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Budget and Appropriations

Last-Minute Fighting Delays Release of Short-Term Funding Bill Just Days before Deadline – Take Action!

TAG: Budget and Appropriation *Keywords: budget, appropriations, funding, Congress, continuing resolution, CR*

Ongoing disagreements have delayed the release of a final spending agreement to extend federal government funding into the new year. Lawmakers worked through the weekend to a final deal on a funding agreement, known as a continuing resolution (CR), to extend funding for federal programs until March 14, 2025, but several outstanding issues remain. Congress only has until December 20 – just four days – to finalize and pass a CR or face a partial shutdown of the federal government.

Along with the CR, lawmakers want to move a funding package expected to provide \$100 billion in much needed disaster relief funds for communities impacted by recent disasters, and want to provide a temporary extension of what is known as the “Farm Bill,” which authorizes and funds vital programs like U.S. Department of Agriculture’s (USDA’s) rural housing programs and the Supplemental Nutrition Assistance Program (SNAP), among others. As the last legislative vehicle of the 118th Congress, the CR is expected to carry a number of amendments that may further delay its passing.

Take Action!

Tell your members of Congress to pass a CR by December 20!

Congress must pass a CR by December 20 to avert a government shutdown and a potential lapse in funding for federal programs, including HUD’s vital affordable housing and homelessness assistance programs. Time is running out for lawmakers to reach a final agreement on a CR and ensure the continued operation of federal programs, including HUD’s vital affordable housing and homelessness assistance programs. Failure to pass a CR by December 20 could result in delayed funding for these programs, which would impact the communities and individuals they serve.

Use NLIHC’s [Take Action page](#) to contact your members of Congress today and urge them to pass a CR by December 20!

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

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.

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.

Homelessness and Housing First

USICH Releases New “Spotlight on Eviction Prevention” in its Homelessness Prevention Series

TAG: Homelessness *Keywords: USICH, homelessness, Housing First, prevention, Homelessness Prevention Framework, eviction prevention, emergency rental assistance,*

The U.S. Interagency Council on Homelessness (USICH) released on December 3 a new [Spotlight on Eviction Prevention](#), focusing on strengthening eviction prevention efforts for renters as a part of USICH's Homelessness Prevention Series. The USICH spotlight highlights how U.S. landlords pursue eviction on 3.6 million occasions in a typical year, which is largely the result of people's inability to afford rising rent costs. According to a study of the 20 largest Continuums of Care (CoCs), more than 70% of extremely low-wage households spend more than half of their income on rent, and every \$100 increase in median rent is associated with a 9% rise in homelessness.

During the COVID-19 pandemic, renter protections and resources were expanded through policies such as the "American Rescue Plan Act," which provided emergency rental assistance and other essential programs to prevent millions of evictions, demonstrating how the implementation of a national eviction prevention program was possible and crucial to protecting low-income renters. However, those funds have run out, and local governments must build systems to prevent evictions and homelessness in their communities.

The USICH resource highlights state and local efforts to provide resources for people at risk of eviction and homelessness. Most local eviction prevention programs combine rental assistance with other necessary services, such as free legal aid services, case management, and landlord-tenant mediation, among other provisions. For example, Minnesota's Family Homeless Prevention and Assistance Program combines supportive services and financial assistance to support people at imminent risk of homelessness; after the program's intervention, 95% of the households served remained permanently housed. Tulsa, Oklahoma has a one-stop eviction-prevention center providing tenants and landlords information about rental assistance, legal aid, and homelessness resources, which led to 97% of the people served to exit temporary programs and achieve permanent housing during Fiscal Year 2023. Some other successful local initiatives that provide assistance and support to renters are in Massachusetts, Wisconsin, Waterville (Maine), and San Diego County (California).

USICH's [All In: The Federal Strategic Plan to Prevent and End Homelessness](#) cites strategies and actions that prioritize homeless prevention. The Biden-Harris Administration has maximized existing federal housing assistance and expanded other programs to increase federal rental assistance. Some of examples include President Biden requesting Congress to invest \$3 billion to promote and strengthen state and local eviction prevention efforts for renters, the White House releasing a Blueprint for a Renters' Bill of Rights that includes accessible and affordable housing and establishes renters' rights and protections, and the Treasury Department investing more than \$46 billion in emergency rental assistance, among a multitude of other actions.

Read USICH's Spotlight on Eviction Prevention at: <https://tinyurl.com/mr2pk8rp>

Read USICH's federal homelessness prevention framework at: <https://tinyurl.com/yx5t6pxp>

Our Homes, Our Votes

NLIHC Releases Report "Housing and Homelessness on the Ballot: November 2024"

TAG: Our Homes Our Votes Keywords: *ballot measures, Our Homes Our Votes, nonpartisan campaign, voting, elections*

NLIHC's nonpartisan *Our Homes, Our Votes* campaign [released](#) on December 12, the latest edition of its biennial ballot measures report. The new report, [Housing and Homelessness on the Ballot: November 2024](#), summarizes nearly 100 state and local ballot measures addressing affordable housing and homelessness that were voted upon in the November 2024 elections. The report divides the ballot measures into six broad categories: bond measures; reallocation and preservation of existing resources; taxes and fees; tenant protections; zoning, land use, and other regulations; and punitive policies responding to homelessness. The report also features four case studies focusing on successful ballot measure campaigns in Los Angeles, CA, Hoboken, NJ, New Orleans, LA, and Rhode Island. The case studies offer insights that housing advocates can bring to their communities as they explore and launch their own ballot measure campaigns. Learn more and download the report [here](#).

Bond measures were especially successful in the 2024 elections. Across the country, voters collectively authorized more than \$640 million in bonds for affordable housing and shelter. Where bond measures passed, they did so by wide margins, exceeding 60% of voters' approval in all cases. Voters also approved every measure to reallocate existing resources to housing and homelessness programs or to permanently enshrine existing programs. In all cases, these measures also passed with wide margins. Lodging taxes and real estate transfer taxes were overwhelmingly successful mechanisms for raising revenues as well. Voters approved all eight measures to establish or increase lodging taxes and all three measures to increase or extend real estate transfer taxes.

Tenant protections saw mixed results in the 2024 election cycle. Tenants in Hoboken, NJ, achieved a landslide victory over a harmful rent control referendum, and voters in Berkeley, CA, approved a comprehensive tenant protections measure while defeating a landlord-backed alternative. Meanwhile, manufactured home community members at risk of displacement in Old Orchard Beach, ME, led a successful citizen initiative to cap lot rent increases. Yet some jurisdictions rejected measures to strengthen rent stabilization and other tenant protections – [a contrast from the November 2022 elections](#), when voters approved rent stabilization in every community where they had the opportunity to do so.

Measures to facilitate affordable housing development through zoning and land use changes saw mixed results. State law in California proved a powerful incentive for voters to approve local zoning and land use changes to meet their housing targets, and in one case to reject a measure that would have blocked proposed affordable housing projects. However, a handful of communities rejected proposals that could have opened more land for affordable homes.

The elections also saw widespread support for two harmful ballot measures (one statewide measure in Arizona and another measure in San Joaquin County, CA) that will punish people experiencing homelessness rather than invest in proven solutions – which will only make it harder stably house people.

Overall, the report demonstrates that by bringing policy questions directly to voters, advocates and tenant leaders can win significant new resources to increase the supply of affordable homes, keep renters stably housed, and enact proven solutions to addressing homelessness. The passage of the two punitive measures, however, should serve as a call to action: policymakers must deliver real solutions for tackling homelessness, or else voters may turn to harmful and ineffective approaches out of frustration with government inaction.

[Click here](#) for the full report. More information about *Our Homes*, *Our Votes* and an archive of past ballot measures reports can be found [here](#).

Congress

House Financial Services Committee Chair and Ranking Member Selected for 119th Congress

TAG: Congress *Keywords: Congress, HUD, House Financial Services Committee, HFSC, French Hill, Maxine Waters, Patrick McHenry*

Representative French Hill (R-AR) will serve as the next [chair](#) of the House Financial Services Committee (HFSC), the powerful House committee that oversees all components of the nation’s housing and financial services sectors, including public and assisted housing, banking, insurance, real estate, and securities. The Committee also reviews laws and programs related to HUD and government sponsored enterprises, including Fannie Mae and Freddie Mac. Representative Hill will replace current chair Patrick McHenry (R-NC), who will retire in January 2025.

Representative Maxine Waters (D-CA) was [re-selected unanimously](#) by the Democratic Caucus to serve as ranking member of HFSC for the 119th Congress. “Under my leadership over the past few years, we’ve achieved historic progress to expand housing and address homelessness, support small businesses, and protect people from fraud. But our work is far from finished,” stated Representative Waters. “Next year, when the Trump administration tries to push policies that raise costs for working families and eliminate hard fought consumer protections, Committee Democrats will resist and fight for policies that provide all Americans with safe and affordable housing, protection from predatory lending and fraud, and the economic freedom to pursue their dreams and provide for their families.”

NLIHC looks forward to continuing our work with Chair Hill and Ranking Member Waters in the coming Congress.

Read the statement on incoming Chair Hill at: <https://tinyurl.com/mryepprj>

Read the statement from Ranking Member Waters at: <https://tinyurl.com/ye2b56up>

NLIHC Endorses the “Housing Supply and Innovation Frameworks Act”

TAG: Congress *Keywords: Congress, Housing Supply and Innovation Frameworks Act, Linda Blunt Rochester, Mike Flood*

Representatives Lisa Blunt Rochester (D-DE) and Mike Flood (R-NE) introduced the “[Housing Supply and Innovation Frameworks Act of 2024](#)” on December 11. Endorsed by NLIHC, the bill would require HUD to convene an expert task force to develop best practices on zoning and land use reform for state and local officials working to address their housing supply shortages.

NLIHC joined a December 11 [sign-on letter](#), led by Up for Growth Action, expressing support for the bill. The letter described the current housing shortage and affordability crisis in the U.S. and stated that zoning and land use reform is a critical part of any comprehensive solution to the crisis, “Regulatory barriers such as restrictive zoning and onerous land use regulations remain a significant barrier to solving our nation’s critical housing deficit. Many localities would benefit greatly by improved guidance from the federal government on how best to pursue locally initiated reforms to catalyze new home construction.”

NLIHC urges Congress to enact the “Housing Supply and Innovation Frameworks Act,” which will help encourage communities to adopt needed reforms to increase the production of affordable housing. In addition, NLIHC will continue to push Congress to provide the long-term, large-scale investments required to end the nation’s housing crisis and ensure everyone has a safe, dignified, accessible, and affordable place to call home.

Opportunity Starts at Home

OSAH Campaign Releases Updated Fact Sheet on Housing and Economic Mobility

Tag: Opportunity Starts at Home *Keywords: Opportunity Starts at Home, multi-sectors*

NLIHC’s [Opportunity Starts at Home](#) (OSAH) campaign released an updated fact sheet, “[Economic Mobility and Anti-Poverty Advocates are Housing Advocates](#),” highlighting the effects of affordable housing on economic mobility for low-income households. Research consistently shows that where a person lives significantly impacts their ability to achieve upward mobility. Affordable housing programs that offer educational support, provide individualized services, and build relationships between participants and staff are found to be the most successful in supporting upward mobility. Increasing access to affordable housing is also found to be a cost-effective strategy for reducing childhood poverty. Developed in collaboration with key partners, including the Center on Budget and Policy Priorities – a member of OSAH’s Steering Committee – the updated fact sheet highlights foundational and new research findings.

The fact sheet also calls for policy solutions to expand access to affordable housing in well-resourced neighborhoods of a household's choice.

In total, the OSAH campaign has posted [16 multi-sector fact sheets](#) to its [website](#). Each fact sheet compiles landmark research to help policymakers, opinion leaders, and the public understand the deep connections between housing and other national priorities such as healthcare, education, and economic growth. Advocates are encouraged to download these fact sheets to help them reach out to potential allies in other fields to make the case for cross-sector collaboration. To broaden the movement for housing justice, we must ensure allies in other sectors fully appreciate the extent to which housing influences their own priorities and goals.

Read "[Economic Mobility and Anti-Poverty Advocates are Housing Advocates](#)" and see the full list of fact sheets [here](#).

State and Local Innovation

NLIHC Announces 2024-2025 State and Local Innovation Grantees

TAG: State and Local Innovation *Keywords: Tenant Protections, Grantees, State and Local Innovation, South*

NLIHC's [State and Local Innovation](#) team has awarded capacity-building grants to support a Southeastern Cohort of five state and local teams from Alabama, Florida, Georgia, Mississippi, and Tennessee through a combination of grant giving, technical assistance, and peer-to-peer learning. The cohort, which is comprised of state and local housing advocates, legal aid services providers, and tenant advocates, will work in collaboration to expand the number of tenant protections available to renters to safeguard against the threat of eviction and housing instability.

Housing advocates in the South face unique challenges, including [limited](#) state and local tenant protections, a [lack](#) of affordable housing for the lowest-income renters, and a growing number of jurisdictions, [such as Florida](#), that have taken steps to implement legislation to preempt the passage of, or do away with, tenant protections for renter households. Such challenges put extremely low-income and low-income households at a greater risk of experiencing housing instability, the threat of eviction, and even an increased risk of experiencing homelessness.

These grants will provide capacity-building and support to help them: develop a community-based advocacy strategy, engage tenant leaders, conduct on-the-ground partnership development, and reach out to and educate elected officials and other stakeholders. The goal is policy reform and systems change work that supports the introduction, passage, implementation, and enforcement of tenant protections that advance racial justice and rectify the long-standing power imbalance that exists between landlords and tenants. The cohort will run from December 2024 to December 2025.

Grantees selected for the cohort will work in teams to represent their states. The grantee teams are:

Alabama: Low Income Housing Coalition of Alabama, Fair Housing Center of North Alabama, Legal Services of Alabama

Florida: Community Justice Project, Miami Workers Center, Florida Rising Together, Florida Housing Coalition

Georgia: Georgia Advancing Communities Together, Inc., SOWEGA Rising, Inc., Housing Justice League, Georgia Appleseed

Mississippi: Mississippi Center for Justice, Mississippi Housing Partnership, National Association of Social Workers – Mississippi Chapter

Tennessee: Statewide Organizing for Community Empowerment, Tennessee Renters United, Open Table Nashville, Greater Memphis Housing Justice Project, Memphis Tenants Union

Throughout the cohort year, NLIHC will work with state and local partners to advance new protections via new legislation and/or administrative changes, assess the impact of various tenant protections on preventing evictions, fight back against state preemption laws, and strengthen tenant engagement and leadership.

NLIHC’s State and Local Innovation project was launched in April 2024 to support state and local partners in: advancing, implementing, and enforcing state and local tenant protections; creating and sustaining emergency rental assistance programs; preventing the criminalization of homelessness; providing technical assistance around state housing trust funds; and supporting the advancement of housing innovations that seek to keep eviction rates down and prevent homelessness. To learn more about the State and Local Innovation project, please visit: <https://nlihc.org/state-and-local-innovation>

Research

Community Development Block Grant Investments Associated with Home Price Increases in Low-to-Moderate Income Neighborhoods

TAG: •Housing and Urban Development *Keywords:* Community Development Block Grant, CDBG, Home Prices, Housing Market, Community Development

An article recently published in *Cityscape*, “[Neighborhood Home Price Impacts of Community Development Block Grant Spending: Longitudinal Evidence From Three Jurisdictions](#),” measures the impact of Community Development Block Grant (CDBG) program funding on low-to-moderate income (LMI) neighborhood home values in Jersey City, Los Angeles County, and Washington, D.C. The researchers found that CDBG investments were associated with significant increases in home prices near CDBG investments in LMI neighborhoods.

The authors compared sale trends of single-family homes and condominiums in LMI neighborhoods located within 2,000 feet of a CDBG place-based investment before and after such investment. They also compared home price trends in LMI neighborhoods receiving CDBG

investments to a control group of nearby LMI neighborhoods not receiving investments. LMI neighborhoods were defined as those with median incomes at or below 80% of the area median in 2019. The researchers received data from local government offices on the type, amount, and locations of CDBG place-based investments in Jersey City, Los Angeles County, and Washington, D.C. Single-family home and condominium sale data from 2000 to 2019 for each study location and their adjacent neighborhoods were obtained from the Zillow transaction and assessment dataset (Z-TRAX).

In all three jurisdictions, the researchers found that CDBG investments were associated with significant increases in neighborhood home prices. Specifically, home prices within 2,000 feet of a CDBG investment in D.C., Jersey City, and Los Angeles County rose, on average, 19%, 16%, and 5%.

When and for how long the impacts of CDBG were felt by local housing markets varied across jurisdictions. In D.C., the association between home sale prices and CDBG investments was observed one year after the investment, with homes prices within 2,000 feet of an investment increasing 17% higher than otherwise expected the year after the investment. The increase in prices remained significant each year for nine years after the investment, ranging from 12% to 18% higher than otherwise expected. In Jersey City, the impact of CDBG was not significant until four years after the investment when prices increased 10% higher than otherwise expected. From year five to year nine, home prices were at least 18% higher than otherwise expected. Impacts were most modest and short-lived in Los Angeles County with prices increasing between 4% to 10% over the first seven years after investment but diminishing thereafter. The authors attribute the differences in impact to differences in investment strategies across the three locations. On average, investments in Jersey City and D.C. were larger, more concentrated, and directed toward areas that were more disinvested but showed higher signs of rebound, compared to investments made in Los Angeles County.

The researchers conclude that place-based CDBG investments likely caused substantial and long-term increases to local home sale prices within 2,000 feet of the investment. The authors note uncertainty regarding whether their findings can be generalized, given that the authors only studied three locations, each of which had different investment strategies. They call for further research including the examination of impacts on smaller areas such as individual streets, longer studies that can better evaluate the decline of impact overtime, and studies that consider other measures of community impact.

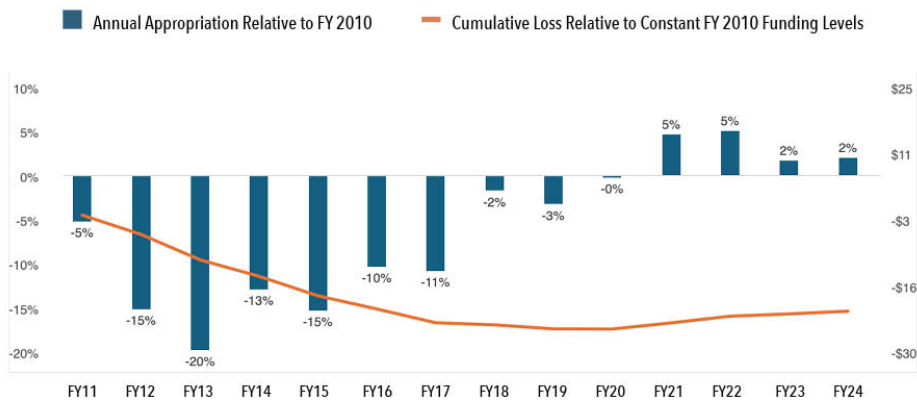
Read the report at: <https://bit.ly/4iJ3N2>

Fact of the Week

Key HUD Project-Based Housing Programs Faced Substantial Losses in Appropriations

TAG: **Fact of the Week** *Key Words: Housing Preservation, Appropriations Risk, HUD Funding*

Annual Appropriations and Cumulative Loss (in Billions) for Key HUD Project-Based Housing Programs Relative to FY 2010



Note: Adjusted for inflation. Key HUD housing programs include Project-Based Rental Assistance, Public Housing Capital and Operating Funds, HOME, Section 202, and Section 811.
Source: Public and Affordable Housing Research Corporation (PAHRC) & National Low Income Housing Coalition (NLIHC). (2024). Picture of Preservation. <https://bit.ly/4io4QUk>



Source: Public and Affordable Housing Research Corporation (PAHRC) and National Low Income Housing Coalition (NLIHC). (2024). Picture of Preservation. <https://bit.ly/4io4QUk>

From the Field

Bridge Housing Facility Opens its Doors in DC's West End

Tag: From the Field *Keywords: DC, The Aston, Non-congregate, Bridge Housing, Homelessness*

After years of anticipation, the [Aston](#), an innovative bridge housing facility in the West End neighborhood of Washington, DC, opened its doors to residents during the week of November 11, 2024. The Aston is DC's first housing option for adults experiencing homelessness where families with adult children and mixed-gender couples can stay with one another. Unlike traditional congregate shelters, where larger amounts of people sleep in a communal space together, the Aston is a non-congregate bridge housing facility, meaning residents stay in private or semi-private living spaces. The privacy of non-congregate settings translates to comfort and dignity for residents. Non-congregate settings are well-equipped to meet the needs of unsheltered individuals who cannot stay in congregate shelters for health or safety reasons, or because these settings would force them to separate from loved ones.

“We’re thrilled that the Aston has opened and we are encouraged by this non-congregate bridge housing program, which is the first of its kind to serve adults in the District,” said Lara Pukatch, chief advocacy officer of Miriam’s Kitchen, a nonprofit that works to end homelessness in DC and provides services near the Aston. “There are currently 1,000 individuals experiencing chronic homelessness in DC, most of whom are sleeping outside. The Aston allows members of

this population not only to live indoors, but also to access a safe, dignified, and service-rich environment that facilitates their housing journey.”

George Washington University (GWU) sold the 67,000 square-foot Aston building, formerly a graduate residence hall, to the government of the District of Columbia in May 2023 for \$27.5 million. Because the Aston previously operated as a graduate dormitory, a function similar to that of the new bridge housing facility, there was minimal need for retrofitting and renovation, although DC’s Department of General Services did make important repairs and upgrades to the building. An initial group of 50 people will be housed in the Aston, with the intention to increase to 100 residents after two months of successful operations. It is estimated that residents will live there for an average of three months. [Friendship Place](#), the service provider contracted by the DC Department of Human Services to operate the Aston, reports that a potential resident’s qualification to live at the Aston is determined by a Coordinated Assessment and Housing Placement system. During their time at the Aston, residents will receive case management support to assist in their search and placement in permanent housing. Some residents will already be matched to a permanent supportive housing (PSH) voucher and will have an additional case manager through the PSH program.

The opening of the Aston is a hard-won victory for DC housing and homelessness advocates. The establishment of a [Community Advisory Team](#), a coordinating body for neighbors, service providers, DC agencies, and people with lived experience of homelessness, ensured community input and assuaged some West End residents’ initial skepticism about the new bridge housing facility in a neighborhood known for its luxury hotels and upscale restaurants. Elected officials, DC government staff, West End neighbors, and advocates celebrated the opening of the Aston at a formal ribbon-cutting ceremony on Monday, November 25. While the Aston has gained support in the neighborhood, some homeowners and businesses have opposed the Aston and sought to block its opening. An [anonymous group](#) of people who claim to live in the area or own businesses close to the Aston, known as the West End DC Community Association, filed multiple lawsuits claiming that the Aston violates the neighborhood’s designation under DC zoning ordinances. In response to news of the initial lawsuit in August 2023, [more than 150 people rallied](#) in support of the Aston. The lawsuits echo racist and classist arguments that rely on unproven assumptions about low-income housing, citing negative environmental impact due to more traffic, higher crime, and a need for more security in the neighborhood. An attorney involved in the case, [Scott Morrison](#), expressed that people are concerned about the economic impacts of the Aston in this neighborhood: “What [we] never understood is: Why this location?”

The Aston’s location in Ward 2, among the most affluent of DC’s eight wards, fills an important gap in DC’s continuum of housing options for people experiencing homelessness. Following the closure of DC General, a large congregate shelter for homeless families criticized for its inhumane conditions, DC Mayor Muriel Bowser’s administration committed to create smaller, dignified family homeless shelters [in every ward except Ward 2](#), where a women’s shelter was being developed at the time. The opening of the Aston marks a much-needed increase in housing options for Ward 2’s unhoused residents. Ward 2 has the highest concentration of unsheltered homelessness in DC, many of whom have been displaced as a result of multiple encampment evictions in recent years. The Aston’s location in a central business district is also an advantage, as residents will be able to access downtown amenities and services from local organizations like Miriam’s Kitchen.

The Aston's non-congregate model evolved from DC's [Pandemic Emergency Program for Medically Vulnerable Individuals \(PEP-V\) program](#). Through PEP-V, unsheltered medically vulnerable and elderly people in DC were placed in hotels to safeguard against COVID-19. The PEP-V program phased out in 2023 as federal funding dried up. The Aston can provide a housing option for many members of the population previously served by PEP-V.

The opening of the Aston comes at a time when DC urgently needs more housing options for people experiencing or at risk of homelessness. According to the annual Point in Time count, there were 5,600 people experiencing homelessness in DC this year. Overall, homelessness in the DC region increased by 14% between 2023 and 2024. (The Point in Time count is considered an undercount of the total population experiencing homelessness.) [NLIHC](#) reports that 26% of renter households in DC are extremely low-income (income equal to or less than 30% of the Area Median Income) and that 75% of these extremely low-income households are severely cost burdened (spending more than 50% of their income on rent and utilities). DC has a shortage of 33,374 affordable and available rental homes for extremely low-income renters.

The Aston opened during [hypothermia season](#) (November 1 to March 31), which kills an estimated 700 to 1,500 people nationwide annually and took the lives of [seven](#) unhoused DC residents between 2020-2021. Unhoused people who are exposed to outside temperatures are most vulnerable to hypothermia, which occurs when the body reaches temperatures below 95 degrees Fahrenheit. By keeping housing-insecure people safe and sheltered, the Aston will save lives. This bridge housing facility offers a powerful model for other communities seeking humane and dignified solutions to unsheltered homelessness.

Event

Protecting Immigrant Families Coalition Announces Webinar and Immigrant Advocates' Checklist

TAG: Public Charge *Keywords: immigrant housing, public charge, Trump, PIF, protecting immigrant families, resources*

The Protecting Immigrant Families Coalition (PIF) will conduct a webinar, "[Post-Election State of Play: Addressing Threats to Immigrant Families in 2025](#)," on Wednesday, December 18 at 1pm ET. While speakers have not yet been announced, webinar attendees can expect a discussion on anticipated threats to immigrant families and immigration, the PIF Coalition's intended response to these threats, and an opportunity to learn about PIF's new resources, including PIF's new Advocates' Checklist. The new tool, available in [English](#) and [Spanish](#), includes a checklist of actions advocates can take right now to prepare for the upcoming attacks on immigrant communities.

In anticipation of a year full of attacks by anti-immigrant and anti-safety net politicians, PIF has compiled a checklist of actions that you, your colleagues, and your coalitions can take right now to prepare. The checklist is available in [English](#) and [Spanish](#). The checklist was formed by Andrea Kovach of the Shriver Center on Poverty Law and PIF's State Policy Working Group,

which reviewed the document and added to it. PIF recommends advocates share this checklist with anyone in their networks, even if immigrants and the safety net are not core to their mission. Because the anticipated threats will impact many low-income and marginalized communities, NLIHC and PIF are committed to partnering to protect immigrant families and their access to decent, safe, and accessible housing.

Register for the December 18 webinar at: [Post-Election State of Play: Addressing Threats to Immigrant Families in 2025](#)".

Read the PIF Advocates' Checklist in [English](#) and [Spanish](#).

Read more about public charge in NLIHC's [2024 Advocates' Guide](#).

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 December 8

The following are some of the news stories to which NLIHC contributed during the week of December 8:

- “Public housing didn’t fail in the US. But it was sabotaged” *Vox*, December 8, at: <https://tinyurl.com/58w6eksb>
- “Ohio affordable housing advocates look forward to next General Assembly’s housing legislation” *Ohio Capital Journal*, December 11, at: <https://tinyurl.com/38tj66ue>
- “NJ Rents Keep Rising” *NJ Spotlight News*, December 12, at: <https://tinyurl.com/bddrce2h>

NLIHC News

Nominate an NLIHC Board Member Today!

Tag: NLIHC News *Keywords: news, Board of Directors, nominations*

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

TAG: Webinars & Events *Keywords: organizing awards, housing policy forum, organizer*

NLIHC is accepting nominations for the 2025 Annual Organizing Awards, recognizing outstanding achievement during 2024 in statewide, regional, citywide, neighborhood, or resident organizing that furthers NLIHC's mission of achieving racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice. Two NLIHC Organizing Awards will be presented at NLIHC's Annual Policy Forum March 24-27, 2025, at the Hilton Capitol Hill in Washington, DC. Special consideration will be given to nominations that incorporate tenant- or resident-centered organizing.

Nominations can be submitted [here](#) and are due by 5:00 pm ET on Friday, December 20, 2024.

An Organizing Awards Committee composed of NLIHC board members and previous award winners will determine this year's honorees. NLIHC will provide two representatives of each honored organization with complimentary Forum registrations and one hotel room.

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 questions, please reach out to Housing Advocacy Organizer, Billy Cerullo, at wcerullo@nlihc.org

Where to Find Us – December 16

- New York State Tenants & Neighbors HUD Committee meeting – virtual, Dec 17 (Lindsay Duvall)
 - Citizens Housing and Planning Association (CHAPA) Annual Federal Forum, Boston, MA, February 12 (Sarah Saadian)
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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