

**Volume 30, Issue 1**  
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## **Disaster Housing Recovery**

- Wildfires Devastate Los Angeles County, Displacing Thousands of Residents
- HUD Allocates \$12 Billion in Funding after Successful Advocacy Leads to Record-Setting Congressional Disaster Package
- HUD Implements CDBG-DR Program Fixes Advocated for by Disaster Survivors

## **HoUsed Campaign for Universal, Stable, Affordable Homes**

- Join Tuesday's (1/14) National HoUsed Campaign Call for Universal, Stable, Affordable Homes!

## **Congress**

- Staffing Assignments Announced for Key Housing Committees in New Congress

## **HUD**

- Senate Banking Committee Announces 1/16 Hearing for HUD Secretary Nominee Scott Turner
- HUD Publishes Final Changes to HOME Program
- NLIHC Submits Comments on Proposed Public Housing PHAS Regulations
- HUD's PIH Revises Public Housing Demolition/Disposition Notice

## **Housing Policy Forum**

- Celebrate NLIHC's 2025 Leadership Awards Honorees: Senator Tina Smith, Susan Thomas, Mac McCreight, and Rob Robinson!

## **State and Local Innovation**

- Join NLIHC's State and Local Tenant Protections Network!

## **Opportunity Starts at Home**

- New OSAH Podcast Series Premieres with Episode on the Role of Architects in Advancing Housing Equity
- OSAH Campaign Releases Updated Fact Sheets on Connections between Housing and Criminal Justice, Economic Productivity, and Veteran Well-Being

## **Research**

- HUD Releases 2024 *Annual Homeless Assessment Report*

## **Fact of the Week**

- Number of People Experiencing Homelessness Reaches Highest Level since Data Collection Began in 2007

## **From the Field**

- UC Berkeley's Turner Center and Abt Global Release Policy Brief on California's Affirmatively Furthering Fair Housing Efforts

## **NLIHC Careers**

- NLIHC Seeks Fund Development Director
- NLIHC Seeks Development Coordinator

## **NLIHC in the News**

- NLIHC in the News for the Weeks of December 27 through January 10

## **NLIHC News**

- Where to Find Us – January 13

## **Disaster Housing Recovery**

### **Wildfires Devastate Los Angeles County, Displacing Thousands of Residents**

**TAG: Disaster** *Keywords: disaster recovery, wildfires, climate change, Los Angeles, LA, HUD*

Wind-driven [wildfires](#) have devastated Los Angeles County in southern California over the last week. Stretching from the Pacific Palisades to LA's Altadena neighborhood, the wildfires had led to evacuation orders or warnings covering more than 130,000 people and the destruction of nearly 2,000 buildings as of January 13. In addition to those residents displaced by the fires, tens of thousands of others have been impacted by smoke, polluted air, and unsafe water. Taken together, the fires are the most destructive in the history of LA, and the Palisades Fire alone is anticipated to be the costliest fire in American history, given the high property values of the buildings that have been destroyed or damaged. In response to the fires, President Biden declared a [major disaster](#), authorizing the use of federal resources and personnel, including staff from FEMA and the U.S. Department of Defense, to assist firefighting efforts.

Extreme Santa Ana winds with gusts as high as 100 mph have combined with low humidity and a prolonged drought to propel the fires. The Palisades Fire, [burning](#) from Malibu to Santa Monica, was at the time of writing the largest of the fires, spanning 23,707 acres in total; at the time of writing on January 13, the fire was 13% contained. The Eaton Fire, the second largest fire as of late last week, had scorched 14,000 acres, primarily affecting the Altadena neighborhood and Pasadena, and was 27% contained at the time of writing. The Hurst Fire and the Lidia Fire had impacted another 2,000 acres. The most recent fire at the time of writing, the Sunset Fire, overtook the Hollywood Hills and spread across 43 acres before progress was made stopping the fire on the evening of January 8. Local firefighting resources have been stretched to capacity, and several municipal water systems were unable to keep up with firefighting demand, prompting calls for water rationing from municipal authorities.

[Wildfire season](#) in California normally runs from June or July through October. But California and other areas around the U.S. are increasingly experiencing devastating disasters beyond their usual seasons due to changing atmospheric patterns caused by climate change. In some parts of California, wildfire season is already considered a year-round phenomenon. With the growing threat of rising seas and worsening weather, disasters will almost certainly occur with greater frequency and intensity in more areas in our country.

The lowest-income and most marginalized households often face the most risk from disasters yet are the least likely to receive the assistance they need to fully recover. NLIHC and members of our Disaster Housing Recovery Coalition (DHRC) will continue to monitor and work to assist low-income households and advocates in the wake of the LA Fires as part of our Disaster Housing Recovery, Research, and Resilience (DHR) efforts. The NLIHC-led DHRC comprises more than 900 national, state, and local organizations that work collaboratively to ensure that federal disaster recovery efforts reach those most impacted and most marginalized by disasters, including households with the lowest incomes and those experiencing homelessness.

[Here](#) is a list of federal safety, health, and recovery resources. Federal assistance applications can be found at [DisasterAssistance.gov](#), by calling 800-621-3362, or via the [FEMA app](#).

Read FEMA's wildfire preparation advice at: <https://www.ready.gov/wildfires>

Download the [FEMA app](#) to receive updates and sign up for [emergency alerts](#).

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## HUD Allocates \$12 Billion in Funding after Successful Advocacy Leads to Record-Setting Congressional Disaster Package

**TAG: Disaster** *Keywords: Disaster Recovery, HUD, allocations, Community Development Block Grant-Disaster Recovery, CDBG-DR*

HUD [announced](#) on January 8 that it would allocate \$12 billion in Community Development Block Grant-Disaster Recovery (CDBG-DR) funds to 23 states and one territory that experienced major disasters in 2023 or 2024. The funds were made available by the passage of a record-breaking [\\$110 billion disaster supplemental spending bill](#) that also included \$29 billion to support FEMA’s disaster recovery operations and more than \$2 billion for Small Business Administration Disaster Loans. Advocates with the NLIHC-led Disaster Housing Recovery Coalition (DHRC) pushed throughout 2024 for the maximum amount of long-term disaster recovery funding, leading to the largest single appropriation of long-term disaster recovery funds ever made.

As the only long-term funding for disaster recovery provided by the federal government, CDBG-DR funds are meant to address the “unmet needs” of disaster recovery that may not be met by other federal programs or funding sources. A flexible funding source, CDBG-DR funds can be used for housing, infrastructure, and economic development in the aftermath of a major disaster.

Unfortunately, since the CDBG-DR program is not statutorily authorized (i.e., is not a permanent program), HUD must rewrite the rules for the program whenever Congress appropriates funds, slowing the flow of resources to the disaster survivors who need them most. A bill endorsed by NLIHC and its Disaster Housing Recovery, Resilience, and Research (DHR) initiative, the “[Reforming Disaster Recovery Act](#)” (RDRA), would establish permanent rules for the program and institute reforms to ensure that funds reach the low-income households most impacted by disasters but who often receive the least assistance afterwards. While the RDRA has received record-breaking bipartisan support, it failed to pass in the last Congress.

HUD’s announcement means that \$12 billion in long-term recovery funds will soon now head to disaster survivors in a broad swath of disaster-impacted jurisdictions. States with impacted areas receiving funds include:

- Alaska - \$18,676,000
- Arkansas - \$79,943,000
- California - \$416,597,000
- Florida - \$4,307,448,000
- Georgia - \$265,726,000
- Guam - \$500,825,000
- Hawaii - \$1,639,381,000
- Iowa - \$134,687,000
- Illinois - \$856,307,000
- Indiana - \$7,663,000
- Louisiana - \$117,946,000
- Massachusetts - \$7,954,000
- Michigan - \$460,816,000
- Mississippi - \$134,953,000
- North Carolina - \$1,653,130,000
- New Mexico - \$137,178,000
- Ohio - \$14,116,000
- Oklahoma - \$39,405,000
- Pennsylvania - \$14,620,000
- South Carolina - \$150,354,000
- South Dakota - \$15,375,000
- Tennessee - \$85,738,000
- Texas - \$937,658,000
- Virginia - \$46,670,000
- Vermont - \$67,845,000
- Washington - \$44,152,000

Read a press release on the allocations and find the list of states receiving CDBG-DR funding [here](#).

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## HUD Implements CDBG-DR Program Fixes Advocated for by Disaster Survivors

**TAG: Disaster** Keywords: *disaster recovery, HUD, Universal Notice, Community Development Block Grant-Disaster Recovery, CDBG-DR, Disaster Housing Recovery Coalition, DHRC*

HUD published a [Universal Notice](#) on January 8 outlining the requirements of the Community Development Block Grant-Disaster Recovery (CDBG-DR) program and implementing changes long advocated for by organizers, advocates, and disaster survivors in the NLIHC-led Disaster Housing Recovery Coalition (DHRC). The announcement follows the appropriation by Congress of [\\$12 billion](#) in CDBG-DR funds for allocation to 23 states and one territory that experienced disasters in 2023 or 2024.

As the only source of long-term recovery funding for disasters provided by the federal government, CDBG-DR funds are meant to address the “unmet needs” of disaster recovery that may not be met by other federal programs or funding sources. A flexible funding source, CDBG-DR funds can be used for housing, infrastructure, and economic development in the aftermath of a presidentially declared disaster. Funds are provided as a grant to state and municipal governments, who subsequently formulate and run programs with HUD oversight.

Yet due to the lack of permanent authorization for the CDBG-DR program, each approval of program funding by Congress requires HUD to issue an allocation notice outlining how the funds will be spent. Over the past several decades, this situation has produced a dense set of notices, each building upon the last, implementing different rules depending on the specifics of each disaster.

To streamline the CDBG-DR process, HUD announced that it would seek to create a comprehensive “Universal Notice” in 2024. This Universal Notice would govern future allocations of disaster funding in a more consistent fashion, while allowing HUD to put in place reforms ensuring that the program would be more efficient and effective.

The changes were [informed](#) by a Request for Information issued by the agency in early 2023 in response to which members of the DHRC provided substantive, collaborative comments. The Universal Notice includes many of the changes requested in that comment. In particular, the changes include provisions requiring that state and local governments receiving CDBG-DR funds:

- Form a citizen advisory group of community members that represent the demographics of the disaster-impacted community to provide input, advice, and recommendations on disaster recovery programs throughout the life of the grant.
- Demonstrate that funds are being provided to impacted communities proportional to their needs – including for housing, infrastructure, and economic development activities, as well as homeowner and renter-focused programs.
- Ensure programs have alternative methods for documenting ownership of disaster damaged homes, including deed, title, mortgage documentation, tax receipts or bills, home insurance, home purchase contracts, will or affidavit or heirship naming them as heir, receipts of major repairs completed prior to the disaster, court documents, letter from a manufactured housing community owner or public official, self-certification, or utility bills.

- Work to reduce barriers for vulnerable populations, protected classes, and underserved communities in accessing disaster assistance.
- Exempt funding for accessibility related components from program award caps.
- Align housing-related programs with any HUD RUSH funding provided to assist individuals experiencing homelessness received earlier in the disaster recovery process.
- Substantively respond to public comments regarding its plan for using the funds.
- Consult with advocacy organizations working on behalf of protected classes, vulnerable populations, and other underserved communities impacted by the disaster to ensure fair housing and civil rights requirements are followed.

NLIHC thanks and applauds HUD for being responsive to the needs of disaster survivors and working to fix the country's broken disaster recovery system.

Read the full Press Release & see the list of states receiving CDBG-DR funding [here](#).

Read the full Universal Notice [here](#).

Find summaries and more information about the Universal Notice [here](#).

## **HoUsed Campaign for Universal, Stable, Affordable Homes**

### **Join Tuesday's (1/14) National HoUsed Campaign Call for Universal, Stable, Affordable Homes!**

[Join](#) Tuesday's (January 14) national HoUsed campaign call from 4 to 5 pm ET. The call will feature experts from the Center on Budget and Policy Priorities (CBPP), who will lead "Appropriations 101," an explainer session meant to demystify the federal appropriations process. We will also discuss threats to affordable housing and homelessness programs anticipated over the coming year and what advocates can do to protect investments in these vital programs. [Register for the call here](#).

#### **Agenda:**

- Welcome and Updates
  - Kim Johnson, NLIHC
- Federal Appropriations 101
  - Center on Budget and Policy Priorities
- Threats to Housing and Homelessness Assistance
  - Kim Johnson, NLIHC
- Take Action! Engaging Your Members of Congress on HUD's Budget
  - Elizabeth Glidden, Deputy Executive Director, Minnesota Housing Partnership

Please note that NLIHC's national calls will now take place on the second and last Tuesday of every month, from 4 to 5 pm ET. [Register for the series here](#).

Access NLIHC's archive of HoUsed Campaign calls and other webinar recordings [here](#).

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## Congress

### Staffing Assignments Announced for Key Housing Committees in New Congress

**TAG: Congress** *Keywords: 119<sup>th</sup> Congress; committee assignments; U.S. Senate; U.S. House of Representatives; Committee on Banking, Housing and Urban Affairs; Subcommittee on Housing, Transportation, and Community Development; Committee on Appropriations; Committee on Finance; Committee on Financial Services*

The U.S. Senate and House of Representatives have announced staffing assignments for key congressional committees responsible for federal housing and homelessness policy and for funding the nation's crucial affordable housing and homelessness programs.

#### Senate Banking Committee

The Senate Committee on Banking, Housing and Urban Affairs (Senate Banking Committee) oversees legislation, petitions, and other matters related to financial institutions, economic policy, housing, transportation, urban development, international trade and finance, and securities and investments. The Committee's Subcommittee on Housing, Transportation, and Community Development oversees mass transit systems, general urban affairs, and development issues and is the primary oversight committee for HUD. The Subcommittee oversees HUD community development programs, the FHA, the Rural Housing Service, Fannie Mae and Freddie Mac, and all issues related to public and private housing, senior housing, nursing home construction, and indigenous housing issues.

Members of the Senate Banking Committee are listed below; members with an asterisk\* next to their name are new to the committee:

#### *Majority Members:*

- Tim Scott (R-SC), *Chair*
- Mike Crapo (R-ID)
- Mike Rounds (R-SD)
- Thom Tillis (R-NC)
- John Kennedy (R-LA)
- Bill Hagerty (R-TN)
- Cynthia Lummis (R-WY)
- Katie Britt (R-AL)
- Pete Ricketts (R-NE)\*
- Jim Banks (R-IN)\*
- Kevin Cramer (R-ND)
- Bernie Moreno (R-OH)\*
- Dave McCormick (R-PA)\*

#### *Minority Members:*

- Elizabeth Warren (D-MA), *Ranking Member*
- Jack Reed (D-RI)
- Mark Warner (D-VA)
- Chris Van Hollen (D-MD)
- Catherine Cortez Masto (D-NV)
- Tina Smith (D-MN)
- Raphael Warnock (D-GA)
- Andy Kim (D-NJ)\*
- Ruben Gallego (D-AZ)\*
- Lisa Blunt Rochester (D-DE)\*
- Angela Alsobrooks (D-MD)\*

Subcommittee assignments have not yet been announced.



## Senate Appropriations Committee

The Senate Committee on Appropriations (Senate Appropriations Committee) is responsible for determining the amount of funding made available to all authorized programs each year. The Committee's Transportation, Housing, and Urban Development (THUD) Subcommittee has jurisdiction over funding for the Department of Transportation and HUD, including community planning and development, fair housing and equal opportunity, the FHA, Ginnie Mae, public housing, and Indigenous housing issues.

Members of the Senate Appropriations Committee are listed below; members with an asterisk\* next to their name are new to the committee:

### *Majority Members:*

- Susan Collins (R-ME), *Chair*
- Mitch McConnell (R-KY)
- Lisa Murkowski (R-AK)
- Lindsey Graham (R-SC)
- Jerry Moran (R-KS)
- John Hoeven (R-ND)
- John Boozman (R-AR)
- Shelley Moore Capito (R-WV)
- John Kennedy (R-LA)
- Cindy Hyde-Smith (R-MS)
- Bill Hagerty (R-TN)
- Katie Britt (R-AL)
- Markwayne Mullin (R-OK)\*
- Deb Fischer (R-NE)
- Mike Rounds (R-SD)\*

### *Minority Members:*

- Patty Murray (D-WA), *Ranking Member*
- Richard Durbin (D-IL)
- Jack Reed (D-RI)
- Jeanne Shaheen (D-NH)
- Jeff Merkley (D-OR)
- Chris Coons (D-DE)
- Brian Schatz (D-HI)
- Tammy Baldwin (D-WI)
- Chris Murphy (D-CT)
- Chris Van Hollen (D-MD)
- Martin Heinrich (D-NM)
- Gary Peters (D-MI)
- Kirsten Gillibrand (D-NY)\*
- Jon Ossoff (D-GA)\*

Subcommittee assignments have not yet been announced.

## Senate Finance Committee

The Senate Committee on Finance (Senate Finance Committee) oversees matters related to taxation and other general revenue measures, including health programs under the *Social Security Act*, such as Medicare, Medicaid, and the Children's Health Insurance Program, as well as TANF and health and human services programs financed by a specific tax or trust fund. The Low-Income Housing Tax Credit (LIHTC) falls within its jurisdiction. As the chief tax-writing committee, members of the Finance Committee will play a leading role in determining the tax provisions included in a reconciliation bill.

Members of the Senate Finance Committee are listed below; members with an asterisk\* next to their name are new to the committee:

### *Majority Members:*

### *Minority Members:*

- Mike Crapo (R-ID), *Chair*
- Chuck Grassley (R-IA)
- John Cornyn (R-TX)
- John Thune (R-SD)
- Tim Scott (R-SC)
- Bill Cassidy (R-LA)
- James Lankford (R-OK)
- Steve Daines (R-MT)
- Todd Young (R-IN)
- John Barrasso (R-WY)
- Ron Johnson (R-WI)
- Thom Tillis (R-NC)
- Marsha Blackburn (R-TN)
- Roger Marshall (R-KS)\*
- Ron Wyden (D-OR), *Ranking*
- Maria Cantwell (D-WA)
- Michael Bennet (D-CO)
- Mark Warner (D-VA)
- Sheldon Whitehouse (D-RI)
- Maggie Hassan (D-NH)
- Catherine Cortez Masto (D-NV)
- Elizabeth Warren (D-MA)\*
- Bernie Sanders (I-VT)\*
- Tina Smith (D-MN)\*
- Ben Luján (D-NM)\*
- Raphael Warnock (D-GA)\*
- Peter Welch (D-VT)\*

### **House Financial Services Committee**

The U.S. House of Representatives' Committee on Financial Services (HFSC) oversees all components of the nation's housing and financial services sectors, including banking, insurance, real estate, public and assisted housing, and securities. The Committee reviews laws and programs related to HUD, the Federal Reserve Bank, the Federal Deposit Insurance Corporation, government sponsored enterprises including Fannie Mae and Freddie Mac, and international development and finance agencies such as the World Bank and the International Monetary Fund. The committee also ensures the enforcement of housing and consumer protection laws and financial privacy laws.

The HFSC Subcommittee on Housing and Insurance oversees HUD and the Government National Mortgage Association (Ginnie Mae). The Subcommittee also handles matters related to housing affordability, rural housing, community development including Opportunity Zones, and government sponsored insurance programs such as the Federal Housing Administration (FHA) and the National Flood Insurance Program.

Members of the HFSC are listed below; members with an asterisk\* next to their name are new to the committee:

#### *Majority Members:*

- French Hill (R-AR), *Chair*
- Frank Lucas (R-OK)
- Pete Sessions (R-TX)
- Bill Huizenga (R-MI), *Vice Chair*
- Ann Wagner (R-MO)
- Andy Barr (R-KY)
- Roger Williams (R-TX)
- Tom Emmer (R-MN)
- Barry Loudermilk (R-GA)

#### *Minority Members:*

- Maxine Waters (D-CA), *Ranking Member*
- Nydia Velázquez (D-NY)
- Brad Sherman (D-CA)
- Gregory Meeks (D-NY)
- David Scott (D-GA)
- Stephen Lynch (D-MA)
- Al Green (D-TX)
- Emanuel Cleaver (D-MO)

- Warren Davidson (R-OH)
- John Rose (R-TN)
- Bryan Steil (R-WI)
- William Timmons (R-SC)
- Marlin Stutzman (R-IN)\*
- Ralph Norman (R-SC)
- Dan Meuser (R-PA)
- Young Kim (R-CA)
- Byron Donalds (R-FL)
- Andrew Garbarino (R-NY)
- Scott Fitzgerald (R-WI)
- Mike Flood (R-NE)
- Mike Lawler (R-NY)
- Monica De La Cruz (R-TX)
- Andy Ogles (R-TN)
- Zach Nunn (R-IA)
- Lisa McClain (R-MI)\*
- Maria Salazar (R-FL)\*
- Troy Downing (R-MT)\*
- Mike Haridopolos (R-FL)\*
- Moore (R-NC)\*
- Jim Himes (D-CT)
- Bill Foster (D-IL)
- Joyce Beatty (D-OH)
- Juan Vargas (D-CA)
- Josh Gottheimer (D-NJ)
- Vincente Gonzalez (D-TX)
- Sean Casten (D-IL) Illinois
- Ayanna Pressley (D-MA)
- Rashida Tlaib (D-MI)
- Ritchie Torres (D-NY)
- Sylvia Garcia (D-TX)
- Nikema Williams (D-GA)
- Brittany Pettersen (D-CO)
- Janelle Bynum (D-OR)\*
- Cleo Fields (D-LA)\*
- Sam Liccardo (D-CA)\*

While final Subcommittee assignments have not been made, HFSC Chair Hill announced on January 9 that Rep. Mike Flood (R-NE) would serve as the chair of the HSFC Subcommittee on Housing and Insurance. Rep. Emanuel Cleaver (D-MO) is slated to return to his role as the Subcommittee's ranking member.

Two remaining House committees – Appropriations and Ways & Means – have yet to announce their members for the new congressional session.

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## HUD

### Senate Banking Committee Announces 1/16 Hearing for HUD Secretary Nominee Scott Turner

**TAG: HUD** *Keywords: Scott Turner, HUD secretary, Senate Committee on Banking Housing and Urban, hearing, nominee, nomination*

The U.S. Senate Committee on Banking, Housing, and Urban Affairs announced that it will hold a nomination hearing on January 16 at 10 am ET for Scott Turner, President-elect Donald Trump's nominee for HUD Secretary. After retiring from the National Football League in 2004, Turner worked in the office of Representative Duncan Hunter (R-CA) before running unsuccessfully as a Republican candidate for California's 50<sup>th</sup> Congressional District in 2006. Turner was subsequently elected in 2013 to the Texas State House, where he served two terms.

In April 2019, Turner was appointed by then-President Trump to lead the White House Opportunity and Revitalization Council, where he was charged with coordinating federal agencies to help attract private investors to “[Opportunity Zones](#).” Turner is currently Chair of the Center for Education Opportunity at the America First Policy Institute, the think-tank responsible for promoting Project 2025. View the announcement and watch the hearing [here](#).

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## HUD Publishes Final Changes to HOME Program

**TAG: HOME Investment Partnerships** *Keywords: HOME, final rule, OAHP, CPD, CHDO, tenant protections*

HUD’s Office of Affordable Housing Programs (OAHP) in the Office of Community Planning and Development (CPD) [published final changes](#) on January 6 to the HOME Investment Partnerships (HOME) program regulations (see *Memo*, [5/20/24](#) and [5/28/24](#)). While the final rule affects a number of areas pertaining to the HOME program, NLIHC’s [comments](#) regarding the proposed changes focused on only two areas. The final rule greatly strengthens tenant protections for renters living in HOME-assisted properties and makes improvements to the provisions concerning Community Housing Development Organizations (CHDOs). NLIHC will provide detailed descriptions of these improvements in next week’s *Memo*.

Find the final *Federal Register* version of the final rule at: <https://tinyurl.com/4asbbd54>

Find an easier to read version of the final rule at: <https://tinyurl.com/yes7k39n>

Read more about HOME on [page 5-1](#) of NLIHC’s *2024 Advocates’ Guide*.

Explore OAHP’s two HOME websites: the regular HUD website at <https://tinyurl.com/mssk9w6h>) and a HUD Exchange website at <https://tinyurl.com/mr3stys2>

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## NLIHC Submits Comments on Proposed Public Housing PHAS Regulations

**TAG: Public Housing** *Keywords: public housing, PHAS, proposed rule, comment letter*

NLIHC submitted [comments](#) to HUD on January 3 in response to [proposed changes](#) to the Public Housing Assessment System (PHAS) regulations (see *Memo*, [11/12/24](#)). NLIHC also [signed on](#) to a more detailed comment letter drafted by the National Housing Law Project and Greater Boston Legal Services. NLIHC offered two sets of comments, one pertaining to the proposed changes to the weights given to the Financial Assessment Subsystem (FASS) and the Management Assessment Subsystem (MASS), and the other pertaining to the continuing failure of HUD’s Office of Public and Indian Housing (PIH) to provide a means to measure resident satisfaction and resident participation.

NLIHC urged PIH to increase the maximum points for the Physical Assessment Subsystem (PASS) to 50 points instead of retaining its current maximum of 40 points while raising the maximums for FASS and MASS to 30 points each (by increasing each indicator’s maximum by

five points). The physical condition of public housing units and common spaces impacts residents most directly and therefore warrants greater PHAS consideration. The new NSPIRE inspection protocols should provide heightened and improved attention to the physical quality of residents' units and their units' immediate surroundings, such as hallways and elevators. PHAs ought to be prompted to pay greater attention to a property's physical condition by an augmented PASS score weight.

On April 25, 2011, NLIHC submitted [comments](#) focused exclusively on the omission of the Resident Assessment Subindicator (RASS) in response to PIH's request for comments regarding interim regulations published on February 23, 2011. Those comments were the product of discussions among public housing leaders from NLIHC's Resident Issues Policy Committee and the Resident Engagement Group convened by the National Housing Law Project.

NLIHC then urged – and still urges – PIH to ensure that some manner of gauging residents' satisfaction and participation be restored to the PHAS system. A final rule should include an independent, stand-alone measure of resident satisfaction and resident participation. Furthermore, these important elements should not be embedded as minor points in a management operations indicator, as PIH once proposed.

Read NLIHC's January 3, 2025, comment letter at: <https://tinyurl.com/5n7wvz4z>

Read NLIHC's April 25, 2011, comment letter at: <https://tinyurl.com/4xxfxy68>

Read the National Housing Law Project and Greater Boston Legal Services comment letter at: <https://tinyurl.com/4rydvfch>

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

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

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

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

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## HUD's PIH Revises Public Housing Demolition/Disposition Notice

**TAG: Public Housing** *Keywords: public housing, Section 18, demolition, disposition, notice, PIH, HUD, PHA Plan, SAC*

HUD's Office of Public and Indian Housing (PIH) issued [Notice PIH 2024-40](#) on December 26, modifying previous guidance ([Notice PIH 2021-07](#)) regarding how a public housing agency (PHA) can apply to demolish or dispose of public housing under Section 18 of the *Housing Act of 1937*. The Notice is to be used in conjunction with Section 18 regulations at [24 CFR Part 970](#). A number of changes urged by NLIHC and the National Housing Law Project are reflected in the revised Notice, including major improvements regarding resident consultation and resident

relocation and consideration of the “commensurate public benefit” provision so that it better benefits genuinely low-income people. The new Notice also adds references to vacant land also subject to Section 18 disposition. Notice PIH 2024-40 increases the percentage of units that can be converted to Project-Based Vouchers (PBVs) in Rental Assistance Demonstration (RAD)/Section 18 Blend applications to 90% if the units are part of a property located in a very high-cost area.

A PHA that seeks to demolish or dispose of public housing and/or vacant land must obtain approval from PIH’s [Special Applications Center \(SAC\)](#). No “material changes” may be made once SAC approves an application. If a PHA wants to make any material changes, it must submit a new application to SAC. Material changes include:

- Modification of the method of disposition.
- A public bid sale for less than 80% of the appraised fair market value (FMV).
- Revised terms of “commensurate public benefit” for dispositions less than FMV.

### **Resident Consultation**

As introduced in Notice PIH 2021-07, SAC will not approve any application that is clearly inconsistent with a PHA Plan or any information and data available to or requested by HUD, or if an application was not developed in consultation with residents, resident groups, and local government officials. A PHA must discuss the demolition or disposition at a public hearing as required by the PHA Plan regulations; the new Notice adds that a PHA must also comply with the resident consultation requirements of the PHA Plan, including discussing it with its Resident Advisory Board (RAB).

In addition to PHA Plan resident consultation provisions, the demolition/disposition regulations call for additional resident consultation specific to proposals to demolish or dispose of public housing ([24 CFR 970.9](#)). Notice PIH 2024-40 expands the previous Resident Consultation section (II.D. on pages 2 and 3), adding that residents affected by a demolition/disposition include public housing residents living in other units not proposed for removal at the same project as the property proposed for removal (units or vacant land) and/or residents living in any of a PHA’s other public housing units.

Along with a narrative of its resident consultation process, a PHA must attach to its application, evidence of consultation, such as sign-in sheets, dates, and meeting agendas. A PHA must allow residents and their representatives to submit written comments regarding the PHA’s proposed Section 18 Plan and the PHA must consider these comments. If a PHA proposes a demolition-only application, it must conduct a new consultation with residents if the PHA later submits a disposition-only application for the vacant land resulting from demolishing a development. Notice PIH 2024-40 adds as a “best practice,” conducting two meetings with residents before submitting an application, two meetings with residents after SAC accepts the demolition/disposition, and one meeting before finally removing the property.

### **Changes Regarding Disposition**

When a PHA disposes of public housing property it must receive fair market value (FMV) in return. However, it is possible to dispose property at less than FMV if there is a “commensurate public benefit,” which generally means the disposed property is developed for “affordable

housing” serving low-income households (those with income at or less than 80% of the area median income (AMI)). “Affordable housing” included housing developed with the Low-Income Housing Tax Credit (LIHTC). PIH 2024-40 makes a very beneficial improvement to the commensurate public benefit provisions (II.H. page 3) by explicitly calling for the disposed property to be used for or redeveloped as “low-income housing,” listing public housing and project-based Section 8 housing, including public housing converted through RAD. Only if it is not feasible to benefit low-income households with those programs can a PHA turn to “affordable housing” serving households with income at or less than 80% AMI, including LIHTC-assisted housing. The Notice encourages PHAs to give public housing residents priority for occupying “affordable housing.” The new Notice also requires a use restriction to ensure compliance with the commensurate benefit obligation and provides criteria that must be met by a use restriction.

The disposition regulations require a PHA to certify that disposition is in the best interests of residents and the PHA. There are three potential reasons a disposition might be considered in the best interest of residents and the PHA. One reason is that development of low-income housing off-site would be more efficient or effective. PIH 2024-40 (III.A.2, page 7) now requires a PHA to demonstrate that sufficient replacement low-income housing units are being provided in connection with disposition of a property. Before applying for Section 18 disposition, PIH encourages a PHA to first consider applying for a RAD or RAD/Section 18 Blend conversion. The new Notice deletes from Notice PIH 2021-07 the requirement for a PHA to demonstrate why replacement low-income housing units are preferable (for example, by being more energy efficient, having better unit configuration, being in a better location, or effecting further minority or economic de-concentration).

### **RAD/Section 18 Blends**

A new provision was added to the Rental Assistance Demonstration (RAD) in 2018 through Notice PIH 2018-04, introducing the RAD/Section 18 Blend option, which allowed up to 25% of the public housing units in a RAD project to be “disposed” under Section 18. Notice PIH 2021-07 allowed the percentage of units in a RAD/Section 18 Blend that could convert to PBVs to increase in three increments of 40%, 60%, and 80% depending on construction costs.

The purpose of RAD/Section 18 Blends is to allow a public housing property to undergo RAD conversion for one portion of the property’s units while the remaining units use the Section 18 disposition program’s Tenant Protection Vouchers (TPVs), which are converted to Project-Based Vouchers (PBVs). The primary reason for using the RAD/Section 18 Blend is to improve a project’s financing: PBVs generally provide greater rent revenue than RAD formula rent amounts. The PBV Housing Assistance Payment (HAP) contract at a RAD/Section 18 Blend project may be renewed as many times as necessary in order to keep the PBV units in the RAD project affordable, echoing the RAD program’s requirement that HAP contracts always be renewed.

PIH 2024-40 (III.B.1, page 8) increased the percentage of units in a RAD/Section 18 Blend project that can be Section 18 units from 80% to 90% (with only 10% of the units being straight RAD units) if the project entailed:

- Rehabilitation with hard construction costs exceeding 90% of the area’s Housing Construction Costs (HCC), as determined by PIH;

- Demolition and redevelopment; or
- The transfer of public assistance to a new site under RAD.

If rehabilitation with hard construction costs exceeded 60% of the area's HHC, then 60% of the units can be Section 18 units (with 40% of the units being straight RAD units). And if rehabilitation with hard construction costs exceeded 30% of the area's HHC, then 30% of the units can be Section 18 units (with 70% of the units being straight RAD units).

The RAD operations requirements in [Notice H-2019-09 PIH-2019-23 \(REV 4\)](#) states that a PHA may not provide different relocation rights and benefits to residents of a project on the basis of whether they live in a RAD unit or a RAD/Section 18 Blend unit. All RAD resident protection provisions must apply to residents of RAD/Section 18 Blend units. In a clarifying improvement, PIH 2024-40 (III.B, page 8) states that "All residents shall be treated uniformly and in accordance with RAD requirements, including the civil rights requirements and reviews described in the RAD Fair Housing, Civil Rights, and Relocation [Notice PIH 2016-17](#)."

### **Relocation of Residents**

PIH 2024-40 (VII.A, page 17) reminds PHAs of the Section 18 regulations ([24 CFR 970.21](#)), which require a PHA to offer each household displaced by demolition or disposition comparable housing that meets housing quality standards (HQS) and is located in an area that is generally not less desirable than the location of the displaced persons. The housing must be offered on a nondiscriminatory basis, without regard to race, color, religion, creed, national origin, disability, age, familial status, or gender, in compliance with applicable federal and state laws. For people with disabilities displaced from a unit with reasonable accommodations, comparable housing "should" include similar accommodations. A PHA is required to pay for the actual and reasonable relocation expenses of each resident to be displaced, including residents requiring reasonable accommodations because of disabilities.

The new Notice also adds (VII.C, page 18) that if a PHA intends to build or otherwise provide affordable replacement housing for the public housing units proposed for removal, PIH recommends that the PHA give the residents who are relocated from the public housing units the first right to occupy the new replacements units, and a PHA must provide any necessary counseling for residents who are displaced. When the PHA is relocating families with Housing Choice Voucher (HCV) assistance (including TPVs), PIH encourages the PHA to provide households with mobility counseling (VII.D, page 18).

Read Notice PIH 2024-40 at: <https://tinyurl.com/5n8nz92m>

More information about Section 18 and demolition/disposition is on [page 4-67](#) of NLIHC's *2024 Advocates' Guide* and on NLIHC's [public housing webpage](#).

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

More information about the Rental Assistance Demonstration (RAD) is on [page 4-50](#) of NLIHC's *2024 Advocates' Guide* and on NLIHC's [public housing webpage](#).

More information about PHA Plans is on [page 8-31](#) of NLIHC's *2024 Advocates' Guide*.



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## Housing Policy Forum

### Celebrate NLIHC's 2025 Leadership Awards Honorees: Senator Tina Smith, Susan Thomas, Mac McCreight, and Rob Robinson!

**Tag:** [Housing Policy Forum](#) *Keywords:* *Housing Policy Forum, Leadership Awards Reception, Senator Tina Smith (D-MN), Susan Thomas, Mac McCreight, Rob Robinson*

Join NLIHC in honoring our 2025 Housing Leadership Awards recipients: **Senator Tina Smith (D-MN), Susan Thomas, Mac McCreight, and Rob Robinson**. The NLIHC Housing Leadership Awards celebrate individual leaders and organizations for their outstanding contributions to affordable housing for those most in need. This year's awardees will be recognized at NLIHC's [Annual Housing Leadership Awards Reception](#) at the Hilton Capitol Hill Hotel in Washington, D.C. on March 26, 2025.

#### 2025 NLIHC Leadership Awards Honorees:

**Senator Tina Smith (D-MN)** will receive the **Edward W. Brooke Housing Leadership Award** for her incredible leadership in advocating for housing justice. As Chair of the Housing, Transportation, and Community Development Subcommittee of the U.S. Senate Committee on Banking, Housing, and Urban Affairs, Senator Smith has worked across the aisle to help improve access to safe, decent, and affordable housing in communities across the nation, including in rural and Tribal areas.

**Susan Thomas**, President of the Melville Charitable Trust, will receive the **Sheila Crowley Housing Justice Award** for her tireless efforts to raise awareness about the affordable housing crisis and solutions to homelessness. Susan was instrumental in the creation of the [Fund for Housing and Opportunity](#), a national non-partisan, cross-sector funder collaborative focused on tackling the housing affordability crisis by supporting advocacy, narrative change work, and efforts to scale effective practices at the intersection of housing, health, economic mobility, and education.

**Mac McCreight**, attorney for Boston Legal Services, will receive the **Dolbeare Lifetime Service Award**, for his work in legal services for more than 40 years, primarily at Greater Boston Legal Services. Throughout his career, Mac has provided training and written materials for the National Housing Law Project and educated countless legal services attorneys.

**Rob Robinson**, Community Organizer and Activist (NYC), will receive the inaugural **Loraine Brown Resident Leader Award**. The award honors a person living in subsidized housing who has shown dedication to helping tenants, people experiencing homelessness, and their community. Rob will receive the award for his strong commitment to advocating for the rights and well-being of tenants within the public and assisted housing community. His work focuses on changing people's fundamental relationship to land and housing.

**Recognize these outstanding leaders by making a donation to NLIHC in their honor!**

[Donate](#) to NLIHC in these leaders' honor as an individual or as an organization.

Your donation will be recognized in the Leadership Awards Celebration program, and your contribution will support NLIHC's mission to achieve 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.

[Make a donation to honor these outstanding leaders!](#)

[Register for NLIHC's 2025 Leadership Awards Reception!](#)

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## State and Local Innovation

### Join NLIHC's State and Local Tenant Protections Network!

**TAG: State and Local Innovation** *Keywords: tenant protections, State and Local Innovation, SLI, State and Local Tenant Protections Network, Network, webinar, End Rental Arrears to Stop Evictions, ERASE*

NLIHC's State and Local Innovation (SLI) project's State and Local Tenant Protections Network (Network) is a virtual convening space that gathers together a coalition of state and local organizations focused on introducing, passing, implementing, and enforcing laws, policies, and programs that strengthen renters' rights, rectify the power imbalance between landlords and tenants, and divert the threat of eviction. Every month, the Network convenes to troubleshoot and workshop challenges, highlight tenant protection wins, and discuss best practices in technical assistance. As legislative sessions around the country begin this month, advocates are invited to join the Network. [Register to join the Network here.](#)

In addition to supporting the advancement, implementation, and enforcement of state and local tenant protections, NLIHC's SLI project works to advance several critical initiatives, including (1) creating and sustaining emergency rental assistance programs; (2) preventing the criminalization of homelessness; and (3) providing technical assistance around state housing trust funds. By supporting the advancement of a broad range of housing innovations, the project aims to support – and create – housing innovations that keep eviction rates down and strengthen renters' rights.

The SLI project builds upon the success of NLIHC's End Rental Arrears to Stop Evictions (ERASE) project, which ran from January 2021 to December 2023. Through ERASE, NLIHC worked with state and local partners across the country to ensure that the historic \$46.5 billion in emergency rental assistance funds appropriated by the federal government to support tenants amid the public health crisis was visible, preventative, and accessible and that funds reached the lowest-income and most marginalized tenants. It was through the ERASE project that NLIHC began tracking the passage of renter protections across the country, especially those enacted during the COVID-19 pandemic. As of 2024, the NLIHC's [State and Local Tenant Protections Database](#) has compiled information on more than 350 pieces of legislation that have been passed since January 2021, while also including information on more than 650 total renter protections, such as rent stabilization ordinances, right to counsel policies and programs, and "just cause" eviction standards as well. More information on NLIHC's ERASE campaign can be found [here](#).

The Network meets every fourth Thursday of the month from 3 to 4 pm ET. The next Network call will take place on January 23 from 3 to 4 pm ET. This month, the call will focus on source-of-income protections. Lisa Chapman, director public policy at the [Michigan Coalition Against Homelessness](#), will join the call to discuss recent efforts to pass source-of-income protections in Michigan. Such protections, which were codified into law through “[Senate Bill 205](#),” “[Senate Bill 206](#),” and “[Senate Bill 207](#)” in Michigan in December 2024, ensure that tenants are not denied housing opportunities due to their income status. Register [here](#).

Please contact Nada Hussein, SLI project coordinator, at [nhussein@nlihc.org](mailto:nhussein@nlihc.org) with any questions related to the State and Local Tenant Protections Network.

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## Opportunity Starts at Home

### New OSAH Podcast Series Premieres with Episode on the Role of Architects in Advancing Housing Equity

**Tag: Opportunity Starts at Home** *Keywords: Opportunity Starts at Home, OSAH, multi-sector, American Institute of Architects, AIA, podcast, Karey Kubey, Casius Pealer*

NLIHC’s [Opportunity Starts at Home \(OSAH\) campaign](#) and the [American Institute of Architects \(AIA\)](#) released today (January 13) the first episode of a jointly produced five-part podcast series on the [OSAH campaign’s podcast webpage](#). The new episode, “Housing as a Human Right – The Role of Architects in Housing Equity,” dives into the work of AIA’s Housing & Community Development Knowledge Community’s Right-to-Housing Working Group, highlighting the critical role architects play in addressing housing inequities and influencing policy change. [Listen to the new episode](#).

Hosted by OSAH Campaign Director Chantelle Wilkinson, the episode features architects Karen Kubey and Casius Pealer, who share their insights about how thoughtful design can meet immediate needs, advance long-term community benefits, and support human rights. The guests highlight innovative architectural approaches that promote sustainability, inclusivity, and vibrant neighborhoods.

Listen to the episode [here](#).

#### *About the Series*

The podcast series, developed with AIA’s Right-to-Housing Working Group, highlights the multi-sector impacts of affordable housing. Hosted by OSAH’s Chantelle Wilkinson and Julianne Walker, the series features architects discussing human-centered design, federal policies addressing housing inequities, and innovative approaches to equity and sustainability. The series emphasizes the critical role of architects in advancing housing advocacy for a just and equitable future. New episodes will be released weekly on [Soundcloud](#), [Apple](#), and [Spotify](#).

Learn more about the series [here](#).

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## OSAH Campaign Releases Updated Fact Sheets on Connections between Housing and Criminal Justice, Economic Productivity, and Veteran Well-Being

**Tag: Opportunity Starts at Home** *Keywords: Opportunity Starts at Home, OSAH, multi-sector, criminal justice, economic productivity, veterans, fact sheets*

NLIHC's [Opportunity Starts at Home](#) (OSAH) campaign has released three [updated fact sheets](#) highlighting the impacts of affordable housing on economic productivity, criminal justice, and veteran well-being. While the national shortage of affordable and available housing impacts people with the lowest incomes from all backgrounds, research shows that veterans and people with criminal records face unique challenges when it comes to accessing and maintaining stable housing; that rental assistance is essential to reducing homelessness among veterans; and that investments in affordable housing benefit not only those residents receiving assistance but their surrounding communities by increasing employment, fueling economic activity, and generating government revenue. The new fact sheets, which were developed in collaboration with key partners including the Center on Budget and Policy Priorities (a member of OSAH's Steering Committee), draw on this research to highlight the intersections between affordable housing and each of these policy areas. [Read the new fact sheets here.](#)

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, from healthcare to education and economic growth. Advocates are encouraged to download the fact sheets to strengthen their efforts to reach out to potential allies in other fields and make the case for cross-sector collaboration. To broaden the movement for housing justice, housing advocates must ensure that allies in other sectors fully appreciate the extent to which housing influences their own priorities and goals.

Find the full list of fact sheets [here](#).

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## Research

### HUD Releases 2024 *Annual Homeless Assessment Report*

**TAG: Housing Instability and Homelessness** *Keywords: Point in Time Count; PIT Count; AHAR; Homelessness; homeless shelter; unsheltered; HUD*

HUD released the 2024 [Annual Homeless Assessment Report \(AHAR\), Part 1](#) on December 27, 2024. The report, which provides annual estimates of homelessness in the U.S., finds that from 2023 to 2024, homelessness in the U.S. increased by 18%, with approximately 770,000 people experiencing homelessness during this period. Homelessness increased among nearly all populations, including individuals, people in families with children, children and unaccompanied youth, seniors, and people of color. Veterans were the only population to see a continued decline in homelessness rates, which can be attributed to intense and sustained funding targeted at ending veteran homelessness. [Read the report here.](#) [Read NLIHC's statement in response to the report here.](#)

The AHAR summarizes estimates of homelessness at the national, state, and Continuum of Care (CoC) levels based on data from the annual Point-in-Time (PIT) counts of sheltered and unsheltered people experiencing homelessness on a single night in 2024. CoCs are local planning bodies responsible for coordinating homelessness services. The PIT counts, conducted by local volunteers, provide a “snapshot” of homelessness.

The 2024 Point-in-Time (PIT) count documented the highest number of people being unhoused since reporting began in 2007. Approximately 770,000 people were experiencing homelessness on a single night in 2024 – an 18% increase from 2023. Among people experiencing homelessness, 64% were staying in sheltered locations, while 36% were experiencing unsheltered homelessness in places not meant for human habitation.

The count also revealed the highest to-date number of people experiencing chronic homelessness, which is defined as having a disability and experiencing continuous homelessness for one year or more or at least four episodes of homelessness in the last three years for a combined time of 12 months. One in three individuals experiencing homelessness (152,585) experienced chronic patterns of homelessness. Sixty-five percent of individuals experiencing chronic homelessness – more than 99,565 people – were in unsheltered locations.

Most people experienced homelessness as individuals, making up two-thirds of the population experiencing homelessness. Between 2023 and 2024, the number of individuals experiencing homelessness increased by 9.6% (44,987 people), with the number of individuals experiencing sheltered homelessness increasing by 12.5% and the number of individuals experiencing unsheltered homelessness increasing by 6.9%. One-third of people experiencing homelessness (259,473) were in families composed of at least one adult and one child. Between 2023 and 2024, families with children saw the highest increase in homelessness compared to any other population category – the number of families experiencing homelessness rose by 39% (73,389). This increase in family homelessness was driven by a 43% increase in the number of people (72,217 more people) in families experiencing sheltered homelessness.

The number of children under the age of 18 experiencing homelessness increased to nearly 150,000, an increase of 33% from 2023. Between 2023 and 2024, the number of unaccompanied youths increased by 3,467 or 10% to 38,170. According to the report, 41,292 people experiencing homelessness were seniors, and 43% of those seniors were experiencing unsheltered homelessness in places not meant for human habitation.

People of color continue to be overrepresented among the homeless population compared to the U.S. population. Black people, for example, represent 12% of the U.S. population but accounted for nearly 32% of all people experiencing homelessness in 2024. However, the share of Black people experiencing homelessness decreased five percentage points from 2023. Thirty percent of all people experiencing homelessness were Hispanic/Latino, an increase of 32% (56,629 more people) from 2023. The increase in Hispanic/Latino people experiencing homelessness made up nearly half (47%) of the total increase in people experiencing homelessness from 2023 to 2024.

Due to large and sustained funding efforts, veterans were the only population that saw a continued decline in homelessness. The number of veterans experiencing homelessness decreased by 2,692 or 8% between 2023 and 2024. Since 2009, the number of veterans experiencing homelessness has decreased 55%.

The rise in homelessness in 2024 can be attributed to the nation’s worsening shortage of affordable housing, stagnant wages that have not kept up with increased housing costs, the effects of increased inflation over the past few years, and the ending of many pandemic-era benefits and protections that helped keep individual and families stable housed. Further, some CoCs reported that, without sufficient social safety nets in place, increases in both natural disasters and the number of individuals immigrating to the U.S. have also contributed to the rise in homelessness reflected in the 2024 *AHAR Part 1*.

The 2024 *Annual Homeless Assessment Report (AHAR) to Congress, Part 1* is available at: <https://bit.ly/4fMMiKO>

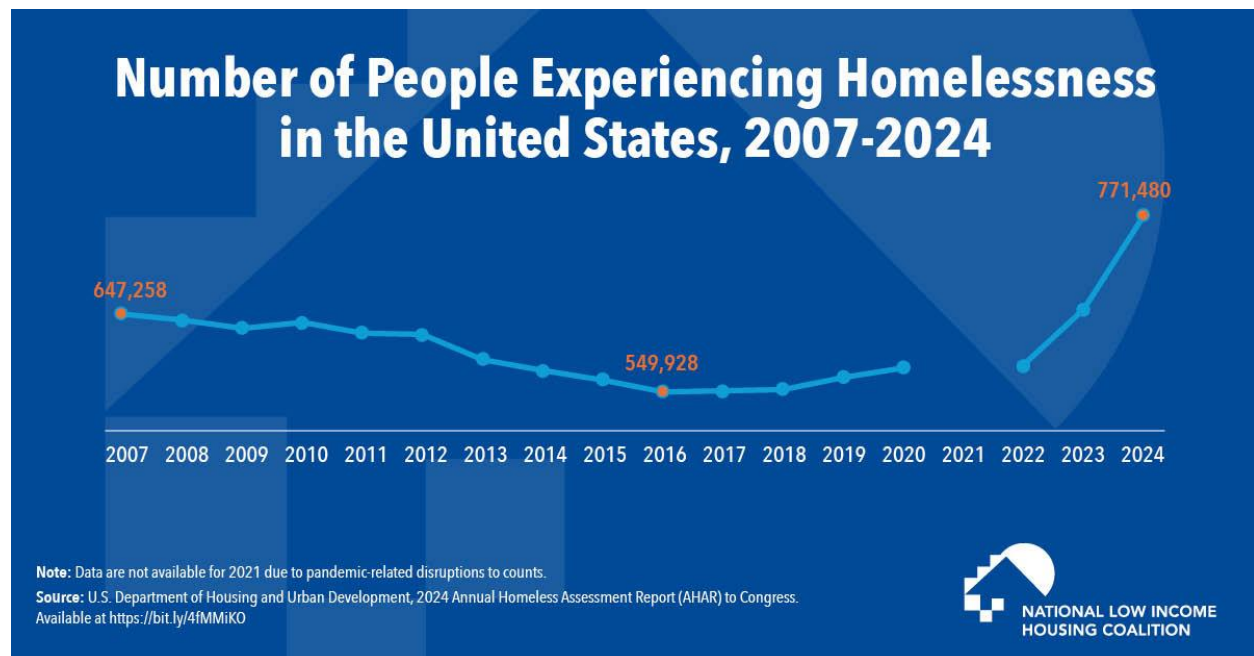
Read NLIHC’s statement on the 2024 *AHAR Report, Part 1*: <https://bit.ly/3PqQlfz>

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## Fact of the Week

### Number of People Experiencing Homelessness Reaches Highest Level since Data Collection Began in 2007

**Tag:** Fact of the Week *Keywords:* Fact of the Week; homelessness, HUD, Annual Homeless Assessment Report to Congress, AHAR



Note: Data are not available for 2021 due to pandemic-related disruptions to counts.

Source: U.S. Department of Housing and Urban Development, 2024 Annual Homeless Assessment Report (AHAR) to Congress. Available at: <https://bit.ly/4fMMiKO>

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## From the Field

### UC Berkeley's Turner Center and Abt Global Release Policy Brief on California's Affirmatively Furthering Fair Housing Efforts

**Tag: From the Field** *Keywords: University of California, Berkeley, Turner Center for Housing Innovation, Abt Global, California, Fair Housing, Affirmatively Furthering Fair Housing, AFFH*

The University of California, Berkeley's Turner Center for Housing Innovation and Abt Global released a jointly authored [policy brief](#) addressing California's recent efforts in regard to "Affirmatively Furthering Fair Housing" (AFFH). The brief is based on a thorough review of California legislation and 17 interviews with employees from fair housing groups and the state government. The brief details five AFFH strategies used by California since 2016, the shortfalls of these strategies, and lessons for other states hoping to learn from California. States are important enforcers of affordable housing laws because they can help municipalities act on these laws amid local opposition, thus making statewide prioritization of AFFH crucial.

Centuries of economic segregation between people of different races in the U.S. have resulted in racial disparities among those seeking access to quality housing and rampant discrimination in the housing market. The aim of affirmatively furthering fair housing was embedded in the *Fair Housing Act of 1968*, which includes the explicit goal of undoing patterns of housing segregation and creating "[truly integrated and balanced living patterns.](#)" The *Fair Housing Act* specifically mandates that HUD administer its programs in a way that "affirmatively furthers fair housing" while also placing responsibility for achieving this aim on localities that receive HUD funding. Yet while fair housing has advanced in some ways since 1968, the promise to affirmatively further fair housing has in general not been realized. For example, while the Obama administration enacted meaningful policies promoting AFFH, these policies were reversed by the first Trump administration.

Though the federal government's efforts to affirmatively further fair housing have waned, state and local governments continue to possess the power to shape housing trends in their cities. The five strategies enacted by California include embedding AFFH into state legislation, reviewing and critiquing local and regional plans for fair housing, incentivizing the construction of affordable housing in higher opportunity neighborhoods, creating renter protection laws and tools to fight displacement, and revitalizing neighborhoods in disadvantaged communities. The Turner Center/Abt brief draws attention to specific actions taken by the state to promote fair housing, including the passage of [AB 686](#), which created new requirements for agencies; made available a variety of resources, such as the AFFH Data Viewer, and tailored data packets to inform AFFH objectives; ordered the thorough review of local AFFH plans before they are eligible for California funding; and created Neighborhood Change Maps and Opportunity Maps to identify high access neighborhoods. The brief also discusses the enactment of [AB 1482](#), which fights displacement, and the creation of the Transformative Climate Communities (TCC) program.

The brief is transparent when it comes to the difficulties in achieving these goals. For example, the brief addresses the tension between moving lower-income individuals to wealthier neighborhoods and investing directly in low-income communities. Creating integrated and balanced living patterns would require investment in the communities themselves because even while some residents might move to wealthier areas, many of the residents remaining in lower-

income communities would likely continue to struggle finding quality housing amid persistent segregation. In addition, funding constraints pose challenges, as new construction is expensive and often requires large outlays for materials and labor. Like, the brief cites as additional hardships affecting efforts to keep up with AFFH rules heavy resistance from NIMBYs, staff shortages at the local levels, and the need to administer AFFH policies throughout the entire state of California.

The brief concludes by offering five lessons for other states as they adopt AFFH policies: states should (1) use data to push progress, (2) ensure that staff leaders are focused on fair housing, (3) tie local laws to existing state laws, (4) promote accountability mechanisms, (5) tailor AFFH strategies in accordance with neighborhoods' unique needs.

California faces some of the most significant affordable housing challenges of any state nationwide. According to [HUD's 2024 Point in Time Count](#), there were 187,084 unsheltered individuals in the state in 2024 – more than any other state, for the third year in a row. [NLIHC](#) reported that in 2022, 21%, or 1,282,835, of renters in California had extremely low incomes (ELI), with a disproportionate number of ELI renters being people of color. In addition, there was a shortage of 972,083 rental homes that were affordable and available for ELI renters in California. Such data display the need for increased funding and policies that affirmatively further fair housing in California and indeed throughout the rest of the country.

Make your voice heard and push for the prioritization of affordable housing nationwide by visiting NLIHC's [Take Action](#) page and urging your members of Congress to advance affordable housing solutions.

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## **NLIHC Careers**

### **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 Weeks of December 27 through January 10:

The following are some of the news stories to which NLIHC contributed during the weeks of December 27 through January 10:

- “US saw dramatic rise in homelessness at start of 2024, housing agency says” *The Guardian*, December 27, at: <https://tinyurl.com/5n94knnt>
- “Homelessness surged 18% to a new record in 2024 amid a lack of affordable housing across the U.S.” *CBS News*, December 27, at: <https://tinyurl.com/3k8ucp2n>
- “US homelessness surged 18% in 2024; more than 770,000 counted as homeless” *Newsweek*, December 27, at: <https://tinyurl.com/r4m65fjz>

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## NLIHC News

### Where to Find Us – January 13

- Coalition on Homelessness and Housing in Ohio (COHHIO) Tenant Protections Roundtable – Virtual, January 27 (Courtney Cooperman)
- Citizens Housing and Planning Association (CHAPA) Annual Federal Forum – Boston, MA, February 12 (Sarah Saadian)
- [Kansas Statewide Homeless Coalition 2025 Summit](#) – Topeka, KS, April 22-23 (Tia Turner)

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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

Kayla Blackwell, Housing Policy Analyst, x231

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  
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, Interim President & CEO, x247  
Tiara Wood, External Affairs Coordinator  
Carly Zhou, Research Intern