene and Milton. They will also need either to finalize a fiscal year (FY) 2025 spending bill or enact another continuing resolution (CR) to temporarily extend current federal funding.

While earlier consensus suggested lawmakers would not have the capacity to negotiate and enact both a disaster aid package and final spending bill for FY25, the results of the election have thrown Congress's timeline into doubt. House Speaker Mike Johnson (R-LA) has opposed passing an "omnibus" spending bill – that is, a single large bill that combines all 12 federal spending bills – but the limited timeframe before the end of the congressional term will not allow for consideration of all 12 bills individually.

However, some Republicans are pushing for a "clean start" for the incoming Congress and Trump administration and would prefer that the work of the previous Congress be wrapped up before the new Congress begins. Democrats have signaled a willingness to reach a final agreement on an omnibus FY25 spending package before the December 20 deadline, but Speaker Johnson and other Republican congressional leaders will consult with incoming President Donald Trump on their strategy forward.

Forecasting 2025

Republican control of Congress and the White House would have significant implications for policies and funding related to HUD's vital affordable housing and homelessness assistance programs, in addition to other safety net and anti-poverty programs. During his previous administration, President Trump [repeatedly called for massive cuts](#) to HUD programs, including Housing Choice Vouchers, and eliminated some affordable housing development programs like the national Housing Trust Fund and the HOME Investments Partnership Program. The Trump administration also called for imposing unnecessary and burdensome requirements on HUD housing recipients, including increased work requirements and higher rent payments for households already struggling to make ends meet. It is likely his administration will continue pushing for these harmful policies in its new term.

In addition to attempting to drastically cut funding and impose additional barriers on households receiving HUD assistance, during its first term the Trump administration also worked to roll back the implementation of fair housing laws; threatened to evict families with mixed-immigration status from HUD assisted housing; and tried to block transgender people from accessing shelters in accordance with their gender identity. President Trump and his administration also worked to undermine evidence-based practices to end homelessness like [Housing First](#), which prioritizes housing people experiencing homelessness and providing voluntary wrap-around services when needed for long-term housing stability. Instead, his

administration called for ineffective, inhumane policies, including [banning](#) “urban camping,” creating “tent cities,” and incarceration.

With the expiration of the provisions in the *Tax Cuts and Jobs Act of 2017*, Congress will also aim to take up a massive tax package in the coming year. The tax package presents an opportunity to push forward important reforms to the Low-Income Housing Tax Credit (LIHTC) program so that it better serves people with the lowest incomes, as well as rural and tribal areas. LIHTC is the largest federal program dedicated to constructing and preserving affordable rental homes, but on its own LIHTC-funded apartments are rarely affordable to people with the lowest incomes. NLIHC’s [priority reforms](#) to the program would make it easier for developers to afford to construct deeply affordable homes and to construct affordable housing in rural and tribal areas.

Take Action!

Join an organizational sign-on letter supporting the “Reforming Disaster Recovery Act”

The disaster aid package represents an opportunity for Congress to enact the “Reforming Disaster Recovery Act” ([RDRA](#)) into law. The RDRA – a priority for NLIHC’s Disaster Housing Recovery Coalition – is a bipartisan bill that would permanently authorize HUD’s Community Development Block Grant-Disaster Recovery ([CDBG-DR](#)) program, which provides states, tribes and communities with flexible, long-term recovery resources needed to rebuild affordable housing and infrastructure after a disaster. The bill also provides important safeguards and tools to ensure federal disaster recovery efforts reach all impacted households, including the lowest-income and most marginalized survivors, who often hardest hit and have the fewest resources to recovery

Organizations can [join](#) over 500 other organizations from around the country on a sign-on letter from NLIHC, the National League of Cities, the National Association of Counties, and Enterprise calling on Congress to enact the RDRA.

Urge Congress to pass a final FY25 spending bill with increased funding for HUD’s affordable housing and homelessness programs

Regardless of the timing of the disaster aid bill, Congress will need to enact a final FY25 spending bill to ensure federal programs – including HUD’s vital affordable housing and homelessness programs – receive increased funding in the coming year. Because the cost of housing and homelessness assistance rises every year, it is [crucial](#) that HUD receive increased funding every year to maintain the number of people served. Advocates can use NLIHC’s resources to take action today and push Congress to pass increased funding for affordable housing and homelessness in FY25, including for NLIHC’s top priorities:

- Full funding to renew all existing contracts for the Housing Choice Voucher (HCV) program and expand assistance to 20,000 more households.
- \$6.2 billion for public housing operations and \$5.2 billion for public housing capital needs.
- \$4.7 billion for HUD's Homeless Assistance Grants (HAG) program.

- \$100 million for the Eviction Protection Grant Program.
- At least \$1.3 billion for Tribal housing programs, plus \$150 million for competitive funds targeted to tribes with the greatest needs.

Use NLIHC's toolkits and resources to take action on FY25 funding, including by:

- **Emailing or calling members' offices** to tell them about the importance of affordable housing, homelessness, and community development resources to you, your family, your community, or your work. You can [use NLIHC's Take Action page](#) to look up your member offices or call/send an email directly!
- **Sharing stories** of those directly impacted by homelessness and housing instability. Storytelling adds emotional weight to your message and can help lawmakers see how their policy decisions impact actual people. Learn about [how to tell compelling stories with this resource](#).
- **[Using our "Oppose Dramatic Cuts to Federal Investments in Affordable Housing" toolkit](#)**: This toolkit includes resources, talking points, advocacy ideas, and other helpful information on defending funding for affordable housing and homelessness resources in the FY25 federal budget. Meet with your members and urge them to provide the most possible funding for these vital programs in any final FY25 budget agreement!

National, state, local, tribal, and territorial organizations can [also join over 2,300 organizations on CHCDF's national letter](#) calling on Congress to support the highest level of funding possible for affordable housing, homelessness, and community development resources in FY25.

Join NLIHC's National HoUsed Call Today (November 12)

NLIHC will be hosting our National HoUsed Campaign call today (November 12) at 2:30-3:30pm ET. On today's call, we will cover the potential impact of the election on affordable housing and homelessness policies, and the work NLIHC will continue to do to oppose any harmful proposals and expand access to housing assistance for people with the lowest incomes.

Register here: <https://tinyurl.com/39mwjjy5>

HoUsed Campaign for Universal, Stable, Affordable Homes

Join Today's (11/12) National HoUsed Campaign Call for Universal, Stable, Affordable Homes

[Join](#) today's (November 12) national HoUsed campaign call from 2:30 to 3:30 pm ET. NLIHC's Senior Vice President of Public Policy and Field Organizing Sarah Saadian and Public Policy Manager Kim Johnson will provide a forecast regarding what 2025 may bring under the new Trump administration. NLIHC Project Manager for Inclusive Community Engagement Sid Betancourt and Project Manager for Diversity, Equity, & Inclusion Gabby Ross will discuss ways to continue building tenant power. NLIHC Director of Field Organizing Brooke Schipporeit will overview resources and ways for advocates to get involved in housing advocacy. We will conclude the call by discussing next steps. Register for the call [here](#).

Agenda:

Welcome and Updates

- Sarah Saadian, NLIHC

Forecasting 2025 under a Trump Administration

- Sarah Saadian, NLIHC
- Kim Johnson, NLIHC

Continuing to Build Tenant Power

- Sid Betancourt and Gabby Ross, NLIHC

Resources and Ways to Get Involved

- Brooke Schipporeit, NLIHC

Next Steps

HUD

HUD PIH Proposes Changes to Public Housing Assessment System (PHAS)

HUD's Office of Public and Indian Housing (PIH) [published](#) on November 4 proposed changes to the Public Housing Assessment System (PHAS) regulations (24 CFR part 902). PHAS is a tool used by PIH to assess how public housing agencies (PHAs) manage their public housing. The preamble states that the proposed changes would revise the weight of the PHAS "indicators" to emphasize the importance of public housing occupancy, financial condition, and physical

assessments. However, it is not clear how greater weight might be given for the importance of physical assessments. PIH specifically requests comments on 10 topics. Comments are due by January 3.

Key Features of the Current PHAS Regulation

The current PHAS regulation has four indicators:

1. Physical condition (PASS), measuring the extent that a PHA is ensuring public housing developments meet acceptable basic conditions (worth up to 40 points);
2. Financial condition (FASS), measuring a PHA's ability to maintain sufficient financial resources (worth up to 25 points);
3. Management operations (MASS), measuring a PHA's ability to assist as many households as possible and meet its obligation to residents (worth up to 25 points); and
4. Capital Fund (CFP), measuring a PHA's ability to obligate its Capital Fund in a timely manner and to maintain a high rate of occupancy (worth up to 10 points).

Various "subindicators" for each indicator are measured to arrive at an indicator's overall score. For instance, the management operations indicator has three subindicators: occupancy (up to 16 points), tenant accounts receivable (up to five points), and accounts payable (up to four points). PIH issued separate *Federal Register* notices in 2011 providing specific values and conditions for each subindicator. They can be found on the [INTEGRATED ASSESSMENT SUBSYSTEM – PUBLIC HOUSING ASSESSMENT SYSTEM \(NASS-PHASS\)](#) webpage.

A PHA receives an overall score between zero and 100 based on the four indicators, as well as corresponding performance "designation" of one of the following:

- High performer. To be designated a High performer, a PHA must have an overall PHAS score of 90% or higher and at least 60% of the total points available in PASS (24), MASS (15), FASS (15), and 50% of the total points for CFP (5).
- Standard performer. To be designated a Standard performer, a PHA must have an overall PHAS score of at least 60% and receive not less than 60% of the total points available in PASS (24), MASS (15), FASS (15), and 50% of the total points for CFP (5).
- Substandard performer. To be designated a Substandard performer, a PHA must have an overall PHAS score of at least 60% and receive less than 60% in one or more of the PASS, FASS, or MASS indicators.
- Troubled performer. To be designated a Troubled performer, a PHA must have an overall PHAS score less than 60%.

Prior to 2011 when the PHAS regulations were last modified, there was an additional indicator, the Resident Assessment Subsystem (RASS) as well as a resident satisfaction survey. PIH proposed eliminating both – and did. NLIHC, guided by NLIHC's Resident Issues Policy Committee, submitted comments in response to the 2011 final rule, writing that PIH should restore RASS and the resident satisfaction survey to the PHAS system. It is important to have an independent, stand-alone measure of resident satisfaction and resident participation.

Key Provisions of the 2024 Proposed Revisions

PIH proposes increasing the maximum possible points for the financial condition indicator to 30 points (up from 25 points) as well as increasing the maximum possible points for the management operations indicator to 30 points (up from 25 points). The proposed rule would raise the minimum score to 18 points (up from 15 points) for a PHA to receive a passing score under the financial condition indicator, as well as for the management operations indicator. PIH proposes keeping the physical conditions indicator at 40 points. NLIHC would prefer the physical condition indicator be weighed more heavily at 50 points rather than the financial condition and management operations indicators gaining extra consideration. Because the management operations indicator does offer a subindicator of up to 16 points if a PHA maintains 98% occupancy, NLIHC could offer an alternative of raising the physical condition indicator to 45 points and the management operations indicator to 30 points.

In order to increase the financial and management operations indicators by five points each, PIH proposes eliminating the 10-point scoring system for the Capital Fund indicator and substituting a “pass/fail” system. To do this, PIH proposes removing the current resident occupancy subindicator from the Capital Fund indicator because the management operations indicator also has a resident occupancy subindicator. This leaves in place the current requirement that a PHA obligate at least 90% of its Capital Fund in a timely manner in order to pass.

To receive a High performer or Standard performer designation, a PHA would have to receive a passing evaluation under the Capital Fund indicator, as well as the existing percentage of available points in its overall PHAS score (as shown above). If a PHA fails a Capital Fund indicator, its overall performance designation will be “Capital Fund troubled” and the PHA will be subject to oversight and corrective actions. PIH may require a PHA to correct deficiencies in performance within a HUD-specified time period.

For each indicator, the proposed rule would issue an indicator score (for example the physical condition score) in advance of an overall PHAS score, and a PHA might be subject to appropriate oversight and action as soon as an individual public housing development’s physical condition indicator is issued or as soon as an overall physical condition indicator score is issued. PIH is proposing this change because assessments of the individual indicators take place at different times. PIH might receive information about a poor physical condition, for example, months before an overall PHAS score and full performance designation is available. The proposed change will enable PIH to take corrective action before a full PHAS assessment is complete. The proposed rule would add a sentence at Section 902.81 making it clear that a resident is not restricted from communicating any complaint or concern about a PHA to HUD in writing at any time.

The original Moving to Work (MTW) PHAs were not subject to PHAS and will remain so, but the proposed rule would require the Expansion MTW PHAs (also referred to as the Operations Notice MTWs) to undergo a PHAS assessment.

Although not new in the proposed rule, NLIHC reminds residents and other advocates that the current rule states that “[e]ach PHA shall post a notice of its final PHAS score and designation in appropriate conspicuous and accessible locations in its offices within two weeks of receipt of its final PHAS score and designation. [Section 902.64(b)(3)] In addition, HUD will post every

PHA's PHAS score and designation on HUD's internet site." HUD's posting of [PHAS scores 2024](#) is at: <https://tinyurl.com/mutubx6n>

Read the proposed PHAS regulation changes at: <https://tinyurl.com/zs9d93cb>

An easier to read version of the proposed PHAS regulation changes is at: <https://tinyurl.com/488mw375>

Information about PHAS on the PIH website is at: <https://tinyurl.com/4k74y92b> and at <https://tinyurl.com/mutubx6n>

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

Opportunity Starts at Home

Center for American Progress Article Analyzes Impact of Immigration on Affordable Housing and Calls for Focus on Housing Policy Solutions

The Center for American Progress, an [Opportunity Starts at Home](#) (OSAH) campaign Roundtable member, has published an [article](#) challenging the claim that immigration has led to the affordable housing crisis and arguing for affordable housing policy solutions to address both housing supply and demand.

The article compares data from the U.S. Bureau of Labor Statistics on the foreign-born labor force and CoreLogic National Home Price Index and finds that there is no correlation between increases in housing costs and increases in the number of foreign-born workers. The article also compares data from the U.S. Bureau of Labor Statistics with data from the New Tenant Rent Index and finds that immigration does not lead to increased rents on new apartment leases. The article goes on to highlight the importance of immigration in the creation of affordable housing, as foreign-born workers make up about one-fourth of the construction workforce, and this workforce is critical in efforts to increase the supply of housing. For many generations, immigrants have also helped to revitalize and stabilize communities throughout the country by spurring economic growth, preserving important industries, and increasing local tax bases. The article concludes by sharing concrete federal policy actions that can make housing more affordable, including expanding funding for the Housing Choice Voucher (HCV) program and expanding funding to state and local governments toward the construction of more affordable rental units.

Read the article [here](#).

State and Local Innovation

Register for NLIHC's Upcoming Webinar on Rental Junk Fees

NLIHC's [State and Local Innovation \(SLI\) project](#) will host on November 20 a new webinar focused on state and local tenant protections. Part of the campaign's *State and Local Tenant Protection Series: A Primer on Renters' Rights*, the webinar will give attendees the opportunity to learn more about efforts undertaken at the federal, state, and local levels to address excessive rental fees, known commonly as rental "junk fees." Registrants will hear from a broad range of speakers, including tenant advocates, members of national housing organizations, and legal service providers, about specific campaigns, resources, and efforts to advocate for laws limiting junk fees. The webinar will take place from 2 to 3:30 pm ET and will be co-hosted by the [National Consumer Law Center \(NCLC\)](#), the [University of Texas Law School](#), and [Building and Strengthening Tenant Action \(BASTA\)](#). Register for the webinar [here](#).

In September 2024, NCLC released a new report on excessive rental fees, "[What the Heck, Dude!?: How States Can Fight Rental Housing Junk Fees,](#)" that reveals how excessive rental fees have proliferated in the private rental market and details the methods by which lawmakers at the federal, state, and local levels have worked to address the negative impacts of such "junk fees" on renters. The upcoming webinar will highlight how state, local, and federal governing agencies can address excessive rental fees.

Agenda:

- **Welcome**
- **Setting the Foundation**, Sarah Gallagher and Nada Hussein, National Low Income Housing Coalition
- **Texas Snapshot: Tackling Junk Fees in Austin**, Shoshana Krieger, BASTA and Heather K. Way, University of Texas Law School
- **Local Spotlight: Efforts to Enact Limits on Junk Fees in Connecticut**, Sarah White, Connecticut Fair Housing Center
- **State Enforcement Actions and Overview of Federal Efforts to Protect Renters Against Junk Fees**, Ariel Nelson and Steve Sharpe, National Consumer Law Center
- **Q & A**

The new webinar series is a complement to resources released by NLIHC's SLI initiative on the same topic. In August 2024, NLIHC's SLI initiative released a toolkit on protections against excessive rental fees, which includes an overview of such protections, the common components of laws that limit junk fees, information about state and local jurisdictions that have adopted such protections for renters, and suggestions about provisions that can be considered when enacting or advocating for such protections. The toolkit was the first in the State and Local Innovation Tenant Protection Series, which also includes toolkits on "[just cause" eviction standards](#), [rent stabilization laws](#), and laws that strengthen [code enforcement procedures and habitability standards](#).

The toolkits are meant to provide foundational information about the core components of select policy interventions that can keep tenants stably housed – and free from the threat of eviction – and to help spark dialogue around the critical importance of state and local tenant protections. Alongside the toolkits, the SLI team has also released a series of tenant case studies focused on state and local campaigns to enact the same four tenant protections, with NLIHC [highlighting](#) state-level efforts to enact junk fees laws in the State of Connecticut and Rhode Island.

Learn more about laws limiting excessive rental fees [here](#) and read NCLC's report on junk fees [here](#).

Register for the webinar [here](#).

Learn more about NLIHC's SLI project at: <https://nlihc.org/state-and-local-innovation>

Research

Researchers Find Lower Probability of Adverse Birth Outcomes among Infants Born to Parents with Access to NYC's Tenant Right-to-Counsel Program

A recent study published in *JAMA Pediatrics*, "[Tenant Right-to-Counsel and Adverse Birth Outcomes in New York, New York](#)," demonstrates how guaranteed legal representation for tenants facing eviction can positively impact birth outcomes for lower-income families. In 2017, New York City became the first U.S. city to implement a right-to-counsel program, offering free legal support to renter households with incomes below 200% of the federal poverty level who were facing eviction. The program was introduced gradually across different ZIP codes, prioritizing areas with high eviction rates and limited legal resources. The new article finds that, in addition to being associated with reducing participants' eviction risk by half, exposure to right-to-counsel during pregnancy was associated with significant reductions in the probability of negative birth outcomes.

The researchers were particularly interested in examining birth outcomes, as previous studies have linked the stresses of eviction and housing instability to higher rates of low birth weight and preterm births. Pregnancy is a period of heightened sensitivity, and eviction-related stress during this time can adversely affect both maternal and fetal health. The study aimed to explore whether the availability of legal representation could help to improve birth outcomes by reducing housing instability and the risk of eviction.

The study used a retrospective cohort design that replicated a natural experiment, analyzing Medicaid-insured births across ZIP codes with and without right-to-counsel access. The researchers gathered data on live births from January 2016 to February 2020 through New York City's Bureau of Vital Statistics. The study included 260,493 births, with 17% occurring in neighborhoods that had right-to-counsel implemented during the birthing parent's pregnancy. The researchers analyzed the probability of low birth weight (below 2,500 grams) and preterm birth (under 37 weeks gestation), as well as a composite measure to capture births affected by either or both conditions as an overall indicator of adverse birth outcomes. They also incorporated a nine-month lag between right-to-counsel implementation and birth outcomes to ensure that an entire pregnancy was covered by access to legal counsel. A "difference-in-differences" approach was used by comparing birth outcomes in ZIP codes with (treated) and without (untreated) right-to-counsel to assess how birth outcomes changed in treated areas over time relative to untreated areas, adjusting for demographic and seasonal variables.

The results indicated a statistically significant reduction in adverse birth outcomes among infants born to Medicaid-insured parents in ZIP codes with right-to-counsel. The researchers found that the probability of low birth weight decreased by 0.73 percentage points, and preterm births decreased by 0.91 percentage points. Overall, the composite measure of adverse birth outcomes showed a 0.96 percentage point reduction, or roughly 600 fewer infants born with these adverse birth outcomes per year. These findings show the potential health benefits of providing legal support to tenants facing eviction, as reduced housing instability can alleviate significant stressors for pregnant individuals.

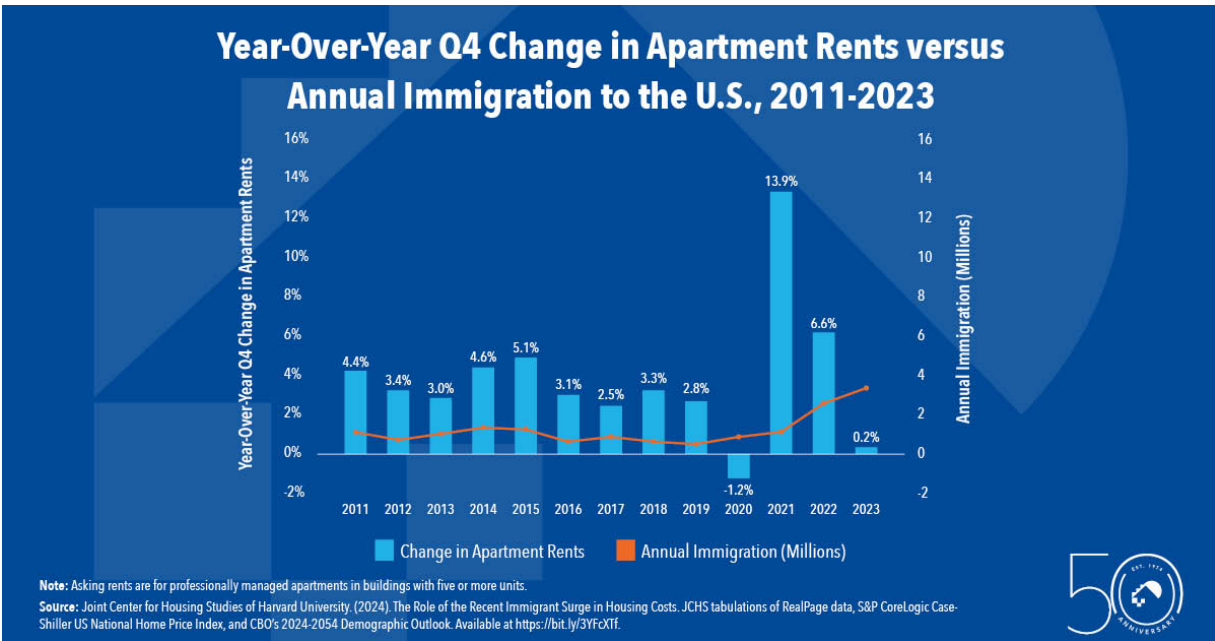
This study highlights the public health implications of housing instability and the broader societal benefits of eviction prevention policies. For policymakers and advocates, the results provide compelling evidence that housing stability is a critical factor in maternal and child health. The significant reduction in adverse birth outcomes suggests that right-to-counsel programs can have life-long health impacts on low-income children, potentially reducing healthcare costs and improving quality of life over time. The findings also suggest that social policies designed to improve housing security can have positive effects that extend beyond the immediate legal outcomes, influencing population health and addressing disparities that have long-term consequences for minority and low-income communities.

As tenant right-to-counsel gains traction in other cities and states, this study provides a strong foundation for considering such programs as part of broader health and equity initiatives. The authors highlight that prior research has shown preterm births to have a societal cost of over \$80,000, suggesting that each year of right-to-counsel could result in almost \$50 million in cost savings. The authors advocate for the nationwide expansion of these programs, noting that since New York's implementation (and as of the article's publication), 17 additional cities or counties and five states have adopted similar initiatives. They also encourage policymakers to integrate health metrics into future evaluations of right-to-counsel programs, helping lawmakers recognize the broader health benefits and societal value of tenant protections as part of a comprehensive social support strategy. To learn more about NLIHC's advocacy on right-to-counsel and other tenant protections, please visit our [State & Local Innovation webpage](https://bit.ly/4hHl8Hx).

The article can be found at: <https://bit.ly/4hHl8Hx>.

Fact of the Week

Recent Surge in Rent Prices Pre-dates the Growing Number of New Arrivals to the U.S.



Note: Asking rents are for professionally managed apartments in buildings with five or more units.

Source: Joint Center for Housing Studies of Harvard University. (2024). The Role of the Recent Immigrant Surge in Housing Costs. JCHS tabulations of RealPage data, S&P CoreLogic Case-Shiller US National Home Price Index, and CBO's 2024-2054 Demographic Outlook. Available at <https://bit.ly/3YFcXTf>

NLIHC Careers

NLIHC Seeks Research Analyst

NLIHC seeks a research analyst to further the coalition's research on the housing needs of renters with extremely low incomes and policy responses to the shortage of affordable housing. The analyst will work with other members of the NLIHC research team to initiate and carry-out research, including data collection, analysis, and dissemination. This is a two-year full-time position.

The position has a salary range of \$87,000 to \$93,000, contingent upon experience, and requires a hybrid (or in-office) work schedule in NLIHC's offices in Washington, D.C.

Responsibilities:

- Implement quantitative and/or qualitative research, including data collection and analysis.
- Maintain and expand NLIHC holdings of and access to major datasets that inform NLIHC campaigns and partners.
- Assist other NLIHC staff and interns with data usage.

- Write reports that communicate NLIHC research to the general public.
- Disseminate NLIHC research to the general public, members, and partners through written reports and blogs, visualizations, and other means.
- Participate in other research, as assigned.
- Contribute to NLIHC's weekly e-newsletter *Memo to Members & Partners* by identifying and summarizing new research relevant to NLIHC members.
- Prepare information and position papers as required to meet NLIHC's goals and objectives.
- Represent NLIHC with other partners through participation in working groups and advisory committees.
- Public speaking at meetings and conferences in DC and around the country, with a priority for NLIHC member organizations.
- Respond to requests for information from NLIHC members, members of the media, and the public.
- Participate in NLIHC staff meetings, staff training, working groups, and other events.
- Other duties as assigned.

Qualifications:

A bachelor's degree is required (master's degree preferred). Applicants should have at least one year of experience in research and/or public policy. Applicants should have a commitment to social justice and knowledge of affordable housing, homelessness, or disaster recovery policy. Candidates should have strong analytical, writing, and oral and interpersonal communication skills. Applicants should be proficient in the Microsoft Office suite and in either a programming language like Python or statistical package like SPSS. GIS experience a plus.

This is a two-year full-time position. An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. Interested candidates should submit a resume, cover letter with salary requirement, and two writing samples to Andrew Aurand, senior vice president for research, at: aurand@nlihc.org

NLIHC Seeks Fund Development Director

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

Responsibilities/Duties:

- Lead organizational fundraising strategy and implementation plan to grow current annual fundraising.
- Expand NLIHC planned giving initiatives.

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

Qualifications

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

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

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

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

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

NLIHC Seeks Development Coordinator

NLIHC seeks a development coordinator who will have prime responsibility for a portfolio of development/fundraising activities for the Coalition. The activities, along with those of another development coordinator with a separate portfolio, will ensure the Coalition secures the necessary resources to support its mission of advancing racially and socially just public policy to ensure that the lowest-income people in America have decent, accessible, and affordable homes. The individual will also support NLIHC with other key operational and event-management needs. The coordinator will report to the NLIHC vice president of external affairs. The salary range for this position is contingent upon experience and is from \$75,000 to \$78,000. This position requires physical time in the office, and the candidate must be located in the metropolitan Washington D.C. area or be able to commute to our office in Washington D.C. for a hybrid work schedule. The Development Coordinator role is a two-year position.

Responsibilities:

- Coordinate/manage reports, proposals, relationship management, and research/prospect development for corporate and non-corporate foundations.
- Track progress on current grants and reports due, as well as other requirements for each funder, and draft reports and proposals. Coordinate calls and meetings with current and new funders.
- Coordinate/manage NLIHC's end-of-year fundraising campaign, drafting language (postcards, emails, etc.), creating outreach list, mailing them out, etc.
- Handle inquiries about individual giving, particularly end-of-year requests to contribute stocks or other donations, and cultivate individual donors as needed.
- Coordinate/manage NLIHC special members renewals, invoicing, provision of benefits, procurement of ads and complimentary event registrations, and efforts to recruit additional special members. Track progress on special member benefits (ads needed for the annual Leadership Awards Celebration, publications to be mailed, etc.)
- Along with the other Development Coordinator produce a list of previous year donors and their giving levels for *Annual Report*.
- Coordinate with contracted agency (currently Cogency Global) on state charitable registrations, ensuring annual registrations for all states in which registrations are required.

- Produce list of previous year donors and their giving levels for *Annual Report*.
- Monitor NLIHC's various webpages that recognize donors for any missing logos, ensure updates are made.
- Maintain files of copies of all acknowledgment/grant letters.
- Assist in the coordination of other events and activities for which fundraising is involved, such as NLIHC's anniversary events.
- Attend all meetings of the NLIHC Board of Directors and Board committees, as needed.

CRM

- Be an expert administrator of, and make ongoing improvements to, Salesforce infrastructure for all aspects of the development team.
- Coordinate uploading of new lists secured from partners into Salesforce/Mailchimp.
- Monitor incoming data to Salesforce for any irregularities.
- Ensure all grant agreement and follow-up information for foundation and corporate funders is up-to-date and accurate in Salesforce database.

Organizational/Operations Support

- Support VP of External Affairs with various operations activities.
- Ensure successful NLIHC business licenses and Good Standing reports with DC government.
- Attend all meetings of the NLIHC Board of Directors and Board committees, as needed. Participate in staff meetings, retreats, trainings, and all Coalition events.
- Other duties as assigned.

Qualifications:

To receive serious consideration for this position, an applicant should have the following attributes and background:

- A bachelor's degree.
- A strong commitment to the alleviation of poverty and social justice (affordable housing knowledge/experience a plus).
- Demonstrated strong organizational skills and attention to detail.
- Excellent communications skills, both orally and in writing.
- Experience successfully building and maintaining professional partnerships and relationships.
- Experience in funder/donor research and cultivation, proposal- and report-writing, and fundraising appeals.
- Experience in event coordination.
- Experience using Salesforce CRM a plus.
- An ability to work in a diverse, fast-paced environment.

This is a full-time position, and candidates must be physically located in the metropolitan Washington, DC area. Applicants must have a bachelor's degree. Applicants must have a strong

commitment to social justice and NLIHC's mission. The Development Coordinator role is a two-year position.

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

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

NLIHC in the News

NLIHC in the News for the Week of November 3

The following are some of the news stories to which NLIHC contributed during the week of November 3:

- “Election 2024: Arizona to penalize cities over homeless encampments” *Vox*, November 7, at <https://tinyurl.com/mszn9aes>
 - “Housing Authority awarded \$4.5 million” *ColoradoBiz*, November 7, at: <https://tinyurl.com/pzp2y4vf>
 - “Cary says ‘no’ to affordable housing bond. Asheville, Charlotte and Chapel Hill say ‘yes’” *Yahoo*, November 7, at: <https://tinyurl.com/4sbkdwcr>
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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 tenant or resident leader representative and two at-large NLIHC member representatives. The new board members will assume their duties in March 2025.

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.

NLIHC Accepting Nominations for 2025 Organizing Awards

NLIHC is now accepting nominations for the 2025 Organizing Awards! The Organizing Awards recognize outstanding achievements in statewide, regional, citywide, neighborhood, or resident organizing that further NLIHC's mission of ensuring that people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice. The 2025 awards will be presented at NLIHC's Housing Policy Forum, taking place on March 24-27, 2025, in Washington, D.C. Special consideration will be given to nominations involving tenant- or resident-centered organizing. Nominations are due by December 20, 2024, at 5 pm ET and can be submitted [here](#).

Nominations will be reviewed by an Organizing Awards Committee composed of NLIHC board members and previous award winners. NLIHC will provide two representatives of each honored organization with complimentary Forum registrations and cover the costs for one hotel room for the next in-person convening.

To be eligible, nominated organizations must be current NLIHC members. Organizations may self-nominate. NLIHC board members and Award Committee members may not nominate an organization with which they are employed or affiliated.

For more information, please contact NLIHC Housing Advocacy Organizer Billy Cerullo at wcerullo@nlihc.org

Where to Find Us – November 12

- [South Carolina Association of Community Action Partnerships Conference](#) – Myrtle Beach, SC, November 19 (Julie Walker)
 - National Housing Conference [Solutions for Affordable Housing](#) Convening – Washington, D.C., December 4 (Sarah Saadian)
 - City of Wilmington Autonomous Tenants Union and Housing Alliance Delaware Event on National Tenants Bill of Rights – Wilmington, DE, December 4 (Lindsay Duvall)
-

NLIHC Staff

Sarah Abdelhadi, Senior Research Analyst

Millen Asfaha, Operations Coordinator

Andrew Aurand, Senior Vice President for Research, x245

Sidney Betancourt, Project Manager, Inclusive Community Engagement, x200

Victoria Bourret, Project Manager, State and Local Innovation, x244

Jen Butler, Vice President, External Affairs, x239

Alayna Calabro, Senior Policy Analyst, x252

Billy Cerullo, Housing Advocacy Organizer

Adelle Chenier, Director of Events

Matthew Clarke, Director, Communications, x207

Courtney Cooperman, Project Manager, Our Homes Our Votes, x263

Lakesha Dawson, Director of Operations

Lindsay Duvall, Senior Organizer for Housing Advocacy, x206

Thaddaeus Elliot, Housing Advocacy Coordinator

Dan Emmanuel, Manager, Research, x316

Sarah Gallagher, Vice President, State and Local Policy Innovation, x220

Jamaal Gilani, Director of People and Culture

Ed Gramlich, Senior Advisor, x314

Raquel Harati, Research Analyst

Danita Humphries, Senior Executive Assistant, x226

Nada Hussein, ERASE Project Coordinator, x264

Kenza Idrissi Janati, Tenant Leader Intern

Kim Johnson, Public Policy Manager, x243

Nara Kim, Policy Intern

Kayla Laywell, Housing Policy Analyst, x231

Sasha Legagneur, Field Intern

Mayerline Louis-Juste, Senior Communications Specialist, x201
Meghan Mertyris, Disaster Housing Recovery Analyst
Khara Norris, Vice President of Operations and Finance, x242
Libby O'Neill, Senior Policy Analyst
Noah Patton, Manager, Disaster Recovery, x227
Mackenzie Pish, Research Analyst
Benja Reilly, Development Coordinator, x234
Denisse Rodriguez, Research Intern
Dee Ross, Tenant Leader Fellow
Gabrielle Ross, Project Manager, Diversity, Equity, and Inclusion, x208
Sarah Saadian, Senior Vice President for Public Policy and Field Organizing, x228
Craig Schaar, Data Systems Coordinator
Brooke Schipporeit, Director, Field Organizing, x233
Hillary Poudeu Tchokothe, Our Homes, Our Votes Intern
Carlton Taylor, Jr., Senior Graphic Communications Coordinator
Tejas Telkar, Homelessness and Housing First Policy Intern
Tia Turner, Housing Advocacy Organizer
Julie Walker, OSAH Campaign Coordinator
Brandon Weil, Graphic Communications Manager
Chantelle Wilkinson, OSAH Campaign Director, x230
Renee Willis, Senior Vice President for Racial Equity, Diversity, and Inclusion, x247
Tiara Wood, External Affairs Coordinator
Diane Yentel, President and CEO, x225
Carly Zhou, Research Intern