

**Volume 28, Issue 5**  
**February 6, 2023**

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## Homelessness and Housing First

### Representative Dean Introduces the “Homelessness and Behavioral Health Care Coordination Act” in the House

Representative Madeleine Dean (D-PA) reintroduced legislation in the U.S. House of Representatives on February 2 to help people experiencing homelessness and behavioral health issues, including substance use disorder, access critical supportive services. The “Homelessness and Behavioral Health Care Coordination Act” ([H.R.773](#)) would authorize a grant program within HUD to help state and local governments, tribal entities, public housing agencies, and Continuums of Care better coordinate services for behavioral health, including substance use disorder and homelessness. NLIHC has endorsed the bill.

More than 580,000 people experience homelessness on any given night, and approximately 17% of the total homeless population suffers from chronic substance use disorder. The Homelessness and Behavioral Health Care Coordination Act would break down barriers between the homelessness and healthcare systems to help people experiencing homelessness receive streamlined services, including substance use and other health services. The bill would award five-year grants of up to \$500,000 to help eligible entities improve homelessness system infrastructure and technologies and increase the availability of Naloxone, a medication used to treat the effects of opioid overdose.

“I applaud Congresswoman Madeleine Dean for introducing the Homelessness and Behavioral Health Care Coordination Act, which builds on decades of research, learning, and bipartisan support for proven solutions to homelessness,” [said NLIHC President and CEO Diane Yentel](#). “The evidence is irrefutable: the most effective way to end homelessness is to provide affordable, accessible homes linked with voluntary wrap-around services, including substance use and other health services. By building our nation’s capacity to bring together housing and healthcare services, this bill can help us more effectively address homelessness.”

The bill is cosponsored by Representative Sylvia Garcia (D-TX), and Senator Alex Padilla (D-CA) is leading a companion bill in the Senate.

Read a press release announcing the bill at: <https://bit.ly/3HW2sUr>

Read more about the “Homelessness and Behavioral Health Care Coordination Act” at: <https://bit.ly/40mXJ5z>

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### HUD Awards \$315 Million in Grants to Help 46 Communities Address Unsheltered and Rural Homelessness

HUD [announced](#) on February 2 the first cohort of communities to receive grants and vouchers to address unsheltered and rural homelessness, awarding nearly [\\$315 million](#) to 46 cities and localities across 30 states. In the coming weeks, HUD will award grants to additional communities and allocate additional housing vouchers to awarded communities.

The first-of-its-kind package of grants and vouchers will help communities provide housing and supportive services to people experiencing unsheltered homelessness and those experiencing homelessness in rural areas. The initiative encourages coordinated planning and collaboration among a variety of partners, such as health care providers, public housing authorities (PHA), and people with lived experience. Continuum of Care (CoC) collaborative applicants were directed to formally partner with PHAs to leverage the housing resources. PHAs that are partnering with CoC grantees will be prioritized for approximately 4,000 Housing Choice Stability Vouchers.

Communities will use the resources to implement a comprehensive plan to reduce unsheltered and rural homelessness that strengthens homeless outreach, increases the supply of permanent housing, and expands supportive services. Learn more about how grantees will implement the funds [here](#).

“Homelessness is a crisis, and it is solvable,” said HUD Secretary Marcia L. Fudge. “Housing with supportive services solves homelessness. That’s why for the first time the federal government is deploying targeted resources to meet the needs of people experiencing homelessness in unsheltered settings or in rural areas. With these grants and vouchers, HUD is filling this gap and giving communities the resources and tools to improve housing and health outcomes for people on the streets, in encampments, under bridges, and in rural areas.”

Read the press release announcing the grants at: <https://bit.ly/3HQDfe8>

Learn more about HUD’s initiative at: <https://bit.ly/40n6rka>

Find a list of grantees at: <https://bit.ly/3XY5rBb>

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## **Budget and Appropriations**

### **President Biden and Speaker McCarthy Meet to Kick Off Debt Ceiling and Spending Negotiations**

President Joe Biden and Speaker of the U.S. House of Representatives Kevin McCarthy (R-CA) met at the White House on February 1 to begin what is likely to be a long series of negotiations over federal spending and the raising of the debt ceiling.

Speaker McCarthy has repeatedly called for steep budget cuts as a necessary condition for raising the country’s debt limit, suggesting that fiscal year (FY) 2024 spending should be capped at FY2022 levels, which would result in an estimated \$130 billion cut to non-defense spending. President Biden, however, is pushing the Speaker not to tie the federal appropriations process to debt ceiling negotiations – which could create financial uncertainty across global markets – and instead enact a “clean” lifting of the debt ceiling.

While Speaker McCarthy left the meeting explaining that “no agreement [and] no promises” had been made, both leaders have pledged to continue negotiations. The meeting is likely to be the first of many meetings between the White House and the House Speaker regarding the debt

ceiling, with many analysts warning that the government could run out of funds to meet its financial obligations as early as June. U.S. Department of the Treasury (Treasury) Secretary Janet Yellen announced on January 19 that the federal government had reached its statutory debt limit and that her department would begin implementing “extraordinary measures” to keep paying the federal government’s bills and avert a default (see *Memo*, [1/23](#)). Negotiations over the debt ceiling and spending cuts in 2011 resulted in the “compromise” enactment of the “Budget Control Act of 2011,” which imposed austere spending caps on discretionary spending for the next decade in exchange for raising the debt ceiling.

Despite calls for steep cuts to the federal budget in the FY2024 budget, House Republicans have yet to name the programs for which they would slash funding. President Biden is slated to release his budget request for FY2024 on March 9, after which Speaker McCarthy and his colleagues in the House are expected to unveil their proposal.

### **Take Action!**

It is unacceptable to balance the federal budget by demanding cuts to programs that help the lowest-income households survive. There is a national shortage of approximately 7 million affordable, available homes for people with the lowest incomes, and only one in four households who qualify for federal housing assistance receives the help it needs. Without adequate federal funding for vital federal affordable housing and homeless assistance programs, households with the lowest incomes will continue to live precariously, only one missed paycheck or unexpected emergency away from housing instability, eviction, and, in the worst cases, homelessness.

NLIHC and our members, partners, and allies will continue working to advance the policies needed to ensure everyone has a safe, affordable, accessible place to call home and to guard against spending cuts and harmful proposals that would increase barriers to receiving housing assistance for people with the lowest incomes.

Visit our [Take Action](#) page to learn about ways you can get involved!

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## **Join CHCDF Webinar on FY23 Appropriations and the Outlook for FY24 Spending on February 10**

[Join](#) NLIHC and our partners at the Campaign for Housing and Community Development Funding ([CHCDF](#)) on February 10 from 2 to 3:30 pm ET for a webinar on fiscal year (FY) 2023 appropriations and the outlook regarding an FY24 spending package!

CHCDF is an education, strategy, and action coalition comprising more than 70 national organizations working to ensure the highest allocation of resources possible to support federal funding for affordable housing, homelessness, and community development programs. CHCDF’s members represent the full continuum of national housing and community development organizations, including faith-based, private sector, financial/intermediary, public sector, and advocacy groups.

Webinar attendees will learn about funding for affordable housing, homelessness, and community development resources enacted in the FY23 budget and the emerging threats to federal resources in FY24. We will share ways advocates can urge members of Congress to provide the highest possible funding in FY24 for HUD and U.S. Department of Agriculture (USDA) affordable housing, homelessness, and community development programs and reject calls to dramatically cut federal spending on domestic programs.

The panel will be moderated by Dara Baldwin, director of national policy at the Center for Disability Rights and an NLIHC Board member, and will include:

- Cynthia Cuestas, Council of Large Public Housing Agencies
- Tess Hembree, National Association of Housing and Redevelopment Officials
- Sonya Acosta, Center on Budget and Policy Priorities
- Linda Couch, LeadingAge
- Alayna Waldrum, American Association of Service Coordinators
- Allie Cannington, The Kelsey
- Steve Berg, National Alliance to End Homelessness
- Vicki Watson, National Community Development Association
- Ruth White, National Center for Housing and Child Welfare
- D Fox, National Network to End Domestic Violence
- Leslie Strauss, Housing Assistance Council
- Kim Johnson, National Low Income Housing Coalition

Register for the webinar at: [bit.ly/3x2IVvv](https://bit.ly/3x2IVvv)

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## **Congress**

### **Senate Banking Committee to Hold Hearing on the State of Housing**

The U.S. Senate Committee on Banking, Housing, and Urban Affairs announced that it will hold its first hearing of the 118<sup>th</sup> Congress, “[The State of Housing 2023](#),” on February 9 at 10 am ET. Witnesses will include Dr. Christopher Herbert of the Harvard Joint Center for Housing Studies, Dr. Robert Dietz of the National Association of Home Builders, and Mr. Lance George of the Housing Assistance Council. The hearing will be livestreamed at: <https://www.banking.senate.gov/hearings>

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## **Violence Against Women Act**

### **HUD Launches New VAWA Webpage**

HUD launched a [new webpage](#) featuring resources regarding the “Violence Against Women Act” (VAWA). The webpage will serve as a centralized location for materials related to HUD’s

implementation of VAWA, including resources on VAWA's housing protections; VAWA trainings, forms, and related legal authorities; and referrals for survivors of domestic violence, dating violence, sexual assault, stalking, and human trafficking in need of direct assistance.

First enacted in 1994, the Violence Against Women Act is a landmark piece of legislation that created comprehensive supportive services for survivors of domestic violence, dating violence, sexual assault, stalking, and human trafficking. VAWA is supposed to be reauthorized every five years to build on existing protections and update programs to better meet the needs of survivors. Most recently, the bill was reauthorized as part of [the 2022 omnibus spending package](#), signed into law in March 2022.

Visit HUD's new webpage and learn more about VAWA housing protections at: [www.hud.gov/vawa](http://www.hud.gov/vawa)

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

### **Recap of NLIHC's 1/30 National HoUsed Campaign Call**

In our most recent (January 30) national call for the “HoUsed: Universal, Stable, and Affordable Homes” campaign, we discussed a major announcement on homelessness from the Biden-Harris administration; shared new resources on interim housing from the Framework for an Equitable Homelessness Response; highlighted HUD's recently proposed Affirmatively Furthering Fair Housing (AFFH) rule and the White House's proposal for a Renters Bill of Rights; and shared updates from the field and Capitol Hill.

NLIHC President and CEO Diane Yentel opened the call by highlighting the work the Biden-Harris administration has done to shift the narrative surrounding affordable housing since announcing its [plan to prevent and end homelessness](#). HUD launched the House America initiative in September 2021, and since then more than [140,000 people have been permanently housed](#) through initiatives implemented by HUD, the U.S. Interagency Council on Homelessness (USICH), and the U.S. Department of Veterans Affairs (VA) (see *Memo*, [1/30](#)).

Matthew Doherty, former director of USICH and consultant for the [Framework for an Equitable Homelessness Response](#) (Framework), and coauthors Shaundell Diaz from Three County Continuum of Care and Claudine Sipili of Destination: Home, shared new resources on interim housing, including the project “[Reimagining Interim Housing and Action Areas for Transforming Approaches to Sheltering People Experiencing Homelessness](#)” and its “[Tools for Strengthening Current Interim Housing Programs and Supplement](#).” The presenters discussed the necessity of genuine collaboration with people with lived expertise in order to provide better environments for people experiencing crises and build more effective, trauma-informed systems to respond to homelessness. Centering the expertise of people with lived experience ensures that the complex, intersectional dimensions not visible to others are integrated into this work and these conversations.



HUD Principal Deputy Assistant Secretary for Fair Housing and Equal Opportunity Demetria McCain discussed the recently proposed updated [AFFH rule](#) (see *Memo*, [1/9](#)), highlighted by HUD Secretary Marcia L. Fudge in her [CNN op-ed](#). The AFFH rule requires jurisdictions receiving federal funds for housing and community development to “affirmatively further fair housing,” meaning recipients cannot discriminate and must take action to achieve integrated living areas, eradicate historic and existing patterns of segregation, and promote equal access to opportunity, homeownership and economic opportunities, as well as policies and practices that improve fair housing. Deputy Assistant Secretary McCain encouraged advocates to weigh in on the proposed rule once the 60-day comment period begins.

Faizah Malik of Public Counsel in Los Angeles, California, shared updates on the city’s recent historic victories securing expanded tenant protections for tenants. Ms. Malik and her team collaborated with the Los Angeles City Council to adopt crucial [permanent tenant protections](#) before the emergency measures put in place during the pandemic expire. They successfully secured relocation assistance for rent gouging, a threshold for nonpayment eviction, and near-universal just cause protections.

Erika Poethig, special assistant to the president for housing and urban policy, joined to reaffirm the Biden-Harris administration’s commitment to the federal strategic plan to end homelessness through its announcement of the [Blueprint for a Renters Bill of Rights](#) (see *Memo*, [1/30](#)). The plan consists of five expansive pillars to inform the federal government’s actions: safe, quality, accessible, and affordable housing; clean and fair leases; education, enforcement, and enhancement of renters’ rights; the right to organize; and eviction protection, diversion, and relief. Read NLIHC’s [statement](#) on the announcement.

NLIHC Senior Vice President for Public Policy and Field Organizing Sarah Saadian rounded out the call with an update from Capitol Hill. Negotiations over raising the debt ceiling are ongoing, with Speaker of the U.S. House of Representatives Kevin McCarthy (R-CA) and President Biden meeting for the first time to discuss the impending crisis face-to-face. Speaker McCarthy and his Republican colleagues in the House have threatened not to raise the debt ceiling unless they can secure dramatic spending cuts for federal programs, including HUD’s vital affordable housing and homelessness programs.

National calls will now take place every other week. Our next call will be on February 13 at 2:30 pm ET. Register for the call at: <https://bit.ly/3ub2sWM>

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## **Disaster Housing Recovery**

### **Displaced Hurricane Ida Survivors in Louisiana Receive Rent Reprieves from FEMA through Spring**

FEMA [announced](#) on January 27 that it would be modifying its plan to charge Hurricane Ida survivors living in temporary housing units (THUs) market-rate rent beginning in February. Instead, the agency will be charging survivors \$50 per month through May 31, 2023. The policy change was made as a result of a waiver request submitted by the State of Louisiana arguing that

higher rents would impact THU residents' ability to fully recovery from Hurricane Ida. The decision will benefit significantly the thousands of disaster survivors still residing in these units following the 2021 storm.

FEMA has a statutorily created deadline – 18 months – on the provision of assistance following the declaration of a disaster. However, the agency has the authority – which it regularly uses – to extend this period upon request from state governments. Because housing programs administered by FEMA, such as the program creating THUs, often take many months to implement, disaster survivors typically receive direct housing assistance for only a short time frame before the deadline of 18 months arrives.

The “Stafford Act” provides FEMA with the discretion to charge rent for THUs following the expiration of the 18-month deadline, with minimum rent payments of \$50 per month. In recent years, however, FEMA has begun to interpret this discretion as a requirement, and the agency moved to charge wildfire survivors in the Pacific Northwest and survivors of Hurricane Laura and Delta market-rate rents in 2022. While the agency permits appeals of its rent decisions, allowing survivors to demonstrate their inability to pay the full amount, notifications that full rent will be charged typically lead households to leave THUs, resulting in further displacement and, in the worst cases, homelessness. Advocates, including members of NLIHC’s Disaster Housing Recovery Coalition, have called on the agency to reverse such decisions.

Louisiana was partly successful in its [request](#) that the agency reverse its decision to charge rent for THUs. When the state requested that the agency refrain from charging any rent through the middle of this year, FEMA [responded](#) that it would charge the minimum rate of \$50 per month through the end of May 2023. The state will need to send a subsequent waiver request before that deadline.

Read the FEMA press release on the decision at: <https://bit.ly/40uRUTq>

Read the Louisiana waiver request letter at: <https://bit.ly/3X3jYub>

Read FEMA’s response letter at: <https://bit.ly/3JBIMv9>

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## **More Than 25 Senators and Representatives Send Letter to FCC Chair Regarding Translation of Emergency Alerts**

Nine U.S. Senators and 17 Representatives from the U.S. House of Representatives co-signed a [letter](#) to Federal Communications Commission (FCC) Chairwoman Jessica Rosenworcel regarding the translation of Wireless Emergency Alerts (WEAs) into languages other than English and Spanish. In addition to requesting information about efforts to translate the alerts into new languages, the letter asks about challenges currently preventing the achievement of this goal.

Wireless Emergency Alerts (WEAs) are short, emergency messages from authorized federal, state, local, tribal, and territorial public alerting authorities that are broadcast from cell towers to

WEA-enabled mobile devices in locally targeted areas. Wireless providers primarily use cell broadcast technology for WEA message delivery. WEA broadcasts, which involve partnerships between FEMA, the FCC, and wireless providers, include AMBER alerts, information about inclement weather events, stay-at-home orders, and other emergencies.

The letter observes that many Asian American populations have low English proficiency rates, with some populations reporting that more than a third of their members have difficulty communicating in English with healthcare providers. In addition, two thirds of Asian Americans speak a language other than English at home. When disasters occur, members of these populations can have difficulties reading and interpreting emergency alerts, putting them at risk of injury and death from disaster impacts. Several recent FCC orders have discussed the need for improvement of language translation for the WEA system, but efforts remain ongoing.

“Asian Americans are expected to be ‘the nation’s largest immigrant group by the middle of the century’, and the linguistic barriers faced by this community demonstrate a need for accessible emergency notifications so that non-English and non-Spanish speaking communities can be prepared for extreme weather events,” the letter explains. “With a rise in non-English and non-Spanish speakers, we urge the FCC to examine mandating languages other than English and Spanish in WEAs.”

Read the letter at: <https://bit.ly/3juL3sA>

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## HUD

### HUD Posts Preview Version of Final HOTMA Rule

HUD posted a “[preview version](#)” of the final rule implementing all but one of the remaining provisions of the “Housing Opportunity Through Modernization Act of 2016” (HOTMA) on January 31. While other HOTMA provisions were previously implemented (see *Memo*, [10/13/20](#)), Sections 102, 103, and 104 still required formal public review and comment prior to implementation. A [proposed rule](#) to implement these provisions was published on September 17, 2019 (see *Memo*, [9/23/19](#)). HUD anticipates the final rule will not be officially published in the *Federal Register* until later this month. The provisions will not take effect until January 1, 2024. The preview version offers residents and advocates more time to review the extensive final rule. NLIHC will provide a comprehensive summary of the final rule after it is published.

The purpose of HOTMA, signed into law on July 29, 2016, is to streamline processes and reduce administrative burdens on housing providers, thereby also reducing burdens on assisted residents. Various provisions of HOTMA have been implemented by other HUD actions:

- A [Federal Register notice](#) published on October 24, 2016, announced provisions that were effective immediately.
- A [Federal Register notice](#) published on January 18, 2017, implemented multiple voucher program provisions unrelated to Sections 102, 103, and 104.

- A [Federal Register](#) notice published on July 14, 2017, provided technical corrections to the January 18, 2017, notice.
- Housing Quality Standards (HQS) Implementation Guidance ([Notice PIH 2017-20](#)) has been published.
- Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) Implementation Guidance ([Notice PIH 2017-21](#)) has also been published.
- Housing Choice Voucher Program Guidance on Manufactured Home Space Rentals ([Notice PIH 2017-18](#)) has been made available.
- Implementation of Minimum Heating Standards in Public Housing Properties ([Notice PIH 2018-19](#)) has also been made available.

While Sections 102, 103, and 104 do not apply to all HUD programs, most of HUD's key programs will be affected to some degree, including:

- Office of Public and Indian Housing (PIH), public housing, and Housing Choice Vouchers.
- Office of Multifamily Housing Programs (Multifamily); Project-Based Section 8 Rental Assistance (PBRA), including PBRA in Rental Assistance Demonstration (RAD); Section 202 Housing for Low-Income Elderly; and Section 811 Housing for Low-Income Persons with Disabilities.
- Office of Community Planning and Development (CPD), HOME Investment Partnerships Program (HOME), national Housing Trust Fund (HTF), and Housing Opportunities for Persons with AIDS (HOPWA).

Section 102, applies primarily to public housing, HCV, and PBRA, but some of its provisions also apply to HOME, HTF, and HOPWA. In short, it reduces the frequency of income reviews and modifies the definition of income and assets. For example, the HOTMA statute:

- Created a 10% adjusted income increase or decrease threshold for conducting interim income reexaminations. In most situations, increases in earned income (e.g. wages) will not be processed until a resident's next annual income reexamination.
- Increased the standard deduction for households with a head, co-head, or spouse who is elderly or is a person with a disability.
- Excluded income received from Medicaid or other state or local programs designed to keep at home a household member who has a disability.
- Increased the allowance for unreimbursed health and medical care expenses from 3% to 10% of annual income (phased in over two years).
- Provided hardship relief for expense deductions, lessening the impact of the above increased threshold for medical expenses. Public housing agencies (PHAs) may grant hardships for households unable to pay rent due to unanticipated medical or disability expenses, as well as for households no longer eligible for the childcare expense deduction.

Section 103 modifies the continued occupancy standards for public housing households whose income exceeds the statutory limit (known as the "over-income" provision). (See *Memo*, [2/8/16](#) and [NLIHC's 2016 comment letter](#).)

Section 104, which applies to public housing, HCV, PBRA, HOME, HTF, and HOPWA, sets maximum asset limits for eligibility and continued occupancy and implements deductions and exceptions for certain investments such as retirement savings. Retirement accounts and educational savings accounts will not be considered “net family assets.”

In late spring of this year, both Multifamily and PIH will publish comprehensive implementation guidance, and both offices will host webinars during the spring and summer.

Read the preview version of the final HOTMA rule at: <https://bit.ly/3WZjK7k>

Read the Multifamily listserv email at: <https://bit.ly/40mLshu>

Read Multifamily’s one-page summary at: <https://bit.ly/3JwNRAb>

Multifamily’s HOTMA webpage is accessible at: <https://bit.ly/3wJI9Dp>

Read the PIH email to PHA directors at: <https://bit.ly/3DxirFV>

Read a PIH two-page highlight of the proposed rule at: <https://bit.ly/3JCKpc5>

Read a PIH question-and-answer paper regarding income and asset provisions at: <https://bit.ly/40nXGpW>

PIH’s HOTMA webpage is accessible at: <https://bit.ly/3XTanHv>

Read NLIHC’s 2019 “Summary of Some of the Major Provisions of the HUD’s Proposed Rule” at: <https://bit.ly/34UphRW>

Read NLIHC’s formal comment letter regarding the proposed rule at: <https://bit.ly/3jrQDMb>

More information about HUD programs affected by the proposed rule is accessible in [Chapter 4](#) of NLIHC’s *2022 Advocates’ Guide*.

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## **Opportunity Starts at Home**

### **OSAH Campaign Outlines Priorities for 118<sup>th</sup> Congress**

The [Opportunity Starts at Home](#) (OSAH) campaign submitted a [memorandum](#) to members of the 118<sup>th</sup> Congress urging policymakers to address one of the most critical issues facing people today: the lack of decent, stable, affordable rental housing. The memorandum outlines the housing crisis facing those with the lowest incomes while also sharing research on the multi-sector impacts of the lack of affordable housing and overviewing the growing number of multi-sector partners supporting robust housing solutions. The memorandum urges members of Congress to support the OSAH campaign’s long-term housing solutions and highlights legislative opportunities to support affordable housing, as well as legislative threats to housing and homelessness programs.

“Research consistently shows that a lack of decent, stable, affordable housing causes and exacerbates negative outcomes in education, healthcare, food security, economic mobility, homelessness, civil rights, criminal justice, child welfare, climate, and more,” explains the memorandum. “With your leadership, we can help end the rental housing crisis by bringing proven solutions to scale.”

Read the memorandum [here](#).

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## Research

### Report Demonstrates Short-Term Rentals Are Exacerbating Puerto Rico’s Housing Crisis

A new report from the Center for a New Economy, “[The Impact of Short-Term Rentals in Puerto Rico: 2014-2020](#),” examines the impact of short-term rentals on the housing market in Puerto Rico. Short-term rentals, which are defined as dwellings that are rented for a period shorter than 90 days, were found to increase median rent and housing prices. Contrary to common perception, the economic benefits of short-term rentals also accrued disproportionately to professionals operating multiple properties rather than homeowners seeking supplemental income by renting a spare room. The authors conclude that a robust regulatory framework is needed to ensure that short-term rentals do not further exacerbate the ongoing housing crisis in Puerto Rico.

Using data from AirDNA, the authors documented over 30,000 unique short-term rental listings in Puerto Rico from 2014 to 2020. Contrary to some portrayals of short-term rentals, most listings were not from homeowners renting out empty rooms for additional income. Approximately 83% of the listings in Puerto Rico were for entire homes. Just 15% of the listings were for private rooms, and the remaining 2% were for hotel rooms and shared rooms. Listings for entire homes, moreover, drove the growth in short-term rentals between 2014 and 2020, with listings for entire homes increasing from fewer than 2,000 in October 2014 to approximately 10,000 by the end of 2019. Private room listings remained below 2,000 for the entire period.

Control of short-term rentals and short-term rental revenues appeared to be concentrated among a subset of hosts with multiple listings, suggesting the commercialization of short-term rentals in Puerto Rico. For example, although most Airbnb hosts (61%) listed only one property between 2014 and 2020, the 39% of Airbnb hosts who listed two or more properties were responsible for 69% of the total listings and received 79% of the revenue. In terms of actual dollar amounts, between 2014 and 2020, Airbnb hosts with single listings earned almost \$154 billion in revenue, while hosts with multiple listings earned over \$575 billion.

Since short-term rentals can diminish the long-term rental supply, the authors further examined the impact of short-term rental listings on median rents and home prices in the San Juan region. After controlling for other factors, the authors found that a 10% increase in the share of short-term rentals resulted in an average increase of 7% in median rent and 23% in median home prices. In light of this finding, the authors suggest housing market impacts might be especially pronounced in coastal municipalities, which are popular tourist destinations and typically have

higher shares of short-term rentals. In Culebra, for instance, the number of short-term rentals equals or surpasses the number of units available for long-term rent, and the area has only a few dozen subsidized long-term rental units, meaning that the affordability of rental housing is especially susceptible to market shifts.

In addition to their analysis of market impacts, the authors found that disasters significantly impacted short-term rental listings between 2014 and 2020. Daily Airbnb listings, for example, increased on average 31% in the wake of Hurricane Maria. The onset of the pandemic and the lockdown in Puerto Rico, on the other hand, were associated with a nearly 58% decline in average daily listings, while the end of the lockdown was associated with a 37% increase.

According to the authors, these findings point to the need for greater regulation that minimizes the negative impacts of short-term rentals on Puerto Rico's housing market. They outline several policy approaches that have been implemented by different cities around the world, such as restrictions on location and the number of nights short-term rentals can operate, licensing and registration requirements for hosts, and fines in cases of non-compliance. However, given that the challenges involving short-term rentals have only emerged in the last few years, the authors note that these policies have not been adequately studied.

Read more at: <https://bit.ly/3DyeAbI>

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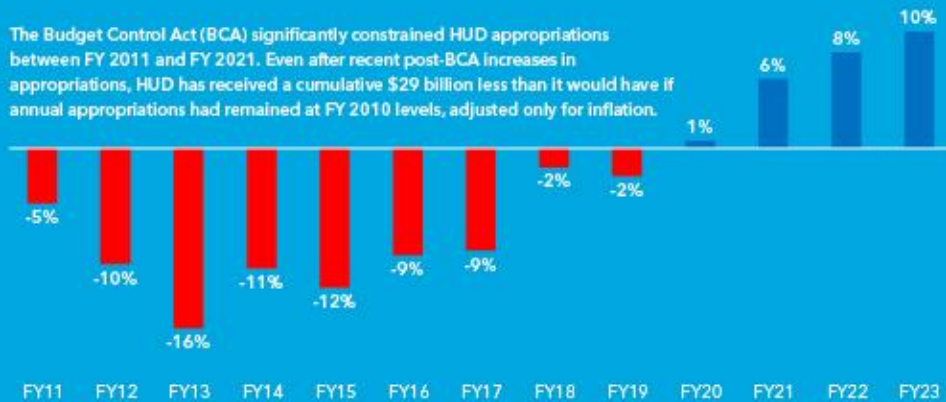
## **Fact of the Week**

### **Budget Control Act Severely Constrained Annual HUD Appropriations**



## Percent Change in Annual Appropriations for Key HUD Programs Relative to FY 2010

The Budget Control Act (BCA) significantly constrained HUD appropriations between FY 2011 and FY 2021. Even after recent post-BCA increases in appropriations, HUD has received a cumulative \$29 billion less than it would have if annual appropriations had remained at FY 2010 levels, adjusted only for inflation.



Note: Adjusted for inflation. Key HUD programs include Tenant-Based Rental Assistance, Project-Based Rental Assistance, Public Housing Capital and Operating Funds, CDBG, HOME, Section 202, and Section 811. A significant share of the FY23 increase was the result of earmarks for CDBG, which are unlikely to directly address housing affordability challenges for the lowest-income renters.



Note: Adjusted for inflation. Key HUD programs include Tenant-Based Rental Assistance, Project-Based Rental Assistance, Public Housing Capital and Operating Funds, CDBG, HOME, Section 202, and Section 811. A significant share of the FY23 increase was the result of earmarks for CDBG, which are unlikely to directly address housing affordability challenges for the lowest-income renters.

### From the Field

#### Los Angeles Permanently Expands Tenant Protections as Citywide Eviction Moratorium Expires

The Los Angeles City Council [unanimously voted](#) on January 20 to pass permanent tenant protections that seek to keep renters in their homes as the city's eviction moratorium lapses. The passage of a just cause eviction ordinance, which went into effect on January 27, makes Los Angeles the largest city in the U.S. to establish just cause protections and one of [10 jurisdictions](#) to establish just cause legislation since January 2021.

“It was critical for just cause protections, along with other permanent protections to prevent evictions relating to rent, to be in place before the expiration of the emergency eviction protections to prevent the wave of evictions and homelessness we have been fearing since the beginning of the pandemic,” said attorney Faizah Malik of Public Counsel, a member of the Keep LA Housed coalition, which has been advocating for stronger tenant protections in L.A.



During months of debate, tenants and advocates pushed the City Council to protect the city's lowest-income renters at risk of eviction during a worsening housing crisis. City councilmembers faced pressure to act in advance of January 31 – the expiration date of the city's local COVID-19 state of emergency and corresponding eviction moratorium. The moratorium barred landlords from evicting renters who faced financial hardship because of the COVID-19 pandemic. Although the Council allowed the citywide eviction moratorium to expire, Los Angeles renters will remain protected for two more months under the Los Angeles County eviction moratorium. The county's moratorium covers renters in unincorporated areas of the county and incorporated cities without their own eviction moratorium, which encompasses the City of Los Angeles as of February 1. The county Board of Supervisors [voted to extend its moratorium](#) – also originally set to expire on January 31 – until March 31. Supervisor Lindsay Horvath, the sole renter on the Board of Supervisors, initially pushed for a six-month extension, but the proposal was scaled back to two months.

Following two hours of public comment, the 15-member Los Angeles City Council [unanimously voted](#) on January 20 to adopt an initial set of expansive and permanent tenant protections, which Mayor Karen Bass swiftly signed into law. The newly enacted [Ordinance No. 187737](#) includes universal just cause eviction standards, which require landlords to provide a specific rationale to evict a tenant, such as unpaid rent, documented lease violations, nuisance or damage to property, or an owner move-in. Under Los Angeles's universal just cause ordinance, all rental homes within the city will be covered, not just those that have historically been protected because of rent stabilization policies. Just cause eviction standards already apply to more than 600,000 rent-stabilized homes in Los Angeles, and this policy will greatly expand just cause standards to cover approximately 400,000 additional homes, making it the largest expansion in tenant protections since Los Angeles adopted rent stabilization in the 1970s.

The other ordinance approved by the City Council on January 20 formally ended the eviction moratorium. However, under pressure from advocates, the City Council did amend certain provisions of the ordinance to clarify the timeline for repayment and provide some additional time for certain evictions. [Ordinance No. 187736](#) extends the timeline for repaying back-rent accumulated during the emergency period. Renters who accumulated past due rent between March 1, 2020, and September 30, 2020, will have until August of this year to clear their balance, while renters who owe payments for the period between October 1, 2021, and January 31 of this year will have until February 1, 2024, to make their required payments. In addition, the sunset ordinance bars landlords from evicting tenants because they have unauthorized pets or additional residents not listed on their leases until February 1, 2024.

Councilmembers provisionally approved a [measure](#), on an initial 9-2 vote, that establishes a minimum threshold for eviction. Previously, a tenant in Los Angeles could have been evicted for having as little as \$1 in unpaid rent. Under the ordinance, a tenant cannot be evicted for nonpayment unless the tenant's unpaid rent exceeds one month of the city's Fair Market Rent (FMR) for an equivalent sized rental home. The FMR in Los Angeles is \$1,747 for a one-bedroom unit and \$2,222 for a two-bedroom apartment. Because the measure did not pass unanimously, it will be read and voted on again on February 3.

The Council also [discussed](#) a proposal that requires landlords to pay relocation fees if they raise rents above 10% or 5% plus the rate of inflation, whichever is lesser. Most landlords [would be](#)

[required](#) to pay the tenant three times the fair market rent for relocation assistance, plus \$1,411 in moving costs. Landlords of single-family residences, however, would only be required to pay one month's rent. Although the city's rent stabilization ordinance and statewide anti-rent gouging laws already protect many renters from such steep rent spikes, the new ordinance will disincentivize rent spikes for tenants in approximately 84,000 homes built since 2008 that are not covered under existing law. An amendment was approved to clarify that the relocation assistance requirement is only triggered by increases in contracted monthly rent and does not apply to changes in promotional or discounted rent. To allow for time to draft this amendment, the relocation assistance proposal was tabled on January 27. Following amendments to the draft, it was heard again on January 31 where it [passed](#) with an 11-2 majority.

In addition to extending the countywide eviction moratorium, the Los Angeles County Board of Supervisors also previously voted to adopt for unincorporated areas a nonpayment eviction threshold policy, which went into effect in December 2022. The County is also waiting for the completion of a report on a relocation assistance policy similar to that of the City of Los Angeles. Finally, it also voted to create a [\\$45 million fund](#) for small landlords, giving landlords the opportunity to apply for up to \$30,000 in unpaid rent. The motion, brought forth by Supervisors Kathryn Barger and Holly Mitchell, follows a recommendation from the Los Angeles County Department of Consumer and Business Affairs to establish a \$5 million fund to help small property owners with their costs. Landlords that have more than four rental units or that do not have any mortgage payments due on their properties will be ineligible to apply for relief. Landlords that accept the funds must agree not to evict a tenant for nonpayment of rent.

Going forward, advocates in the [Keep LA Housed coalition](#) will push to expand tenant protections to renters across Los Angeles County. Keep LA Housed is pushing for a suite of policies under its LA County Tenant Bill of Rights, which includes the policies adopted by the City last week, along with a right to counsel and other policies. The Keep LA Housed coalition currently serves as a cohort member in NLIHC's End Rental Arrears to Stop Evictions (ERASE) project. The purpose of the ERASE project is to ensure that the historic aid enacted by Congress reaches the lowest-income and most marginalized renters it is intended to help, while also working to inform advocacy for long-term investments to end housing instability and homelessness in the U.S. To learn more about the work of the ERASE project, visit: <https://nlihc.org/erase-project>

Overall, the new ordinances enacted in the City and County of Los Angeles are the latest in a nationwide wave of efforts to codify permanent tenant protections as emergency rental assistance (ERA) runs out and emergency provisions expire. Since the start of the pandemic, dozens of cities and states have enacted policies aimed at increasing housing stability, addressing homelessness, preventing evictions, and strengthening tenants' rights. NLIHC's ERASE Project has documented more than 150 new tenant protections passed in 32 states and 73 localities since January 2021.

For a nationwide overview of new tenant protections, visit NLIHC's State and Local Tenant Protections Database at: <https://nlihc.org/tenant-protections>

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## **NLIHC's Winter Issue of *Tenant Talk* to Be Released February 9!**

Every winter, NLIHC releases a new issue of *Tenant Talk*, our semi-annual newsletter designed to engage residents in housing advocacy. This year's winter issue, which will highlight the rapid growth of tenant protections in our country and the role played by tenants in the movement for tenants' rights, will be released on February 9. But you can sign up to receive a free hard copy today! Just visit: <https://nlihc.wufoo.com/forms/z172cq1w0jo1lch/>

History shows that [tenants play an important role](#) in shaping housing policy during times of crisis. Power imbalances have probably always existed between owners of shelter and those who need access to this shelter to survive, but these imbalances changed during the era of rapid industrialization in the nineteenth century, when tenancy became more common in many parts of the U.S. Since then, tenant groups have formed to fight against unjust living conditions, high rents, and evictions – and that's just to name a few concerns! In places with histories of tenant movements, such as New York City, the first tenant-related laws were passed as early as the [1860s](#), and new laws have been fought for by tenant groups ever since. These advocacy efforts have shown time and time again that tenants have the power to push for and enact essential protections, especially during times of crisis.

The new issue of *Tenant Talk – Advancing Tenant Protections: Building Tenant Power to Achieve Renter Equity* – will give an overview of a broad spectrum of individual, local, and national protections that can be utilized to keep renters in their homes regardless of their income or background. The publication will include articles by renters and tenant advocates, including some members of the NLIHC Tenant and Community Leader cohort, as well as by people with lived expertise who have been impacted by tenant protection legislation. As always, the issue will provide updates from NLIHC on policy, racial equity, and research developments.

To receive your free hard copy of *Tenant Talk*, fill out this [form](#), and be sure to let us know how many copies you would like. Please feel free to share the registration link with your network and others who might be interested.

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## **Housing Policy Forum**

### **FHFA Director Thompson to Address NLIHC's Housing Policy Forum 2023, March 21-23!**

[NLIHC's Housing Policy Forum 2023: Onward to Housing Justice](#), taking place on March 21-23 at the Hilton Washington DC Capitol Hill Hotel in Washington, D.C., will feature a discussion with Federal Housing Financing Agency (FHFA) Director Sandra Thompson about the path forward for ensuring tenant protections and affordable housing for those most in need in America. [Register today to attend the Forum.](#)



FHFA Director Sandra Thompson

This year's forum will feature conversations with key leaders in Congress, administrative officials, and an array of other compelling speakers and panelists. In addition to FHFA Director Thompson, the forum will feature a discussion with Congresswoman Pramila Jayapal (D-WA), chair of the Congressional Progressive Caucus; U.S. Department of the Treasury Deputy Secretary Wally Adeyemo; and keynote addresses by acclaimed sociologist and author Matthew Desmond and renowned scholar and social activist Rev. Dr. William J. Barber II.

A full event schedule will be shared in the coming weeks.

[Register today](#) for the March 21-23, 2023, Housing Policy Forum!

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## **Renowned Freedom Singer Rutha Mae Harris to Address Forum Tenant Sessions**

[NLIHC's Housing Policy Forum 2023: Onward to Housing Justice](#) will feature tenant sessions with renowned freedom singer and civil rights activist Rutha Mae Harris. The Forum's tenant sessions will be held on March 20-21 at the Hilton Washington DC Capitol Hill Hotel in Washington, D.C.



Rutha Mae Harris

Rutha Mae Harris is recognized as one of the original freedom singers and notably performed at the March on Washington. Originally from Albany, Georgia, Ms. Harris has dedicated her career to advancing the civil rights movement.

NLIHC has long offered tenant sessions to provide learning and networking opportunities for low-income tenants prior to the start of the larger Housing Policy Forum. This year's tenant sessions will include tenant and community leaders engaging in thoughtful discussions about tenant rights and protections and tenant advocacy focusing on federal housing policy to achieve housing justice for all.

**This year's tenant sessions will be held on Monday, March 20, at 2 pm ET and Tuesday, March 21, at 8:30 am ET.**

For more information on the tenant sessions, please contact Renee Willis at [rwillis@nlihc.org](mailto:rwillis@nlihc.org).

**[Register today](#) for NLIHC's Housing Policy Forum!**

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## **Leadership Awards Ceremony**

**Join NLIHC in Honoring John Parvensky at the Housing Leadership Awards Ceremony on March 22, 2023!**

NLIHC will honor John Parvensky at our 41<sup>st</sup> Annual Housing Leadership Awards Celebration on Wednesday, March 22, from 6:30 to 8 pm at the Hilton Washington DC Capitol Hill Hotel in

Washington, D.C. Mr. Parvensky will receive the 2023 Cushing Dolbeare Lifetime Service Award for his longstanding leadership in the fight for housing and health care justice and equity as an advocate, a supportive housing developer, and a provider of health care for the homeless. As CEO of the Colorado Coalition for the Homeless for the past 37 years, he led the development of more than 2,000 supportive housing units. The Dolbeare Lifetime Service Award is named for NLIHC's founder, Cushing Niles Dolbeare, a pioneer of the affordable housing movement. The celebration will also honor Ayuda Legal Puerto Rico and Representative Cori Bush (D-MO). Donate to NLIHC in these leaders' honor as an [individual](#) or as an [organization](#).



John Parvensky

John Parvensky has been fighting for housing and health care justice for more than 44 years. He attended his first NLIHC conference in 1979, representing the Tenant Action Group of Philadelphia as a volunteer while attending the University of Pennsylvania Law School. After spending five years providing legal support for community organizing, fighting redlining, and negotiating Community Reinvestment Act agreements with low-income advocates in Philadelphia, he moved to Denver, where for the past 38 years he has led the Colorado Coalition for the Homeless in forging the integration of affordable, supportive housing and health care to meet the needs of families and individuals experiencing homelessness in Colorado and throughout the nation.

In 1987, Mr. Parvensky joined Mitch Snyder and Michael Stoops in a weeklong “sleep-out” on the streets of Washington D.C., advocating for passage of what became the “McKinney Vento Act.” In 1989, he brought two buses of advocates from Colorado – including people experiencing homelessness – to Washington for the Housing Now march and rally.



Mr. Parvensky served on the board of directors of the National Coalition for the Homeless for 25 years, and as its interim executive director for two years. He also served as a board member and chair of the National Health Care for the Homeless council for many years. An early adopter of the Housing First approach, the Coalition has developed more than 2,000 units of supportive housing and manages an additional 2,500 scattered site housing vouchers, providing comprehensive housing and support services to more than 4,500 formerly homeless households each night.

Mr. Parvensky has been able to use his advocacy to create innovative combinations of financing and funding to build complex developments to meet the unique needs of homeless families and individuals. Believing that “Housing is Health Care,” he has been able to use health care to leverage housing resources and housing to leverage health care resources. By adopting this approach, he has combined advocacy and innovation to meet the needs of Colorado’s homeless population.

For his dogged persistence, advocacy, organizing, and creativity in creating lasting solutions to homelessness, NLIHC is excited to award John Parvensky with the 2023 Cushing Dolbeare Lifetime Service Award.

In addition to recognizing Mr. Parvensky, NLIHC will present Ayuda Legal Puerto Rico with the 2023 Sheila Crowley Housing Justice Award for its persistent efforts to ensure a just recovery – including access to safe and affordable housing – in the aftermath of numerous disasters. Ayuda Legal Puerto Rico is a non-profit organization that provides free legal education to groups and communities in the defense of fundamental rights – especially the right to housing. The award is named for former NLIHC President and CEO Sheila Crowley, who led NLIHC for more than 17 years. Representative Cori Bush will receive the 2023 Edward W. Brooke Housing Leadership Award for leading a movement to guarantee housing for all. In her first term in Congress, she introduced legislation to end homelessness by 2025, led a demonstration on the steps of the U.S. Capitol that successfully called on the Centers for Disease Control and Prevention to extend the eviction moratorium, and introduced legislation to permanently implement an eviction moratorium throughout the pandemic. The Brooke award is named for Senator Edward Brooke (R-MA), who as a U.S. senator and later as chair of the NLIHC board of directors championed low-income 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. Information about how to register to attend the Housing Leadership Awards Celebration is forthcoming.

To learn more about the awards and for event updates, please visit: <http://bit.ly/3TR14oN>

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## Events

### Join Today's (February 6) Tenant Talk Live Webinar on International Models for Housing

NLIHC will host the next session of “Tenant Talk Live” – a webinar with and for renters and resident leaders – today, February 6, at 6 pm ET. The webinar will include updates for tenants and a discussion with Hawai‘i-based organizers who visited Finland last year to learn about international housing models, including the Housing First model. Register for today’s Tenant Talk Live webinar at: <https://bit.ly/361rmy2>

Staff and advocates affiliated with Hawai‘i Appleseed Center for Law & Economic Justice traveled to Finland in 2022 to learn more about international models of housing, including one used in the U.S. and known as “[Housing First](#).” Both countries have implemented the model in different ways. Finland demonstrated its commitment to the model by very nearly ending street homelessness. The country’s government centered the voices of individuals with lived experience in its policymaking and disbursed government funds to build new rental housing and support demand in the rental market. [In 2022 alone, Finland spent over \\$2.3 billion to construct more than 10,000 new affordable housing units](#). The Finnish model demonstrates that strong investments in affordable housing can be a powerful tool in ending homelessness.

On the call, NLIHC staff will be joined by Kenna Stromogipson, housing policy director for Hawai‘i Appleseed, and Aura Reyes, community leader and co-founder of *Ka Po'e o Kaka'ako*, to discuss the lessons learned about Housing First from their trip to Finland.

Attendees will also get a chance to learn more about recent developments in the federal housing space, including updates on civic engagement under tenant organizing accounts, HUD’s proposed “[Affirmatively Further Fair Housing](#)” (AFFH) rule, and the Biden-Harris administration’s [blueprint](#) to strengthen and enforce renter protections.

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

Register for today’s Tenant Talk Live webinar at: [bit.ly/361rmy2](https://bit.ly/361rmy2)

Stay up to date on Tenant Talk Live events via the [Facebook group](#)

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### PolicyLink to Host “Proposed AFFH Rule 101” Webinar

PolicyLink will host a webinar, “[Our Housing Futures: Proposed AFFH Rule 101](#),” on February 8 at 2 pm ET. The webinar will provide background information about the proposed



Affirmatively Furthering Fair Housing (AFFH) rule announced by HUD on January 19 (see [Memo, 1/23](#)).

In addition to detailing the background of the AFFH rule, the webinar will provide an overview of the federal rulemaking and public comment process, a step-by-step guide to writing and submitting an effective equity-focused comment, and data sources that can be cited in comments. Advocates can access a previous version of PolicyLink's AFFH public comment guide [here](#).

Speakers on the webinar will include Angela Glover Blackwell (founder-in-residence of PolicyLink); Thomas Silverstein (Lawyers' Committee for Civil Rights Under Law); Natalie Maxwell (National Housing Law Project); Sarah Yeung (Sojourner Consulting); and Lincoln Larmond (Boston Tenant Coalition).

The proposed rule has yet to be published in the *Federal Register*. Once the proposed rule is published in the *Federal Register*, advocates will have 60 days to offer comments. NLIHC will provide sample comment letters that advocates can consider using.

Learn more and sign up for the webinar at: <https://bit.ly/3l749Wb>

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## **NLIHC in the News**

### **NLIHC in the News for the Week of January 29**

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

- “The Biden administration plans to expand protections for renters” *NPR*, January 29 at: <http://bit.ly/3HUfCRL>
  - “How the Debt Ceiling Debate Puts State and Local Dollars at Risk” *Route Fifty*, January 30 at: <http://bit.ly/3l9aoZG>
  - “House GOP rhetoric worries housing advocates about HUD funding” *Roll Call*, January 31 at: <http://bit.ly/3HrfA2q>
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## **NLIHC News**

### **NLIHC Welcomes New Members in Fourth Quarter of 2022**

NLIHC welcomed a number of new individuals and organizations as members during the fourth quarter of 2022! To learn more about NLIHC membership, visit [nlihc.org/membership](https://nlihc.org/membership).

#### *New Organizational Members*

- Affordable Housing Action Alliance of Dane County

- Best Real Estate Company
- Commission on Economic Opportunity of Luzerne County
- Eastern CT Housing Opportunities
- Eugene Tenant Alliance
- Harriet Tubman Freedom Fighters Corp.
- Housing & Eviction Prevention Project (Monroe County)
- Housing Santa Cruz County
- Impact NW
- Innovative Emergency Management (IEM)
- Pasadena Tenants Union

*New Individual Members*

- Alicia Lyons
- Alvan Quamina
- Angela Holmes
- Annie McAlmon
- Audrey Davis
- Brenda Castaneda
- Carmen Tyson-Thomas
- Carolyn Youngs
- Cassandra Dock
- Charron Pearson
- Cherrelle Duncan
- Chris Cook
- Christie Esplin
- Christopher Brown
- Craig Baab
- Cynthia Bowser
- Cynthia Johnson
- Cynthia Pizzini-Martin
- Dan Bryant
- Danyelle Brown
- David Hayes
- Deanna Robinson
- Denis Woods
- Donna Price
- Elisabeth Black
- Eric Peterson
- Erica Ponder
- Erik Perez
- Estelle Lewis
- Felicia Kalani
- Ginger Segel

- Grisenia Matos
- Guillermina Osoria
- Hayden Belcher
- Heather Barnes
- Heather Boher
- James F. Rucker
- Jennie Infante
- Jeremy Turner
- John Pollock
- John Shinn
- Judy Greiner
- Kameisha Lewis
- Karen Rhodes
- Kari Gardiner
- Kathy Cunha Johnson
- Kathy Kamp
- Kathy Purnell
- Kemmesha Thomas
- KL Eckhardt
- Ladonna Ball
- Leanna Briggs
- Leanne Greer
- Leslie Ebert
- Liberty Jordan
- Lorinda Destrini
- Lydia Brannen
- Magdana Gedeon
- Martin Holguin
- Melinda Thornton
- Natoshia Jordan
- Olivia Moreno-Carlson
- Oneisha Newman
- Pandora Robinson
- Rachel Rohner
- Renee Montes
- Robbin Schlater
- Ronnette Devers
- Sandy Mao
- Seeun Park
- Shandy Hickman
- Shanetta Davis
- Sherrie Shivley
- Stephanie Bedford
- Susan D'Entremont

- Susan Pargoe
- Tara Gaston
- Terra Berziel
- Theresa Barron
- Tom Johnson
- Zacarias Reed

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## **Where to Find Us – February 6**

NLIHC staff will be speaking at the following events in the coming months:

- Public Health: Social Justice and Advocacy, University of Rhode Island Health Studies Department – Virtual, February 7 (Lindsay Duvall)

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## **NLIHC Staff**

Lilly Amechi, Policy Intern

Andrew Aurand, Senior Vice President for Research, x245

Sidney Betancourt, Housing Advocacy Organizer, x200

Victoria Bourret, ERASE Senior Project Coordinator x244

Jen Butler, Vice President of Media Relations and Communications, x239

Alayna Calabro, Senior Policy Analyst, x252

Matthew Clarke, Writer/Editor, x207

Courtney Cooperman, Housing Advocacy Organizer, x263

Bairy Diakite, Director of Operations, x254

Lindsay Duvall, Senior Organizer for Housing Advocacy, x206

Dan Emmanuel, Senior Research Analyst, x316

David Foster, Field Intern

Ed Gramlich, Senior Advisor, x314

Sarah Gallagher, Senior Director, ERASE Project, x220

Jordan Goldstein, Communications/Graphic Design Intern

Danita Humphries, Senior Executive Assistant, x226

Nada Hussein, ERASE Project Coordinator, x264

Kendra Johnson, Chief Operating Officer, x232

Kim Johnson, Public Policy Manager, x243

Mike Koprowski, OSAH Campaign Director, x317

Kayla Laywell, Housing Policy Analyst, x231

Mayerline Louis-Juste, Senior Communications Specialist, x201

Khulud Mohammed, Communications/Graphic Design Intern

Steve Moore Sanchez, Development Coordinator, x209

Neetu Nair, Research Analyst, x291

Khara Norris, Senior Director of Administration, x242

Noah Patton, Housing Policy Analyst, x227  
Ikra Rafi, Creative Services Manager, x246  
Benja Reilly, Development Specialist, x234  
Kharl Reynado, Policy Intern  
Gabrielle Ross, Housing Advocacy Organizer, x208  
Sarah Saadian, Senior Vice President for Public Policy and Field Organizing, x228  
Brooke Schipporeit, Manager of Field Organizing x233  
Sophie Siebach-Glover, Research Analyst, x205  
Lauren Steimle, Web/Graphic Design Specialist, x246  
Leslie Villegas, ERASE Intern  
Chantelle Wilkinson, OSAH Campaign Manager, x230  
Renee Willis, Senior Vice President for Racial Equity, Diversity, and Inclusion, x247  
Rebecca Yae, Senior Research Analyst, x256  
Diane Yentel, President and CEO, x225  
Zak Zethner, Research Intern