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## **Budget and Appropriations**

### **Congress Adjourns for Thanksgiving Recess without Final Agreement on FY25 Spending or Disaster Aid Package – Take Action!**

Members of Congress left their offices on Capitol Hill on November 22 for a week-long Thanksgiving recess and are slated to return on December 2 for the final session of the 118<sup>th</sup> Congress. Upon their return, lawmakers will have until December 20 – just three weeks – to negotiate and pass a disaster aid package, as well as another continuing resolution (CR) to extend government funding into the new year and avert a partial shutdown of the federal government.

#### *Disaster Aid*

The Biden administration sent a proposal for a disaster aid package to Congress on November 18, calling for almost \$100 billion in funding to aid recovery efforts in communities impacted by recent disasters, including Hurricanes Helene and Milton, and the wildfires that devastated Maui last year. The administration's request includes \$40 billion for the Federal Emergency Management Agency's (FEMA) immediate response efforts, and \$12 billion for HUD's Community Development Block Grant-Disaster Recovery ([CDBG-DR](#)) program, which funds housing and other long-term rebuilding efforts.

Using the administration's request as a guide, congressional leaders will work during the Thanksgiving break to reach an agreement on and draft disaster aid legislation. During a U.S. Senate Committee on Appropriations [hearing](#) on November 20, members expressed bipartisan support for a disaster recovery bill and for potentially increasing the size of the package above the \$100 billion included in the administration's request. Senator Jack Reed (R-RI) encouraged his colleagues to including funding for the Low-Income Home Energy Assistance Program (LIHEAP), a Department of Health and Human Services (HHS) funded program that helps low-income households afford home heating and cooling costs. However, any debate or vote on a prospective bill will not occur until after the Thanksgiving recess.

Senator Brian Schatz (D-HI), chair of the Senate Appropriations Committee's Subcommittee on Transportation, Housing, and Urban Development (THUD), argued that Congress should also use the disaster bill as an opportunity to make needed improvements to the federal disaster recovery response, including by permanently authorizing HUD's CDBG-DR program. The lack of authorization delays vital resources from reaching disaster-impacted communities and households: every time Congress approves funds for the program to address specific disasters, HUD must publish a unique set of program requirements, slowing down the flow of funds to those in need.

#### *FY25 Appropriations*

With the end of the 118<sup>th</sup> Congress just weeks away and no final topline spending agreement between the House and Senate, hopes for passing a comprehensive FY25 spending bill by December 20 are dwindling. "I would still love an approps deal. That's probably not possible," said House Appropriations Chair Tom Cole (R-OK). House and Senate Appropriations leads had hoped to reach a topline spending agreement by November 22, but Congress adjourned for recess

without an agreement in place and may not have the time to negotiate, draft, and pass an FY25 spending bill. Senate Appropriations Committee Vice-Chair Susan Collins (R-ME) also acknowledged Congress “may have to do a short CR,” despite appropriators’ desire to reach a final agreement before December 20. House Speaker Mike Johnson (R-LA) has been consulting with President-elect Donald Trump on Republicans’ plan forward for FY25 and FY26 appropriations, but no decisions have been announced.

Absent a final deal, Congress will need to pass another short-term CR to extend appropriated funding from FY24 into the new year, likely until February or March. Lawmakers must pass a final FY25 spending bill by the end of April 2025 or will face across-the-board spending cuts to both defense and domestic programs (known as “sequestration”). Insufficient funding, budget cuts, and long-term CRs have a [devastating impact](#) on affordable housing and homelessness assistance programs. CRs maintain spending levels from the previous fiscal year, but because the cost of affordable housing and homelessness assistance programs rises every year, increased annual funding for HUD programs is required to simply maintain the number of people served by these vital programs.

### **Take Action!**

***Join an organizational sign-on letter urging Congress to permanently authorize CDBG-DR in the disaster aid package!***

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 [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 are often hardest hit and have the fewest resources for 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 by December 20!***

Advocates can use NLIHC’s resources to take action today and push Congress to pass increased funding for affordable housing and homelessness in FY25, including for NLIHC’s top priorities:

- Full funding to renew all existing contracts for the Housing Choice Voucher (HCV) program and expand assistance to 20,000 more households.
- \$6.2 billion for public housing operations and \$5.2 billion for public housing capital needs.
- \$4.7 billion for HUD’s Homeless Assistance Grants (HAG) program.
- \$100 million for the Eviction Protection Grant Program.

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

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

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

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

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## Homelessness and Housing First

### Register for Upcoming (12/3) NLIHC, The Alliance, and CBPP Webinar on Advancing Homelessness Solutions

NLIHC, the National Alliance to End Homelessness (The Alliance), and the Center on Budget and Policy Priorities (CBPP) invite advocates nationwide to register for the fifth webinar in our series on advancing solutions to the homelessness crisis. The webinar, “The Road Ahead: Homelessness and Affordable Housing Policy in 2025 and Beyond,” will take place on **Tuesday, December 3, from 2 to 3 pm ET**. Register for the webinar [here](#).

Following November’s elections, leaders of three organizations at the forefront of the effort to end homelessness and advance housing justice will join the webinar to talk candidly about how we can most effectively navigate the new political landscape, including the potential impact of the elections on federal funding and policy issues as well as the possibilities for progress at the state level. Panelists will include Peggy Bailey, CBPP’s executive vice president for policy and program development; Ann Oliva, president and CEO of The Alliance; and Renee Willis, NLIHC’s incoming interim president and CEO.

Last year, more than 13,400 people participated in our monthly Homelessness and Housing First [webinar series](#). Given the tremendous interest among stakeholders and the worsening homelessness and affordable housing crises, we decided to continue and expand the series to

focus on the solutions to homelessness. On the webinars, we will share more about proven strategies to successfully end homelessness, best practices for state and local advocacy, and actions advocates can take to advance solutions.

Homelessness demands urgent action from all levels of government. We know what works to end homelessness: providing individuals with stable, accessible affordable housing and voluntary supportive services. We hope you will join us in building the political will and congressional support necessary to do so!

*Please note that this webinar is not a training, and webinar attendees will not receive a certificate of completion.*

Register for the webinar at: <https://tinyurl.com/2spa9f7b>

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## **Our Homes, Our Votes**

### **Reps. Garcia, Scanlon, and Williams Reintroduce “Our Homes, Our Votes Act”**

Representatives Jesús “Chuy” García (D-IL), Mary Gay Scanlon (D-PA), and Nikema Williams (D-GA) reintroduced on November 21 the [“Our Homes, Our Votes Act” \(H.R. 10215\)](#). The bill would facilitate voter registration for residents of public and federally subsidized housing and add public housing agencies (PHAs) and HUD-assisted housing providers to the *National Voter Registration Act*, commonly known as the “Motor Voter Law.” This landmark law enables all eligible Americans to register or update their voter registration when they fill out paperwork at their motor vehicle authority. The “Our Homes, Our Votes Act” would provide similarly accessible voter registration opportunities to HUD residents when they sign their leases or verify their incomes.

Specifically, the bill would:

- Allow eligible and interested residents of PHA-assisted housing to simultaneously register to vote as they sign their leases or recertify their incomes, without providing duplicate information.
- Mandate timely transmission of completed voter registration forms.
- Require PHA staff and landlords to receive annual voter registration trainings.
- Ensure that PHAs and landlords provide language assistance to residents with limited English proficiency, in accordance with the *Voting Rights Act of 1965*.
- Include voter registration obligations in contracts between PHAs and landlords.
- Require that state election officials oversee PHAs’ and landlords’ compliance with the law and report on their activities to the Election Assistance Commission (EAC).
- Designate private owners of other federally subsidized housing programs as “voter registration agents” that will distribute voter registration forms and provide nonpartisan voter registration assistance to residents.

The “Our Homes, Our Votes Act” would build on HUD’s [announcements](#) to PHA directors and owners of HUD-subsidized properties that outline permissible nonpartisan voter engagement activities. The announcements remind PHAs and recipients of HUD funding that they are not only allowed, but are actively encouraged, to register and mobilize residents to vote.

By empowering their residents to vote, housing providers can play a pivotal role in closing the [voter turnout gap](#) between renters and homeowners. NLIHC’s nonpartisan *Our Homes, Our Votes* campaign convenes the [Housing Providers Council](#), a group of developers, property managers, and resident services staff that are committed to increasing voter turnout in their properties. Some Housing Providers Council members are voluntarily implementing the voter registration procedures that the “Our Homes, Our Votes Act” would require.

“Too often, low-income renters face barriers to the ballot box, and as a result, they remain woefully underrepresented in our democracy,” said NLIHC President and CEO Diane Yentel in a [press release](#) about the bill. “By establishing a seamless voter registration process for residents of public and federally subsidized housing, the ‘Our Homes, Our Votes Act’ will empower the lowest-income renters to participate in elections and make their voices heard. I applaud Representatives Chuy Garcia, Nikema Williams, and Mary Gay Scanlon for their leadership on this innovative and common-sense proposal to make it easier for low-income renters to participate in the democratic process and have a say in the policies directly affecting their own lives.”

Representative Jesús “Chuy” García joined the final *Our Homes, Our Votes: 2024* webinar on November 18 to preview the bill. The webinar recording can be found [here](#).

NLIHC members and partner organizations are encouraged to support the “Our Homes, Our Votes Act.” If your organization would like to endorse the bill, please email Courtney Cooperman, project manager of *Our Homes, Our Votes*, at [ccooperman@nlihc.org](mailto:ccooperman@nlihc.org).

Read the full bill text [here](#) and a one-pager [here](#).

Send a message to your members of Congress to request that they cosponsor the bill [here](#).

Read a press release announcing the bill’s reintroduction [here](#).

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## **Disaster Housing Recovery**

### **Western North Carolina Tenants Network Pushes for Eviction and Foreclosure Moratorium**

Following widespread destruction caused by Hurricane Helene, the [Western North Carolina Tenants Network](#) has been organizing and advocating to enact a statewide eviction and foreclosure moratorium. Recently, the organization, comprising renters across Western North Carolina (WNC), sent a [letter](#) to North Carolina Governor Roy Cooper, North Carolina Supreme Court Chief Justice Paul Newby, Council of State members, and General Assembly members



urging them to take immediate action to prevent further displacement and economic harm to families impacted by the storm. Survivors and concerned citizens in North Carolina are still able to [sign on to the letter](#).

The Tenant Network is advocating for a 90-day moratorium on evictions and foreclosures, as well as \$25 million in rental assistance due to damage caused by Hurricane Helene that has left thousands of residents at risk of eviction. Local and state rental assistance programs are not fully operational in the region, and the North Carolina General Assembly's relief bill in October allocated only \$1 million for rental assistance, which would only cover 297 of 158,000 household applications. At a press conference in Buncombe County, Tenant Network representatives warned that the region would face "[economic disaster](#)" if evictions and foreclosures continue.

The [open letter](#) asserts that community recovery would be "severely undermined" without these renter protections and urges state leadership to impose the moratorium quickly. Survivors have already lost jobs and homes from the storm and are "struggling to rebuild their lives." Evictions would further destabilize their paths towards recovery.

NLIHC's [Disaster Housing Recovery Coalition](#) (DHRC) supports the WNC Tenants Network's efforts to enact an eviction and foreclosure moratorium. The DHRC and more than 20 other national organizations sent a letter to Governor Cooper and Justice Newby on October 17 urging implementation of this moratorium. A previous state-wide letter, sent on October 15 and led by the NC Inclusive Disaster Recovery Network and the NC Housing Coalition, requested a similar moratorium. The DHRC applauds the organizations across North Carolina working to achieve this moratorium and stands ready to support their efforts.

Read the WNC Tenants Network's open letter [here](#). Sign on to the letter [here](#).

Read the DHRC's national letter [here](#).

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## Housing Policy Forum

### **NLIHC Housing Policy Forum 2025 to Feature Hill Day Advocacy Center!**

NLIHC invites advocates to participate in Capitol Hill Day on Thursday, March 27, 2025. Capitol Hill Day is part of NLIHC's Housing Policy Forum 2025, which will take place on March 25-27 at the Hilton Capitol Hill Hotel in Washington, D.C. NLIHC's forum will feature an advocacy center to help attendees plan for Hill Day advocacy. [Register now!](#)

### **Resources for Hill Day Advocacy!**

Held every year during NLIHC's Housing Policy Forum, Capitol Hill Day gives advocates the opportunity to meet with their members of Congress to urge them to oppose funding cuts to affordable housing and homelessness programs, expand resources for vital programs, advance anti-racist policies, and support legislation that would improve the lives of millions of low-



income people. The advocacy center will be staffed by members of NLIHC's team who will provide advocates with tools, resources, and guidance on what to expect when meeting with members of Congress during Hill Day. Attendees will also have access to resources and best practices regarding how advocates can incorporate their own stories and experiences into their advocacy for federal investments in affordable housing and homelessness programs.

Register for the Forum today at: <https://nlihc.org/events/2025-nlihc-housing-policy-forum>

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## **Opportunity Starts at Home**

### **OSAH Campaign Joins South Carolina Partner's 2024 Mid-Fall Conference**

The Opportunity Starts at Home (OSAH) campaign participated in the 2024 Mid-Fall State Conference held in South Carolina by OSAH state partner South Carolina Association of Community Action Partnerships, Inc. (SCACAP) in partnership with South Carolina Head Start Association. The conference brought together hundreds of community action, weatherization, and Head Start staff, along with experts and community partners to learn about the latest developments in their fields. During the event, OSAH Campaign Coordinator Julie Walker shared insights into the national affordable housing crisis, its impact on South Carolina, and available NLIHC advocacy resources. Julie also discussed the national multi-sector OSAH campaign and detailed how OSAH state partners work to grow their coalitions and advance federal housing solutions.

Julie joined the "Partners and New Resources Panel" held during the second general plenary session on the opening day of the conference. In her remarks, she provided an overview of NLIHC's mission, the national affordable housing crisis, and national and state specific data from NLIHC's publications *The Gap* and *Out of Reach*. She also discussed the OSAH campaign's founding in 2018, the campaign's national Steering Committee and Roundtable, and its policy agenda. She highlighted the work of OSAH's 31 state partners, including SCACAP, in diversifying their states' housing coalitions to other sectors and working to engage national policymakers on OSAH's policy priorities. She concluded with a call to action for attendees to engage with NLIHC and SCACAP's state housing campaign, asserting that "this crisis can't just matter to housing advocates. It needs to matter to everyone, because housing impacts pretty much every outcome that matters."

The panel was moderated by Karen Brackett-Browning, executive director of Carolina CA, Inc. Additional panelists included Michelle Medeiros, deputy director of HUD's Office of Lead Hazard Control and Healthy Homes, and Viva Webb, Share the Light Program Manager at Duke Energy. Ms. Medeiros and Ms. Webb shared information about the grant opportunities available through their organizations. The panel concluded with questions from the audience.

Visit SCACAP's [website](#) to learn more about the conference.

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## State and Local Innovation

### ERA Correlated with On-Time Rent Payment and Lower Likelihood of Child and Household Food Insufficiency

[Child Trends](#), a nonprofit organization that conducts research about children, youth, and families, has published [new research](#) analyzing the impacts of federal, state, and local emergency rental assistance (ERA) programs on recipients' levels of food insufficiency during the pandemic. The researchers define "food insufficiency" as a "[severe form of food insecurity](#)," in which households periodically or frequently do not have enough to eat because of financial barriers to food access. The research finds that low-income renter households with children who received ERA were significantly less likely to report child food insufficiency, household food insufficiency, and rental arrears than households who were waiting to receive ERA or whose applications were denied. Read the new report [here](#).

Low-income renters faced high levels of rent burden and housing instability during the COVID-19 pandemic. [Between March 2020 and July 2023, the cost of rent increased more than 26% nationally, with some larger cities seeing rental increases in the double digits in the first quarter of 2021 alone.](#) Simultaneously, approximately [27 million people lost their jobs](#). The lowest-income earners experienced the most significant declines in employment, with unemployment rates [as high as 30%](#) among those who had previously made [\\$16,345 or less a year](#). Between 2020 and 2023, the number of renters spending more than 30% of their income on rent and utilities increased from [20.4 million to 22.4 million](#). By 2023, [50% of all tenant households](#) were cost burdened. When renters are cost burdened, they have less money to cover basic expenses, including food. The new report notes that [38% of low-income](#) renter households with children who responded to the Census Bureau's Household Pulse Survey reported experiencing food insufficiency, and 28% stated that their children did not have enough to eat.

Congress sought to address the housing crisis by passing the [Consolidated Appropriations Act](#) and [American Rescue Plan Act](#), allocating a total of \$46.55 billion for ERA and housing stability services in 2020 and 2021. Additionally, several state and local governments created their own ERA initiatives separate from the federal program to further support renters.

The Child Trends researchers aimed to assess ERA's effect on the rate of food and housing insecurity among low-income households with children. They analyzed data from the Census Bureau Household Pulse Survey (HPS) to examine these renters' access to food and housing during the primary period of ERA benefit distribution. Additionally, they interviewed parents in Tulsa, Oklahoma who received ERA to learn more about its direct impacts. The authors found that households that received ERA were [14% less likely](#) to experience household food insufficiency than those denied ERA, and [5% less likely](#) than those who were waiting on an application decision. Associations between food insufficiency and ERA application status was strongest among households that recently lost their jobs, meaning ERA might provide protection from food insufficiency when incomes decline rapidly.

Despite receiving ERA, many of the families surveyed did not feel they had achieved long term housing and food stability. Future iterations of the program should be integrated with other

government assistance programs and offer housing stability services and variable lengths and levels of assistance to meet families' complex needs. Additionally, the authors note that two-thirds of low-income families with children did not apply for ERA, potentially because of application barriers, program ineligibility, lack of knowledge about the program, inaccurate reporting of income, or landlord refusal to participate. Future ERA programs should simplify eligibility requirements to facilitate quicker and wider access to ERA resources, examine program eligibility and priorities to determine if these processes leave out specific households, and explore why households did not apply for the program.

Learn how to advocate for greater ERA resources in your community [here](#).

Read the Child Trends report [here](#).

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## Colorado Supreme Court Rules in Favor of Jury Trials in Eviction Cases

The Colorado Supreme Court [ruled](#) on October 21 that tenants have a statutory right to jury trials in landlord-tenant eviction proceedings under certain circumstances. Writing for the majority in [Mercy Housing Management Group, Inc. v. Bermudez](#), Justice Carlos A. Samour Jr. explained that the Court [sought to correct](#) county courts' common practice of denying jury trials to tenants facing eviction. In the past, county judges have refused jury trials in eviction cases on the grounds that [there is no constitutional right to trial by jury in civil cases in Colorado](#). Yet, according to the opinion, while this right may not exist in the state's constitution, it is embedded in existing state statutory law and court rule under the Colorado Rule of Civil Procedure 338(a) and the state's forcible-entry-and-detainer (FED) statute. Following the decision, the right to a jury trial will be immediately extended to tenants in Colorado who are facing [unresolved factual disputes](#) in eviction cases.

The ruling will help to address power imbalances between landlords and tenants in the judicial system. On average, [83% of landlords in eviction cases have legal representation in court, while only 3% of tenants do](#). This disparity of legal resources results in [the vast majority of cases being resolved in default judgments against tenants](#). Tenants' ability to access a jury of their peers in select cases may increase the [favorable eviction court outcome-rate](#), especially when paired with right to counsel protections that have been passed in [Denver](#) and [Boulder](#). When tenants have access to legal representation, landlord-tenant cases resolve in default judgments [less than 5% of the time](#). (Default judgments occur when a court automatically rules in landlords' favor when a tenant does not answer a court summons or does not appear in court.)

Opponents of the proposed rule argued that the Court's decision will [overwhelm courts and create capacity-issues within the state's judicial system](#). However, the opinion states that the majority is unpersuaded that their decision "[will cause the sky to fall](#)." Specifically, the majority argues that (1) difficulties with judicial administration do not justify failing to correctly apply the state's statutory law and (2) there is no reason to believe the number of jury trials will rise to an unreasonable extent. The Court notes that [25 states currently extend the right to a jury trial to tenants in eviction cases](#). Of these states, Eviction Lab reports that [10 have higher eviction filing rates than Colorado](#). The Court asserts that these data demonstrate that the judicial system can accommodate higher numbers of civil court jury trials.

To access a jury trial, tenants must present a [genuine issue of material fact](#) in the eviction filing. Tenants assert this factual dispute by filing an [Answer form](#) that should be included with the [eviction Summons and Complaint](#) they receive from their landlord. Tenants must file their Answer with the Clerk of the Court on or before their Summons date. It costs [\\$80-\\$130](#) to file an Answer, and [\\$98 to request a jury trial](#). However, tenants can request a [fee waiver](#) when they file.

More information about the Colorado Supreme Court's opinion can be found [here](#).

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## Research

### Many Immigrant and Mixed-Status Families Avoid Safety Net Programs

A report by the Urban Institute, [Mixed-Status Families and Immigrant Families with Children Continued Avoiding Safety Net Programs in 2023](#), explores the avoidance of safety net programs by adults in immigrant families due to fears about potential consequences for their immigration status. The report shows that nearly one-quarter of mixed-status families and 16% of adults in immigrant families with children avoided receiving noncash government benefits like Medicaid, Supplemental Nutrition Assistance Program (SNAP), and housing assistance last year due to fears about potentially negative consequences related to their citizenship status.

Using data from the Well-Being and Basic Needs Survey (WBNS), the authors analyzed responses from immigrant households categorized into three groups: all-citizen immigrant families, green card and citizen families, and mixed-status families, in which at least one member is undocumented. The findings reveal that nearly one in four adults (24%) in mixed-status families avoided safety net programs due to immigration concerns. This rate was substantially higher than the 6.6% of adults in all-citizen immigrant families and 11.5% in green card and citizen families who reported similar avoidance. For families with children, the disparities were even starker. Sixteen percent of adults in immigrant families with children avoided safety net programs, compared to just 7.5% of adults in families without children. For mixed-status families with children, the rate was 25%, underscoring the compounded vulnerability of children in households with undocumented members.

The study found that 60% of adults in mixed-status families reported at least one form of hardship, such as food insecurity, unmet medical needs, or difficulty paying rent and utilities. Food insecurity affected over half of mixed-status families, compared to about one-quarter of all-citizen immigrant families. Families with children also disproportionately experienced material hardships, with 45.7% experiencing hardship compared to 36% of families without children. These findings highlight how fear of repercussions leads to less reliance on safety net programs and tangible inequities in household stability and well-being.

The report concludes with several important policy recommendations to address the barriers immigrant families face in accessing safety net programs. First, it emphasizes the need to expand support for community-based organizations that work directly with immigrant families. These trusted entities can help combat misinformation, provide culturally and linguistically appropriate

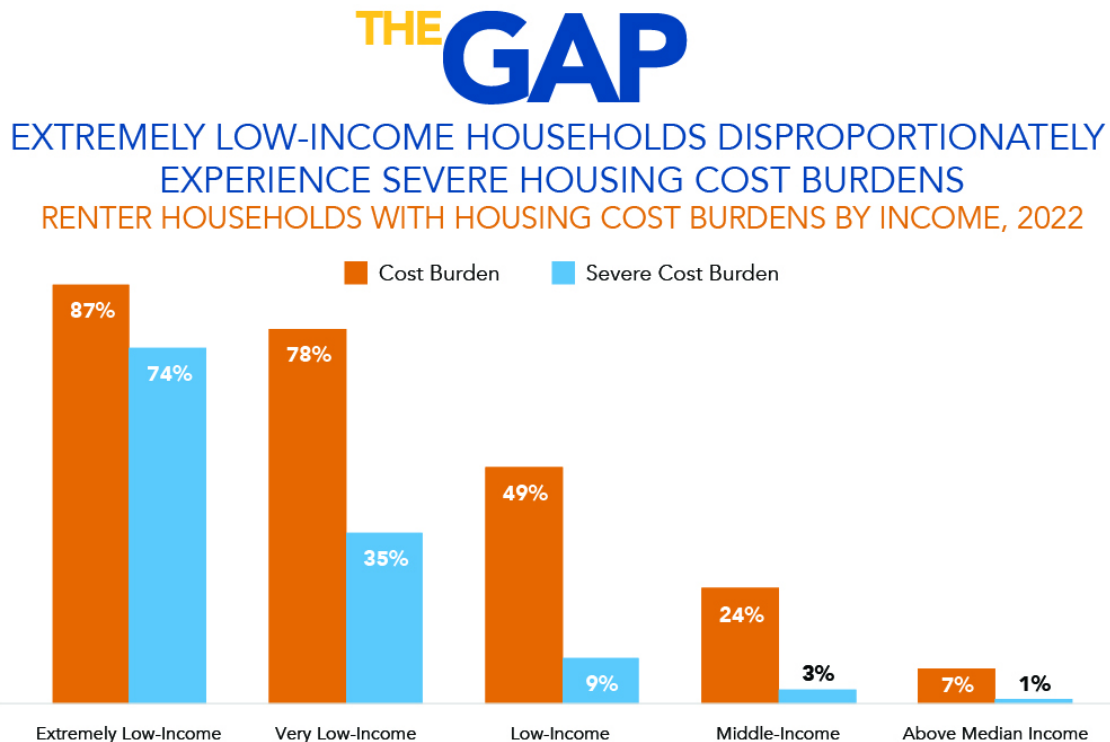
assistance, and rebuild trust in public systems. Second, the authors call for streamlined enrollment and renewal processes to reduce bureaucratic barriers, which are particularly daunting for families already hesitant to engage with government programs. Finally, the report advocates for expanded eligibility for safety net programs at the state level, with examples like California’s extension of SNAP benefits to older undocumented adults serving as a model for promoting access and equity.

The findings of the report underscore the urgent need to rebuild trust and ensure equitable access for immigrant families to public benefits. Addressing these systemic barriers can mitigate material hardship, reduce health disparities, and improve economic stability for millions of children and families nationwide.

The article can be found at: <https://bit.ly/4fNb3qG>

## Fact of the Week

### The Lowest-Income Renters Struggle the Most with Housing Cost Burdens



SOURCE: 2022 ACS PUMS.



Source: 2022 ACS PUMS.

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## From the Field

### Minnesota Passes New Protection to Ensure Rental Units Remain Habitable during Winter

Last month, a new law went into effect in Minnesota requiring landlords to keep apartment temperatures at a minimum of 68° Fahrenheit between October 1 and April 30 in all units where residents cannot alter the temperature themselves. The new [tenant protection](#), which was added to Minnesota Statute 504B.161 (1999), was passed due to increasing numbers of complaints from renters about low temperatures in apartments. During winter, Minnesota is one of the coldest states in the U.S., with temperatures routinely dropping below zero.

Minnesota already has in place some policies protecting residents during the winter, particularly under its [Cold Weather Rule](#). This rule prohibits tenants from losing heat access because of failure to pay their heating bill. The rule applies from October 15 to April 15, and all natural gas and electric service providers must abide by the safeguard. However, the Cold Weather Rule is not an assumed protection, meaning tenants must apply for coverage or their heat can be shut off. Under the Cold Weather Rule, clients with a household income at or under 50% of the state median income pay no more than 10% of their household income on present and past heat bills. More information on the rule can be found [here](#).

Another form of assistance offered by Minnesota is the [Emergency Assistance Program](#). Administered by the Minnesota Department of Commerce, this program allocates federal funds provided by the U.S. Department of Health and Human Services' Low Income Home Energy Assistance Program (LIHEAP). Homeowners and tenants with incomes at or under 50% of the state's median income can apply for coverage under this program to help with energy bills and other related issues. The average aid received is \$550 but can increase to as much as \$1,400, depending on household costs and income.

Other cities have passed similar winter-focused tenant protections, including [Seattle](#). In 2020, the city approved a law that prevents landlords from evicting tenants during winter, though the law allows evictions in certain cases, such as drug activity, criminal offenses, emergency orders, and serious misconduct. The law applies only to rental units in Seattle and is inapplicable to properties with four units or less. Between December 1 and March 1, renters who make less than 100% of area median income (AMI) can use this defense to try to avoid eviction. An amendment to the original bill required the creation of a special fund to lessen costs accrued by landlords due to payment failures. Even so, the effectiveness of the law is [debatable](#), and city advocates have pushed for additional changes.

Poor housing quality is [proven](#) to impact residents' physical and mental health, and especially the health of extremely low-income residents. Extreme cold can raise blood pressure, cause respiratory problems, and lead to depression. One of the rights codified by [NLIHC's Tenant Bill](#)



[of Rights](#) is the right to a habitable home. Winter safeguards should be considered fundamental in efforts to assure this right. Endorse the National Tenant Bill of Rights [here](#).

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## **Join NLIHC's Final Policy Advisory Committee Meeting of 2024**

NLIHC members are invited to join NLIHC's fourth and final Policy Advisory Committee (PAC) meeting of the year on **Wednesday, December 4, from 4 to 5 pm ET**. PAC meetings offer NLIHC members a space to weigh in on the formation, direction, and implementation of NLIHC's policy priorities and advocacy activities.

Our final PAC meeting will feature a presentation from our federal policy team on expectations about the next administration and our legislative priorities. We will also discuss strategies and workshop potential approaches to achieving our collective goals as a national coalition.

*Please note that **PAC meetings are only open to NLIHC members**. If you are not already a member, you can [join online](#). If you are unsure of your membership status, please contact [outreach@nlihc.org](mailto:outreach@nlihc.org).*

Register for the 12/4 Policy Advisory Committee meeting at: <https://tinyurl.com/85bef4nb>

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## **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](mailto:aurand@nlihc.org)

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### **NLIHC Seeks Fund Development Director**

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

### **Responsibilities/Duties:**

- Lead organizational fundraising strategy and implementation plan to grow current annual fundraising.
- Expand NLIHC planned giving initiatives.
- Manage NLIHC's donors and prospects base, developing and implementing tailored cultivation, solicitation and stewardship plans.
- Manage major donor engagement – to include effective solicitations and other fundraising activities.

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

## **Qualifications**

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

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

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

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

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

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## **NLIHC Seeks 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](mailto:jbutler@nlihc.org).

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## **NLIHC in the News**

### **NLIHC in the News for the Week of November 17**

The following are some of the news stories to which NLIHC contributed during the week of November 17:

- “Trump names former Texas state rep. Scott Turner to lead Housing and Urban Development” *National Public Radio*, November 22, at: <https://tinyurl.com/5n938fsp>
  - “Iowa’s home prices up 300% in 20 years” *Axios*, November 18, at: <https://tinyurl.com/t6achzhs>
  - “Columbus’ homeless population is at a record high” *Axios*, November 20, at: <https://tinyurl.com/ytzm6shb>
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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](mailto: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](mailto:dyentel@nlihc.org) by December 31.

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## **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](mailto:wcerullo@nlihc.org)

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## **Where to Find Us – November 25**

- 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)
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## **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