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## NLIHC Virtual Housing Policy Forum 2022

### Recap of NLIHC's 2022 Virtual Housing Policy Forum Featuring Congressional Leaders, HUD Secretary Fudge, Policy Experts, Successful Organizers, and Others

Advocates from around the country attended this year's NLIHC Virtual Housing Policy Forum, which featured conversations with and presentations by key leaders in Congress and the Biden administration, including HUD Secretary Marcia L. Fudge, Senator Majority Leader Chuck Schumer (D-NY), Senators Sherrod Brown (D-OH), Mazie Hirono (D-HI), Amy Klobuchar (D-MN), Rob Portman (R-OH), Elizabeth Warren (D-MA), Chris Van Hollen (D-MD), and Tina Smith (D-MN), and Representatives Maxine Waters (D-CA), Cori Bush (D-MO), Pramila Jayapal (D-WA), Ritchie Torres (D-NY), David Price (D-NC), and Mario Diaz-Balart (R-FL). The forum also featured an array of additional speakers, such as MacArthur Genius award-winning photographer LaToya Ruby Frazier, and panels on topics ranging from racial equity and housing, the state of play on Capitol Hill, tenant protections, and best practices in organizing, to the multi-sector affordable housing movement, disaster housing recovery, effective media strategies and practices, lessons learned from emergency rental assistance implementation, and the central role of anti-racism, equity, diversity, and inclusion in housing advocacy.



Following a welcome by outgoing NLIHC Board Chair Marla Newman, NLIHC President and CEO Diane Yentel kicked off the first day of the forum with inspiring remarks on **“Achieving Housing Justice.”** Over the past year, she said, NLIHC and our partner advocates throughout the U.S. successfully advocated for the enactment of more than 130 new tenant protections in states and localities around the country and helped ensure an historic \$46.55 billion of emergency rental assistance was made available for those renters most in need. “ERA has reached nearly 10 million people in over 3.2 million households,” said Diane. “Our collective efforts to ensure these funds reach the lowest-income and most-marginalized people are working.”



Diane also reviewed the progress made by NLIHC, its partners, and advocates in promoting racial equity and inclusion and in advancing the policy priorities of NLIHC’s HoUsed campaign. She praised the efforts of advocates and partners in pushing the House of Representatives to pass the “Build Back Better Act” that would provide unprecedented investments in rental assistance, public housing, and the national Housing Trust Fund, and she urged attendees to recognize their accomplishments while redoubling their efforts on behalf of the lowest-income renters. “We achieved the unimaginable. We did the impossible. Together, we can and we will do it again,” said Diane. “We will keep fighting until we end homelessness and housing poverty, until we achieve housing justice, once and for all. Thank you for fighting with us. Thank you for believing and for leading. You are an inspiration.”

In the next session, “**Racial Equity and Housing Justice: The Human Toll of Housing and Economic Justice**,” NLIHC Senior Vice President for Racial Equity, Diversity, and Inclusion Renee Willis spoke with acclaimed photographer [LaToya Ruby Frazier](#) about her work documenting the effects of housing and economic injustice. A recipient of the MacArthur Genius Award and the Gordon Parks Foundation/Steidl Book Prize, Ms. Frazier depicts in photography and writing the unsettling reality of an America torn apart by poverty, racism, healthcare inequality, and environmental toxicity. In a wide-ranging discussion, Ms. Frazier discussed why she uses her work to feature voices and perspectives traditionally erased from the American narrative and why art is such a powerful tool for social transformation.



Ms. Frazier discussed her award-winning first book *The Notion of Family*, which offers a penetrating look at the legacy of racism and economic decline in America’s small towns as embodied by her hometown of Braddock, Pennsylvania. She shared stories about her relationship to Braddock – home to steel mills and other industrial sites that have poisoned the landscape of the community and the bodies of those who live there – and reflected on how her experience living in Talbot Towers (a 210-unit public housing community that was demolished in the early 1990s) impacted her life and work. After the towers came down and people in her county were forced to secure new homes with housing vouchers, neighboring municipalities filed suit to prevent public housing residents from moving in. She spoke passionately about the insidiousness of systemic racism and inequality in housing as she recounted the story of how Talbot Tower tenants were denied access to affordable homes in neighboring white communities. Ms. Frazier also shared why she believes it is so critical to engage marginalized groups and individuals to amplify their voices and help them come together with renewed agency. She called on advocates to continue to use storytelling in their art and grassroots activism to foster greater empathy, connection, and understanding.

The next session, “**Capitol Insiders Panel – The Current State of Play**,” featured staffers working with key congressional offices who shared insights about the path to achieving housing justice in 2022 and beyond. Beth Cooper, who works on the Senate Committee on Banking, Housing and Urban Affairs, provided an update on the “Build Back Better Act” and its historic investments in targeted housing resources. Christina Monroe from the House Appropriations Committee highlighted key investments included in the fiscal year (FY) 2022 spending bill, including 25,000 additional Housing Choice Vouchers. She also shared ideas regarding how advocates and congressional champions can best achieve universal housing assistance. Avery Pierson from the Office of Senator Rob Portman (R-OH) spoke about the “Eviction Crisis Act” and explained how the pandemic has underscored the need for permanent resources to stabilize families during a crisis. Kiara Davis, who works with Representative Cori Bush (D-MO), shared why it is so important that Congress include more representatives who have lived experience of homelessness – as Representative Bush does – to help shape policymaking.





Following this session was a series of conversations with three members of Congress: **Representatives Ritchie Torres (D-NY), Pramila Jayapal (D-WA), and Cori Bush (D-MO)**. In the first conversation, **Representative Torres** spoke with NLIHC President and CEO Diane Yentel about how his experience growing up in public housing gave him “the wisdom of lived experience” and a deeper understanding of how having a safe, affordable place to call home provides the foundation needed by people to thrive. He noted that, despite the critical importance of public housing, the program “has been so chronically underfunded at the hands of the federal government that, in New York alone, there’s a \$40 billion backlog in capital repairs.” According to Rep. Torres, “the stakes are a matter of life and death. The living conditions in public housing represent a humanitarian crisis that must be addressed with the fierce urgency of now.” Citing NLIHC’s annual report [\*Out of Reach\*](#), Rep. Torres noted “our country has become dangerously unaffordable. There is no county in America where an essential worker earning minimum wage can afford a decent two-bedroom apartment.”

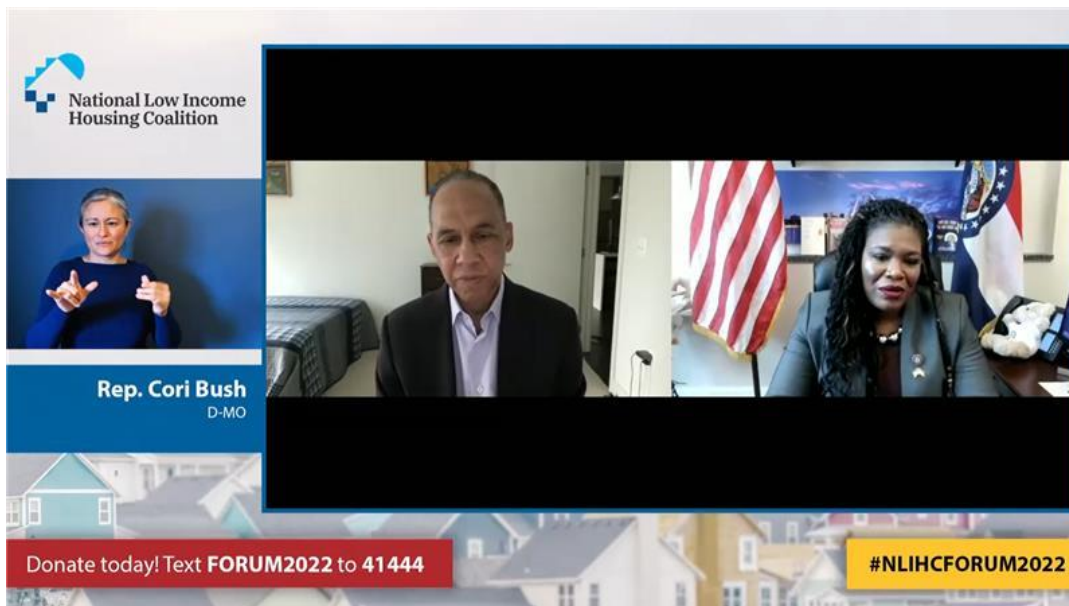


In the next conversation, **Representative Jayapal**, who chairs the Congressional Progressive Caucus (CPC), spoke with NLIHC Board of Directors Chair Dora Leong Gallo about her experience organizing locally and its influence on her work in Congress. “Elected office is really just another platform for organizing, and if we don’t have people that represent the diversity of our lived experiences...then our policies are not going to be good

enough,” she stated. When asked if she had advice for organizers, Representative Jayapal suggested organizers “never underestimate the power of stories,” which she emphasized as a key part of both organizing and of bringing policymakers on-board. She also counseled advocates to “be fearless, be curious, [and] look for unlikely partners, with people you thought you could never have a partnership with.” Rep. Jayapal and the CPC have been instrumental in the push to include affordable housing investments in any reconciliation package, and she noted that “[every CPC member] recognizes that housing is the center of everything else” and that “housing is a human right, plain and simple.”



In the last conversation in this series, **Representative Bush**, who was a community organizer before being elected to Congress, talked with NLIHC First Vice Chair Eric Price about what her experience organizing – and her experiences with eviction and homelessness – taught her about successfully advocating in Congress. “[We have] translated our work to dismantle violent systems of oppression into policy and action on Capitol Hill,” said Rep. Bush, referring to her bold activism last year when she and some of her Democratic colleagues slept on the steps of the Capitol building to protest the end of the Centers for Disease Control and Prevention’s (CDC’s) eviction moratorium. “Every single day I walk the halls of Congress and I remember how it felt to live out of a car. I remember how it felt to worry about my babies at night, having to sleep with one eye open because I feared something would happen to them,” she said. “The federal government has a moral and political obligation [to address the needs of people experiencing homelessness.]”



Next, **HUD Secretary Marcia L. Fudge** delivered comments on the fight for housing justice in the U.S. Secretary Fudge emphasized the enormity of the task ahead for housing justice advocates and noted that while the COVID-19 pandemic has laid bare the critical housing challenges facing low-income renters, these challenges pre-existed the pandemic. Commending NLIHC for seeing the dignity in every person, Secretary Fudge asserted that NLIHC’s advocacy “has helped to ensure that people with the greatest need have access to quality affordable housing.” She also praised advocates across the nation for supporting housing investments in the “Build Back Better Act” and applauded NLIHC for standing alongside the Biden-Harris administration in its effort to distribute rental assistance. While she expressed disappointment that Congress hasn’t passed Build Back Better, she assured advocates that “the Biden-Harris administration will not grow weary. HUD will not grow weary...and my friends, I ask you to not grow weary.” Referring to the ideal espoused in the Constitution of a more perfect union, Secretary Fudge stated, “If we are to form a more perfect union, it means we must establish justice.... If we are to fully achieve justice in housing, then we must fully accept what that means.... Justice in housing means that everyone realizes the fundamental truth that housing is a human right.”



Secretary Fudge’s remarks were followed by three interactive sessions with NLIHC experts that concluded the first day. In one session, “**Disaster Housing Recovery**,” NLIHC Housing Policy Analyst Noah Patton



discussed our country's disaster housing recovery system with participants. His presentation covered the phases of the disaster recovery process and showed how each phase leaves behind low-income households, who are often the most impacted by a disaster yet receive the least amount of assistance afterward. Participants were able to see how worsening climate-change-driven disasters impact the affordable housing crisis and result in displacement from disaster-impacted areas. Noah also discussed best practices communities can begin implementing before a disaster strikes. Participants learned about the work of the NLIHC-led Disaster Housing Recovery Coalition (DHRC) – over 850 local, state, and national organizations working to ensure that all disaster survivors receive the assistance they need to fully recover – and the DHRC's legislative efforts to remove barriers to disaster assistance. Currently, the DHRC is advocating for passage of the "[Housing Survivors of Major Disasters Act](#)," which would remove barriers preventing FEMA from assisting disaster survivors without clear title to their homes, and the "[Reforming Disaster Recovery Act](#)," which would remove delays in long-term recovery assistance and ensure recovery funds reach those most in need.

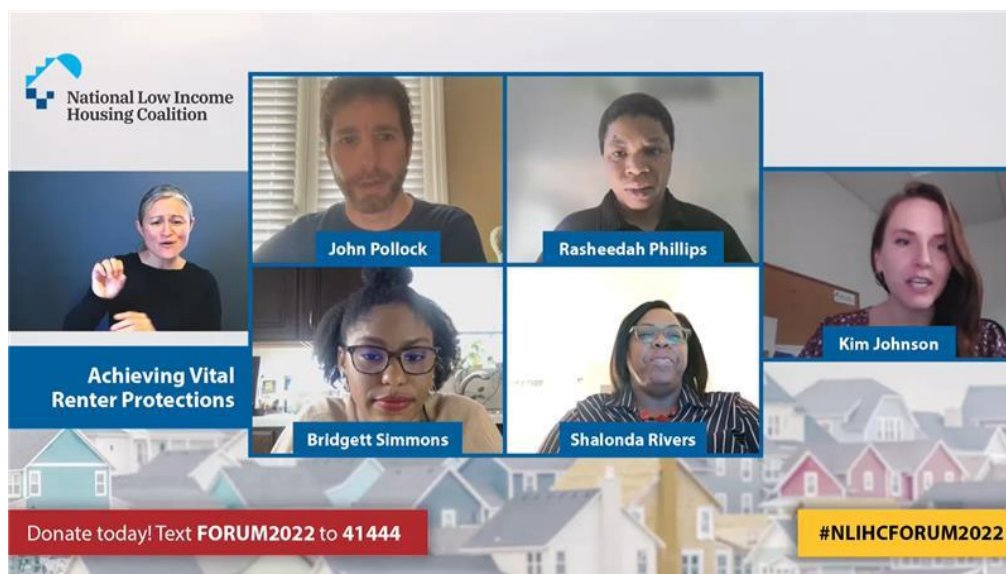
In another session, "**Effective Media/Social Media Strategies & Practices**," NLIHC Senior Director for Media Relations and Communications Jen Butler discussed how effective traditional and social media strategies can be executed through synergetic brand and relationship management. The session explored best practices for creating content, messaging, storytelling, pitching, and networking. Jen also emphasized that every organization should have its own approach to media. The session provided attendees with tips on how to maximize their media engagement, elevate their visibility, and expand their reach across diverse platforms.

In the final interactive session, "**Let's Share IDEAS**," forum participants learned how NLIHC is centering inclusion, diversity, equity, anti-racism, and systems thinking (IDEAS) in its work. NLIHC Senior Vice President for Racial Equity, Diversity, and Inclusion Renee Willis shared how NLIHC has undertaken an organization-wide initiative to advance racial equity and inclusion in its policy analysis and strategy, its internal operations and relationships, and its work with external partners. Participants were introduced to one of NLIHC's partners, [Rise-Home Stories Project](#), a group of multimedia storytellers and housing, land, and racial justice advocates who came together to reimagine the future of our communities. Co-Executive Director of City Life/Vida Urbana Mike Leyba, one of the racial justice advocates behind Rise-Home Stories, introduced participants to five projects: [Alejandria Fights Back!](#), a bilingual children's book; [Dot's Home](#), a narrative-driven video game on housing discrimination that NLIHC helped to create; [But Next Time](#), a nonfiction podcast; [MINE](#), an animated web series; and [Steal-Estate](#), an interactive online experience. These projects speak to the power of collective action in the face of increasingly toxic narratives of scarcity and individualism. The projects also use IDEAS to center the voices of BIPOC communities as creators and protagonists.

The forum's second day began with a conversation between NLIHC President and CEO Diane Yentel and Senate Banking, Housing and Urban Development Committee Chair Sherrod Brown (D-OH) and House Financial Services Committee Chair Maxine Waters (D-CA). The session, "**HoUSED: Achieving Universal, Stable, Affordable Housing**," focused on the progress to-date and the road ahead for achieving universal, stable, affordable housing for people with the lowest incomes, for ending homelessness, and for achieving racially equitable housing policy. In addition to discussing the experiences that led them to prioritize housing in their legislative work, Chairs Waters and Brown spoke about how the pandemic had succeeded in shifting the national focus to housing and about the future of the "Build Back Better Act." They also provided suggestions about how advocates can best push for a reconciliation bill that includes housing investments targeting the lowest-incomes renters. "When you advocate with House and Senate members, tell stories," said Chair Brown. "If you are evicted, your whole life turns upside down. You have to move school districts, you probably have to give away your family pet, you have to find a new place to go to the store. Tell these stories to my colleagues." Chair Waters agreed about the role of powerful stories in advocacy while also commending NLIHC for its success in pushing for housing justice. "You are doing everything that's needed already," said Chair Waters. "You do it well. You understand this process. You know the members. You know how to get to them. Keep it up!"

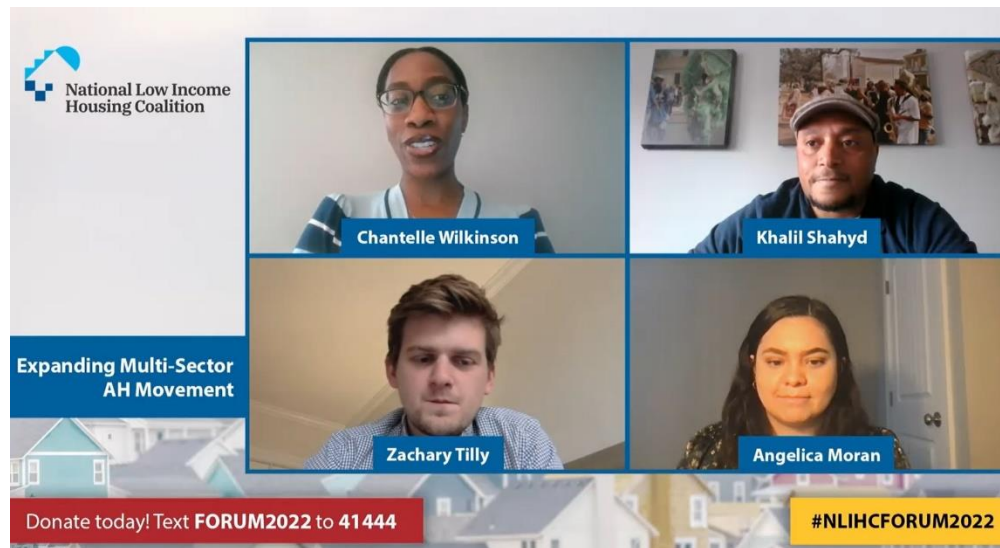


In the next section of the forum, participants were given the choice of attending a panel discussion on renter protections during the pandemic or a session on NLIHC’s multi-sector affordable housing campaign. In **“Achieving Vital Renter Protections,”** panelists discussed the federal, state, and local renter protections need to ensure long-term housing stability and address the power imbalance between renters and landlords that puts renters at greater risk of housing instability, harassment, and homelessness. Panelists shared their insights on how tenants can organize in their communities to push for fair and equitable treatment of renters. NLIHC’s Senior Policy Analyst Kim Johnson moderated a panel comprising experts in tenant protections and organizing, which included Rasheedah Phillips, director of housing at PolicyLink; John Pollock, coordinator of the National Coalition for a Civil Right to Counsel and staff attorney at the Public Justice Center; Shalonda Rivers, president of the Cordoba Courts Tenant Association and a member of NLIHC’s Board of Directors; and Bridgett Simmons, staff attorney at the National Housing Law Project. Together, the panelists provided an overview of the current state of tenant protections, discussed the impact of inadequate protections on low-income tenants, and spoke about the advocacy needed to enact meaningful renter protections in the coming year.



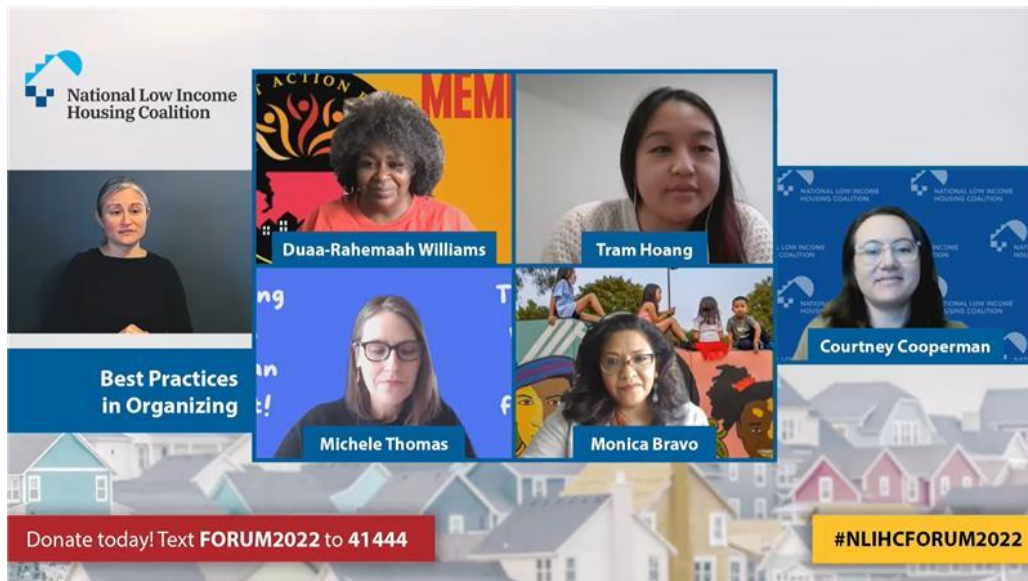
The session **“Expanding the Multi-Sector Affordable Housing Movement”** focused on NLIHC’s [Opportunity Starts at Home](#) (OSAH) campaign, a robust multi-sector movement devoted to ensuring affordable housing. In the session, campaign partners explored the opportunities, challenges, and best practices associated with expanding the affordable housing movement to various sectors. The session was moderated by NLIHC’s

Chantelle Wilkinson – OSAH’s campaign manager – and featured three of the campaign’s longstanding partners: Khalil Shahyd, managing director of Environmental and Equity Strategies at the Natural Resources Defense Council; Zachary Tilly, policy associate with the Children’s Defense Fund; and Angelica Moran, policy associate with the Idaho Asset Building Network. Attendees learned about why and how campaign partners are focusing on housing affordability, as well as how state partners are recruiting new voices in their multi-sector movements. They also learned about the unique contributions to advocacy provided by multi-sector partners, key milestones in the campaign, and ways to sustain multi-sector advocacy efforts in an evolving political environment.



The next session, “**Best Practices for Organizing**,” featured NLIHC’s 2022 Organizing Awards recipients, who shared the stories behind their successful campaigns to achieve transformative affordable housing victories at the state and local levels. The Washington Low Income Housing Alliance (WLIHA) was honored with the 2022 Statewide Organizing Award for its effective advocacy to secure statewide tenant protections and significant housing investments in the state’s 2021 legislative session. Housing Equity Now St. Paul (HENS) was honored with the 2022 Local Organizing Award for its leadership in the movement to pass a rent stabilization ballot measure in St. Paul’s 2021 municipal elections. Duaa-Rahemaah Williams, statewide organizer, and Michele Thomas, director of policy and advocacy, represented WLIHA on the panel, while Tram Hoang, campaign manager for Keep St. Paul Home, and Monica Bravo, executive director of West Side Community Organization, represented HENS. The speakers highlighted the concrete lessons learned from their campaigns that will inform and inspire other organizers across the country. Representatives from both campaigns emphasized that building coalitions, ensuring community buy-in to their policy priorities, incorporating a racial equity framework, mobilizing directly impacted communities, and prioritizing accessibility for people with disabilities were critical to their victories. Advocates are encouraged to connect with the organizing award winners on social media: Housing Equity Now St. Paul can be found on Facebook [here](#) and Twitter [here](#); the Washington Low Income Housing Alliance can be found on Facebook [here](#) and Twitter [here](#); and WLIHA’s Resident Action Project can be found on Facebook [here](#) and Twitter [here](#).





The day's last full-length panel, **"ERASE: Lessons Learned from Emergency Rental Assistance,"** provided attendees with an overview of federal emergency rental assistance (ERA) implementation, the status of ERA spending, and the impact of ERA on landlords, tenants, and eviction-prevention efforts. Moderated by NLIHC's Sarah Gallagher, senior project director of the End Rental Arrears to Stop Evictions (ERASE) project, the session featured Jacob Leibenluft of the U.S. Department of the Treasury; Marjorianna Willman of the Office of Housing Policy and Community Development in the City of New Orleans; and Aaron Gornstein of Preservation of Affordable Housing, Inc. Representing the perspectives of a federal agency, a local program administrator, and a landlord, the speakers discussed what they have learned from the implementation of the ERA program, how those lessons inform their work supporting low-income renters now, and how what they have learned will shape their approach to the next crisis. The panelists highlighted opportunities to create a permanent emergency rental assistance program using multiple funding streams, best practices for conducting outreach to low-income and marginalized renters, and strategies for creating accessible applications that limit burdensome documentation requirements while maintaining program integrity.



Messages to forum participants from key congressional leaders were shared throughout the Forum, including from **Senate Majority Leader Chuck Schumer (D-NY)**; **Senators Mazie Hirono (D-HI), Amy Klobuchar (D-MN), Rob Portman (R-OH), Tina Smith (D-MN), Chris Van Hollen (D-MD), and Elizabeth Warren (D-MA)**; and **Representatives Mario Díaz-Balart (R-FL) and David Price (D-NC)**.



Prior to the close of the forum, NLIHC Housing Advocacy Organizer Gabby Ross provided forum participants an overview of NLIHC’s advocacy toolkit for Virtual Capitol Hill Day, which took place the day after the forum on March 24.

NLIHC Board Chair Dora Leong Gallo concluded the forum, thanking the speakers, panelists, and attendees and calling on all participants to continue to advocate for the transformational policies needed to end homelessness and housing poverty in America once and for all.



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## Advocates Conduct Congressional Meetings for Virtual Capitol Hill Day 2022

NLIHC partners from across the country participated in NLIHC’s Virtual Capitol Hill Day on March 24, for the conclusion of the 2022 Housing Policy Forum. Advocates including housing providers, tenant associations, homeless service agencies, and housing policy experts conducted (or scheduled for the coming days) more than 100 meetings with congressional offices.

Groups met with their members of Congress to advocate for the highest funding possible for affordable housing programs and discussed NLIHC’s top policy priorities for this upcoming year, including passing the “[Eviction Crisis Act](#),” the “[Our Homes Our Votes Act](#),” the “[Family Stability and Opportunity Vouchers Act](#),” and additional [legislation supported by the NLIHC-led HoUSED campaign](#). FY23 funding priorities were also discussed during meetings, specifically, 1) an expansion of housing vouchers to an additional 200,000 households, (2) significant funding to preserve and operate public housing, (3) robust resources to address homelessness through Homeless Assistance Grants, (4) additional funding for the competitive tribal housing program targeted to tribes with the greatest needs, and (5) at least \$100 million for legal assistance to prevent evictions, among other key priorities.

If you are interested in scheduling meetings with your senators and representatives, or would like to become more engaged with NLIHC’s work, please reach out to your [state’s field organizer](#) or contact us at [outreach@nlihc.org](mailto:outreach@nlihc.org).

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## Budget and Appropriations

### President Biden Releases FY23 Budget Request; Take Action on FY23 Appropriations and the Reconciliation Package!

President Biden released today (March 28) his budget request for fiscal year (FY) 2023, signaling the official start of the FY2023 appropriations season. NLIHC will publish a full analysis of the budget request later this afternoon.

While the FY2022 budget was finalized and signed into law only a few weeks ago (see *Memo*, [3/14](#)), Senators Patrick Leahy (D-VT) and Richard Shelby (R-AL) – chair and ranking member of the Senate Appropriations Committee, respectively – are already planning to convene House and Senate appropriations leaders to discuss the FY2023 spending bill, with the goal of avoiding another long-term delay in enacting the legislation. The FY2023 bill presents Congress with the opportunity to make significant investments in affordable housing and community development programs, including in NLIHC’s top priorities for the appropriations bill:

- An expansion of housing vouchers to an additional 200,000 households.
- Significant funding to preserve and operate public housing.
- Robust resources to address homelessness through Homeless Assistance Grants.
- Additional funding for the competitive tribal housing program, targeted to tribes with the greatest needs.
- At least \$100 million for legal assistance to prevent evictions.

President Biden’s budget request is part of a larger effort by the Biden administration to invest in the country’s housing infrastructure. The housing investments proposed in last year’s “Build Back Better Act,” passed by the House in November 2021, call for \$150 billion to address the country’s growing affordable housing crisis. Congressional Democrats are plotting a path forward to enacting a significantly scaled-down reconciliation bill that can win the approval of Senator Joe Manchin (D-WV), the lone holdout in the Senate who effectively thwarted the passage of the bill last December (see *Memo*, [12/20/21](#)).

As the new reconciliation package begins to take shape, it is crucial that advocates continue to contact their members of Congress to urge them to retain [historic, targeted investments](#) in affordable housing in any reconciliation package, including:

- \$25 billion to expand rental assistance to [more than 300,000](#) households.
- \$65 billion to preserve public housing for its 2 million residents.
- \$15 billion for the national Housing Trust Fund to build, preserve, and operate [more than 150,000 units](#) of affordable, accessible homes for households with the lowest incomes.

Bold federal investments in affordable housing are needed to [address inflation](#), lower the cost of housing, and ensure everyone has a safe, stable place to call home.

### Take Action!

Advocates should contact their senators and representatives to urge them to support the highest funding possible for affordable housing, homelessness, and community development programs in the FY23 spending bill and any budget reconciliation package.

### FY2023 Spending Bill

- [Sign your organization on to a letter](#) supporting the highest level of funding possible for affordable housing, homelessness, and community development resources in FY23.
- [Contact your senators and representatives](#) and urge them to support NLIHC's top priorities in FY23, including:
  - An expansion of housing vouchers to an additional 200,000 households.
  - Significant funding to preserve and operate public housing.
  - Robust resources to address homelessness through Homeless Assistance Grants.
  - Additional funding for the competitive tribal housing program, targeted to tribes with the greatest needs.
  - At least \$100 million for legal assistance to prevent evictions.

## **Budget Reconciliation Bill**

- [Join over 1,800 organizations](#) around the country in support of historic investments in rental assistance, public housing, and the Housing Trust Fund in any reconciliation bill that moves forward.
- [Your members of Congress need to hear from you](#) about why investments in rental assistance, public housing, and the Housing Trust Fund are critical to your community and why they must remain in any budget reconciliation package.

**Thank you for your advocacy!**

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## **Emergency Rental Assistance**

### **NLIHC Sends Letter to Treasury Addressing the ERA2 Recapture and Reallocation Process**

Writing on behalf of NLIHC and its End Rental Arrears to Stop Evictions (ERASE) cohort and Disaster Housing Recovery Coalition, NLIHC President and CEO Diane Yentel sent a [letter](#) on March 23 to U.S. Department of the Treasury (Treasury) Secretary Janet Yellen urging Treasury to begin the process of recapturing and reallocating funds appropriated under the “American Rescue Plan Act” (ERA2) starting on March 31, 2022, and requesting that Treasury limit the ability of grantees to divert funds away from emergency use.

Treasury's efforts to recapture and reallocate funds enacted under the “Consolidated Appropriations Act of 2021” (ERA1) have been widely beneficial, yet far more resources could be made available to struggling households through the recapture and reallocation of ERA2 funds. Without access to ERA2 funds, millions of renters may face eviction, even as millions of dollars in emergency assistance remain unspent because some grantees are unable or unwilling to quickly deploy these emergency funds. The letter urges Treasury to meet the urgency of the moment by beginning the recapture and reallocation of ERA2 funds starting on March 31, 2022, as directed by the American Rescue Plan Act, rather than waiting months or years to initiate the process. The letter observes that Congress established March 31 as the date for beginning the reallocation process to ensure that limited emergency funds would be deployed quickly to prevent renters from losing their homes.

The letter notes that Treasury and some ERA program administrators may prefer to use a portion of ERA2 funds to support “other affordable rental housing and eviction prevention activities,” as permitted by statute. While NLIHC consistently advocates for increased federal investment to expand and preserve the supply of rental homes affordable and available to the lowest-income households, NLIHC believes that ERA2 funds are not the appropriate resource for supporting this activity. The letter urges Treasury to allow ERA2 funds to be used for “other affordable rental housing and eviction prevention activities” only after these resources are first made available to grantees for use as emergency rental assistance.

Read the letter at: <https://bit.ly/3LfrA7E>

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

### **Join Today's National HoUsed Campaign Call for Universal, Stable, Affordable Housing!**

[Join](#) today's (March 28) national HoUsed campaign call from 2:30 to 4:00 pm ET. We will share the latest information on President Biden's budget request for fiscal year (FY) 2023 and discuss updates on the prospects of a budget reconciliation package that includes bold investments in affordable housing. David Garcia and Ryan Finnigan from the Turner Center for Housing Innovation will provide an overview of their new report, [California's Homekey Program: Unlocking Housing Opportunities for People Experiencing Homelessness](#). We will also hear about the relaunch of NLIHC's Our Homes, Our Votes website, get updates about the ERASE project and from the field, and more.

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## **Congress**

### **Congresswoman Omar Introduces \$1 Trillion Housing Bill**

Representative Ilhan Omar (D-MN) reintroduced the "[Homes for All Act](#)" on March 24. The bill – supported by NLIHC – would invest \$1 trillion in dramatically expanding public housing and the national Housing Trust Fund and would guarantee housing as a human right. The bill is cosponsored by Representatives Earl Blumenauer (D-OR), Andre Carson (D-IN), Jesus "Chuy" García (D-IL), Pramila Jayapal (D-WA), Mondaire Jones (D-NY), Eleanor Holmes Norton (D-DC), Alexandria Ocasio-Cortez (D-NY), Ayanna Pressley (D-MA), and Rashida Tlaib (D-MI).

The Homes for All Act would invest \$800 billion over 10 years to build 8.5 million new units of public housing. The bill would also invest an additional \$200 billion over 10 years in the national Housing Trust Fund to build 3.5 million new permanently affordable homes for extremely low-income families. The bill would repeal the Faircloth Amendment (which currently prohibits the creation of additional public housing), make ongoing public housing operating and capital expenses mandatory, and create a new program to help protect families from gentrification and displacement.

"I applaud Congresswoman Omar for introducing bold legislation to invest in affordable housing at the scale necessary to ensure that housing is a right, not a privilege," NLIHC President and CEO Diane Yentel said in a press release about the bill issued by the office of Rep. Omar. "Congress must use every opportunity to advance proven housing solutions – like those included in the Homes for All Act – that move our nation towards universal, stable, and affordable homes for everyone."

Rep. Omar also reintroduced the "Frank Adelman Manufactured Housing Community Sustainability Act" on March 24. The bill would create a tax credit to incentivize mobile home park owners to sell their property to resident-owned cooperatives. The bill is cosponsored by Representatives Suzanne Bonamici (D-OR), Barbara Lee (D-CA), and Mark Pocan (D-WI).

Read the press release at: <https://tinyurl.com/2p8ak7kb>

Read the text of the "Homes for All Act" at: <https://tinyurl.com/nd8z5ws2>

Read the text of the "Manufactured Housing Community Sustainability Act" at: <https://tinyurl.com/3sp9635w>



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## Representatives Axne and Frank Introduce Rural Homelessness Legislation

Congresswoman Cindy Axne (D-IA) and Congressman Lucas Frank (R-OK) introduced the “[Flexibility in Addressing Rural Homelessness Act](#)” (H.R. 7196) on March 24. The act would allow Continuums of Care in rural areas to operate with more flexibility in spending homelessness funding provided through the “McKinney-Vento Homeless Assistance Act.” The legislation would allow McKinney-Vento funding to be used for short-term emergency housing in motels or hotels, repairs to make housing fit for habitation, and staff training and capacity building. NLIHC endorsed the bill, as have the National Alliance to End Homelessness, the Housing Assistance Council, Community Solutions, and the National Homelessness Law Center.

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

Read the text of the “Flexibility in Addressing Rural Homelessness Act” at: <https://bit.ly/3NqYd4a>

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## Senate Banking Committee to Hold Hearing on the Housing Needs of America’s Seniors

The U.S. Senate Committee on Banking, Housing and Urban Affairs will hold a hearing, “Affordability and Accessibility: Addressing the Housing Needs of America’s Seniors,” on March 31 at 10:00 am ET. Witnesses will include Shannon Guzman, who is a senior strategic policy advisor for AARP Public Policy Institute. Watch the livestream of the hearing [here](#).

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## HUD

### HUD OAHP Provides HOME-ARP Allocation Plan Checklist and “Common Issues” Fact Sheets

The Office of Affordable Housing Programs (OAHP) in HUD’s Office of Community Planning and Development (CPD) issued two new HOME-American Rescue Plan (ARP) fact sheets. The “[HOME-ARP Allocation Plan Checklist Fact Sheet](#)” provides guidance for completing a HOME-ARP Allocation Plan, which is a substantial amendment to a Participating Jurisdiction’s (PJ’s) fiscal year (FY) 2021 Annual Action Plan. The “[HOME-ARP Allocation Plan Common PJ Issues Fact Sheet](#)” provides an overview of common problems found by OAHP in initial submissions of PJs’ HOME-ARP Allocation Plans. Although written to help staff of PJs and those receiving HOME-ARP funds, advocates may benefit by reviewing the two fact sheets to improve their understanding of the information that should be included by their PJ in their HOME-ARP Allocation Plan, as well as their awareness of the shortcomings identified by OAHP in some HOME-ARP Allocation Plans.

The “American Rescue Plan” (ARP) provided \$5 billion to assist individuals or households who are homeless or at risk of homelessness, as well as other vulnerable populations, by providing access to housing, rental assistance, supportive services, and non-congregate shelter in order to reduce homelessness and increase housing stability. Notwithstanding the program’s title, HOME-ARP is very different from the regular HOME program.

The “HOME-ARP Allocation Plan Checklist” reminds PJs of HOME-ARP requirements set out in [Notice CPD-21-10](#). PJs submit their HOME-ARP Allocation Plans to their OAHP Field Office, which reviews them and, if necessary, rejects them, informing the PJ of the reasons the HOME-ARP Allocation Plan falls short. PJs have 45 days to resubmit their plans after responding to the “issues” identified by the OAHP Field Office.

The “Checklist” includes options for responding to requirements to: consult with other agencies and service providers; carry out required public participation activities, such as holding public hearings, providing a public comment period of at least 15 days, undertaking efforts to enable broad public participation, and summarizing public comments; and evaluate the size and demographic composition of all “qualifying populations” (see below), as well as assess qualified populations’ respective unmet housing and service needs.

A HOME-ARP Allocation Plan must identify the amount of planned HOME-ARP funding that will be devoted to each activity. It must also identify whether a PJ intends to give preference to one or more qualifying populations or a subpopulation for any activity or project, being careful not to violate the requirements of the “Fair Housing Act.”

The “HOME-ARP Allocation Plan Common PJ Issues Fact Sheet” can help advocates focus on apparently typical shortcomings found by OAHP with a number of PJs’ initial HOME-ARP Allocation Plan submissions. The two-page fact sheet highlights problems regarding: consultation with other agencies and service providers; inadequate public participation; issues involving the needs and gap analysis; and a variety of fair housing issues that might arise with preferences in single-sex or adult-only housing or non-congregate shelter, and housing or shelter that is limited to people with a specific disability.

HOME-ARP funds must be used primarily to benefit individuals or families from the following qualifying populations:

- Homeless people, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act ([42 U.S.C. 11302\(a\)](#));
- Those at-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act ([42 U.S.C. 11360\(1\)](#));
- People fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by HUD;
- Other populations, if supportive services or assistance under section 212(a) of the Act ([42 U.S.C. 12742\(a\)](#)) would prevent homelessness or would serve those with the greatest risk of housing instability; and
- Veterans and households that include a veteran member and that meet one of the preceding criteria.

HOME-ARP funds can be used for four eligible activities:

- Production or preservation of affordable housing;
- Tenant-Based Rental Assistance (TBRA);
- Supportive services, homeless prevention services, and housing counseling; and
- Purchase and development of Non-Congregate Shelter (NCS). These structures can remain in use as non-congregate shelter or can be converted to emergency shelter under the Emergency Solutions Grant program, permanent housing under the Continuum of Care program, or affordable housing under the HOME Program.

Read the “HOME-ARP Allocation Plan Checklist Fact Sheet” at: <https://bit.ly/3tBEW7X>

Read the “HOME-ARP Allocation Plan Common PJ Issues Fact Sheet” at: <https://bit.ly/3tByzSc>

Read previously issued HOME-ARP fact sheets at: <https://bit.ly/3LfVHvI>

Visit CPD’s HOME-ARP website at: <https://bit.ly/3LbFnfb>

## HUD CPD Issues Guidance on Using CDBG-CV for Emergency Rental Assistance

HUD's Office of Community Planning and Development (CPD) issued "[Using CDBG Emergency Payments for Rental Assistance in Coronavirus Responses](#)," a long-awaited "Quick Guide" offering Community Development Block Grant (CDBG) Entitlement Jurisdictions and states ("grantees") guidance on providing emergency rental assistance payments using special supplemental CDBG funds (known as "CDBG-CV") provided by the "CARES Act" and through regular 2019 and 2020 CDBG fund allocations. As Emergency Rental Assistance Program (ERAP) funds administered by the U.S. Department of the Treasury dwindle in some jurisdictions, CDBG-CV funds may provide brief respites for low-income renters in need in those locales. The "Quick Guide" states on page 12 that grantees have up to six years to spend all their CDBG-CV funds from the date a grant agreement was signed with HUD for the first CDBG-CV allocation but that 80% of a grantee's CDBG-CV funds must be spent within three years of the initial grant agreement date.

Page 10 of the "Quick Guide" provides a helpful reminder regarding the use of CDBG-CV funds to provide emergency payments for current and unpaid rent and utility bills to landlords or utility providers on behalf of households. Payments may be made for up to six months; the six-month period begins when the first payment is made. To be eligible, a household must have a projected income at the time of the application for assistance that is equal to or less than 80% of the area median income (AMI). However, the "Quick Guide" also notes on page 11 that "most CDBG grantees will qualify for an emergency payment program for rental assistance by demonstrating that at least 51% of the beneficiaries have income equal to or less than 80% AMI," meaning that as many as 49% of assisted households could be moderate- or middle-income.

Grantees must document that a household's income was impacted by the coronavirus by providing verification that its members were unable to work due to illness or required dependent care; a termination or furlough notice from an employer; pay stubs reflecting reduced work hours; or a late notice or eviction notice. The "Quick Guide" emphasizes the absence of any CDBG or CDBG-CV requirement that an eviction notice is needed to be eligible for assistance.

On page 12, the "Quick Guide" reiterates guidance provided in April 2021 regarding the Lead Safe Housing Rule (LSHR). That rule applies to CDBG-funded rental assistance payments at units built before 1978 where children under the age of six or pregnant women live. However, the requirements to conduct a visual assessment, paint stabilization, and maintenance do not apply for up to 100 days. The 100-day period starts the day of the first rental assistance payment. If rental assistance is expected to exceed 100 days (more than three months), a visual lead-based paint inspection is required, making it difficult to provide rent assistance for the full six months allowed by the waiver for households in units covered by the LSHR (see *Memo*, [4/12/21](#)). Remote visual inspections are allowed due to the pandemic.

The CARES Act provided \$5 billion in supplemental CDBG-CV funds and suspended the statutory 15% cap on the amount of a jurisdiction's CDBG allocation that can be used for "public services," which the provision of rental or utility payment assistance would normally be considered. The act limited the exemption from the 15% cap to "activities to prevent, prepare for, and respond to the coronavirus." The act also stated that a grantee's fiscal year (FY) 2019 and FY20 regular CDBG allocations are free from the 15% public-service cap (see *Memo*, [4/20/20](#)).

A CDBG fact sheet dated July 10, 2020, reaffirmed that using CDBG or CDBG-CV funds for emergency rental assistance is an eligible activity (see *Memo*, [7/20/20](#)). Existing CDBG regulations for Entitlement Cities [24 CFR 570.207(b)(4)] allow the use of CDBG to make "emergency grant payments made over a period of up to three consecutive months to the provider of such items or services ['food, clothing, housing (rent or mortgage), or utilities'] on behalf of an individual or family." Although the regulations for states do not have this provision, [Basically CDBG for States](#) indicates in several places that a state may use the Entitlement Cities regulations as a safe harbor. Therefore, the use of CDBG to provide assistance for up to three months in the form of rent or

mortgage assistance and utility payments has been and remains an eligible use of CDBG. An August 20, 2020, waiver extended to six months the amount of time a household may receive rent and/or utility assistance (see *Memo*, [8/17/20](#)).

The first nine pages of the “Quick Guide” are devoted to suggestions regarding ways to plan for using CDBG-CV for rent and/or utility payments, such as conducting a needs assessment and inventorying other funds that can address rent and utility payments, such as the CARES Act’s \$150 billion Coronavirus Relief Fund (CRF), Federal Emergency Management Agency (FEMA) funds, and ERAP.

Read “Using CDBG Emergency Payments for Rental Assistance in Coronavirus Responses” at: <https://bit.ly/3qqodCE>

Read more about CDBG-CV on [page 10-15](#) of NLIHC’s *2021 Advocates’ Guide*.

Read more about CDBG on [page 8-4](#) of NLIHC’s *2022 Advocates’ Guide*.

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## HUD CPD Provides CDBG-CV CAPER Quick Guide

HUD’s Office of Community Planning and Development (CPD) issued “[Quick Guide to Reporting CDBG-CV Accomplishments in the CAPER](#),” providing Community Development Block Grant (CDBG) Entitlement Jurisdictions and states (“grantees”) with guidance for reporting how they used both regular formula CDBG funds and special supplemental CDBG funds provided by the “CARES Act” (CDBG-CV). That reporting is in the Consolidated Annual Performance and Evaluation Report (CAPER) that each grantee must prepare and make public each year as part of the Consolidated Planning (ConPlan) process. The ConPlan applies to all CPD formula programs: CDBG, HOME Investments Partnerships (HOME), Emergency Solutions Grants (ESG), Housing Opportunities for Persons with HIV/AIDS (HOPWA), and the national Housing Trust Fund (HTF). While the “Quick Guide” is oriented towards grantee staff completing their jurisdiction’s annual CAPER, advocates may benefit from the greater understanding of methods for monitoring their jurisdiction’s use of CDBG and CDBG-CV funds offered by the new guide.

The existing [eCon Planning Suite Desk Guide](#) explains how jurisdictions are to create Five-Year Consolidated Plans, Annual Action Plans, and CAPERS by inputting information from CPD’s Integrated Disbursement and Information System (IDIS). CAPER guidance begins on page 247 of the *eCon Planning Suite Desk Guide*. One important CAPER “screen” is CR-05: Goals and Outcomes (page 253). Grantees should report CDBG-CV-funded accomplishments using a combination of the two CR-05 data tables along with narrative descriptions. Another very important screen is CR-10: Racial and Ethnic Composition (page 258). Grantees should use the narrative field to report on race and ethnicity categories that are not available on CR-10.

Other useful fields include CR-15: Resources and Investments (page 260), which describes all financial resources, including CDBG-CV, available during a grantee’s program year. If necessary, grantees should provide more information about CDBG-CV uses, and in particular locations where CDBG-CV funds were spent. CR-45: CDBG (page 275) is where grantees should indicate how non-coronavirus CDBG activities were impacted, such as through changes in priorities, programs, or funding amounts.

The “Quick Guide” notes that a new report, the “PR02 CDBG CARES Act Activity-Level Detailed Report,” has been added to the “[IDIS Online Reports User Guide](#)” on page 48 to provide detailed information about each CDBG-CV funded activity (page 57). Two existing IDIS reports have also been updated: the “PR-03 CDBG/CDBG-R Activity Summary Report” (page 61) and the “PR03-BOSMAC Report” (page 64). These updated reports should provide detailed beneficiary information that can be used to verify or complete the CR-10: Racial and Ethnic Composition screen of the CAPER.



Read the “Quick Guide to Reporting CDBG-CV Accomplishments in the CAPER” at: <https://bit.ly/3NdFJng>

Read the *eCon Planning Suite Desk Guide* at: <https://bit.ly/3NmVR6m>

Read the “IDIS Online Reports User Guide” at: <https://bit.ly/3iovG0N>

Read more about CDBG-CV on [page 10-15](#) of NLIHC’s *2021 Advocates’ Guide*.

Read more about CDBG on [page 8-4](#) of NLIHC’s *2022 Advocates’ Guide*.

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## Fair Housing

### DHS Releases Notice of Proposed Rulemaking on “Public Charge” Rule

The U.S. Department of Homeland Security (DHS) issued a Notice of Proposed Rulemaking (NPRM) on the “public charge” rule on February 24. The proposed rule would regulate how DHS applies the “public charge” test to deny temporary admission into the U.S. or deny requests to change one’s status to lawful permanent resident (i.e., green card holder). The proposed rule does not include harmful provisions introduced by the Trump administration. Those provisions, which are no longer in effect, judged a non-U.S. citizen or legal resident a public charge if they received or were thought to receive housing assistance in the form of public housing, a Section 8 Housing Choice Voucher, or Section 8 Project-Based Rental Assistance (PBRA). The formal Notice issued in February clarifies that non-cash benefits such as housing assistance do not count in the “public charge” test. The deadline for public comment on the NPRM is April 25, 2022. NLIHC previewed an advance version of the Notice in an article published on February 22 (see [2/22 Memo](#)).

Advocates at Protecting Immigrant Families (PIF) have released [a webinar](#) summarizing the proposed rule. NLIHC will also provide calls to action that include sample comments for advocates through the Keep Families Together campaign, a shared project with the National Housing Law Project. Future opportunities for public comment will also be available via the Keep Families Together website, which can be found at: <https://www.keep-families-together.org/>

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## Low Income Housing Tax Credit

### NLIHC Joins Amicus Brief Urging Court to Uphold Right of First Refusal to Purchase a LIHTC Property in Washington State

NLIHC joined the National Housing Trust, the National Housing Law Project, the Tacoma Housing Authority, and other organizations in an [amicus brief](#) in support of the Washington State Housing Finance Commission (WSHFC) and the “right of first refusal” for nonprofit partners of Low Income Housing Tax Credit (LIHTC) financed properties.

Alden Torch Financial filed suit against WSHFC to challenge the state agency’s regulations aimed at preventing harmful investors from purchasing ownership interests in tax credit housing developments – often in bulk – for the purpose of generating cash windfalls and extracting value from properties at the expense of residents and nonprofit organizations. These investors often use disruptive, “bad faith” tactics to deny nonprofit organizations the ability to purchase the properties at below-market prices at Year 15.

After a federal court dismissed the initial litigation against WSHFC, Alden Torch Financial appealed the ruling. NLIHC signed the amicus brief as a supporter of long-term nonprofit control of LIHTC projects nationwide.

Read the amicus brief at: <https://tinyurl.com/mwv2ac3s>

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## **Our Homes, Our Votes**

### **Resources for Our Homes, Our Votes: 2022 Now Available Online!**

[Our Homes, Our Votes](#) is NLIHC's nonpartisan campaign to increase voter participation among low-income renters and to engage candidates for public office on housing issues and solutions. Low-income communities that face the greatest barriers to stable, accessible, and affordable housing also face the greatest barriers to voting. Because of stark disparities in voter turnout between low-income renters and high-income homeowners, too many policymakers turn their attention away from the affordable housing crisis and disregard the housing needs of their low-income constituents. Our Homes, Our Votes aims to break this cycle by providing the tools that housing advocates need to mobilize low-income voters and engage with candidates.

The [Our Homes, Our Votes website](#) now features updated resources that advocates, housing providers, and resident leaders can use to develop their voter and candidate engagement plans for the 2022 midterm elections. The website includes best practices and sample materials for every step of a voter engagement campaign – from registering and educating to mobilizing voters – and resources for successful candidate engagement activities. Other highlights of the website include legal information for 501c3 nonprofits, HUD and USICH guidance about voter engagement activities, downloadable graphics for social media, a comprehensive media toolkit, resources from partner organizations, and ideas about opportunities for taking action on voting rights legislation.

Our Homes, Our Votes will also send out a biweekly newsletter with the latest updates on housing and elections from our partners across the country. To keep up with the latest from Our Homes, Our Votes, [follow the campaign on Twitter](#).

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## **Research**

### **Mortality Doubled among People Experiencing Homelessness in San Francisco during the Pandemic**

An article published by the JAMA Network, [“Mortality Among People Experiencing Homelessness in San Francisco During the COVID-19 Pandemic,”](#) examines factors associated with mortality among people experiencing homelessness in San Francisco during the pandemic's first year. The research compares the characteristics of these deaths to the characteristics of deaths during the previous four calendar years. The researchers found there were 331 deaths among people experiencing homelessness during the first year of the pandemic, which was more than double the number of any previous year studied. Those who died during the pandemic were also less likely to have accessed health services during the pandemic's first year compared to previous years.

The researchers linked records on details of deaths from the city's Office of the Chief Medical Examiner (OCME) with data from the San Francisco Department of Public Health (SFPDH) Coordinated Care Management System (CCMS), including demographic data and data about homelessness history, use of various medical services, and shelter history. Homelessness death estimates were calculated beginning March 17, 2020,

for a 12-month period. These estimates were compared to annual estimates for 2016-2019. To account for relative changes in the homeless population, the study expresses estimates as rates per 100,000 based on semiannual point-in-time counts.

The research finds that during the first year of the pandemic, 331 deaths among individuals experiencing homelessness occurred, more than double the annual rate of the four preceding years. The majority of decedents were males ages 40 to 60, a group demographically similar to the general population of people experiencing homelessness in San Francisco. Despite the large uptick in deaths, COVID-19 was not cited as the primary cause of death in any of the cases. Drug overdose was the most common cause of death in each of the study years, though it reached a high of 82% during the first year of the pandemic. Fentanyl-involved deaths increased in particular, growing from 52% in 2019 to 68% after the start of the pandemic. Traumatic injuries were the second most common cause of death, including those associated with homicide and suicide.

The research also reveals that many of the deceased accessed fewer support services during the first year of the pandemic compared to years prior. Twenty percent of those who died were connected to substance-use-disorder services in 2019, compared to 13% during the first year of the pandemic. Thirty percent of decedents were connected to mental health services in 2019, which decreased to 24% in the first year of the pandemic. And 76% of decedents used outpatient or acute care services in 2019, compared to 64% in the first pandemic year.

The results of this study differ from those found in other cities, such as New York, where COVID-19 was the second most common cause of death among individuals experiencing homelessness during fiscal year 2020. The results in San Francisco may point to a strong local COVID-19 prevention response but decreased access to other health services. Although COVID-19 was not listed as the primary cause of any deaths studied, the pandemic had far-reaching effects on outreach, health, and social services that may have increased mortality for the homeless population in San Francisco. This disruption of services overlapped with the growing presence of fentanyl in the studied area. Furthermore, the overload on health care providers during the pandemic may have led to decreased opportunities for treatment.

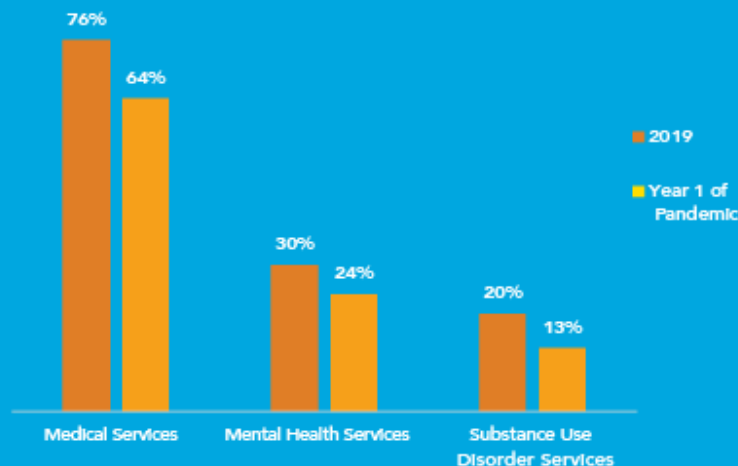
The article can be found at: <https://bit.ly/3uubxvY>

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## **Fact of the Week**

### **Health Service Use Declined among Individuals Who Died While Experiencing Homelessness in San Francisco during Pandemic**

## Changes in Health Service Use Among People Who Died While Experiencing Homelessness in San Francisco



Source: JAMA Network, "Mortality Among People Experiencing Homelessness in San Francisco During the COVID-19 Pandemic," March 2022.



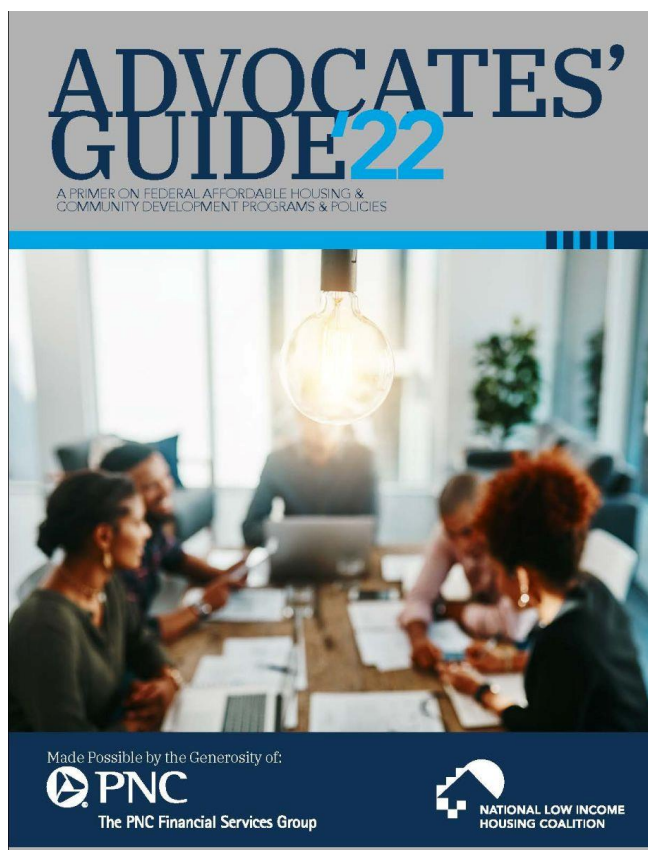
Source: JAMA Network, "Mortality Among People Experiencing Homelessness in San Francisco During the COVID-19 Pandemic," March 2022.

## Resources

### ***Advocates' Guide 2022 Is Now Available!***

NLIHC released on March 24 [\*Advocates' Guide 2022: A Primer on Federal Affordable Housing & Community Development Programs & Policies\*](#), a comprehensive resource for advocates and others involved in affordable housing and community development. Written by NLIHC staff and other leading experts in the field, *Advocates' Guide* contains summaries of virtually every federal affordable housing program and policy pertaining to low-income people, as well as information about housing policy advocacy tools, community development resources, and housing issues related to the COVID-19 pandemic. The *Guide* is designed to bring together everything advocates need to support advocacy with public officials across government. Read or download *Advocates' Guide 2022* [here](#).





This year's *Advocates' Guide* features new information about the U.S. Department of the Treasury's Emergency Rental Assistance program to protect renters from eviction during and after the COVID-19 pandemic; NLIHC's End Rental Arrears to Stop Evictions (ERASE) project and HoUsed campaign for racial housing justice and universal, stable, and affordable housing; strategies for overcoming NIMBY opposition to affordable housing; and much more.

*Advocates' Guide* is an essential resource for anyone involved in or concerned about affordable housing and community development. If you are uncertain about how a HUD or USDA housing program operates, what resources and protections are in recent COVID-19-relief packages, how the national Housing Trust Fund or Low-Income Housing Tax Credit work, or what kinds of activities CDBG and HOME can fund, look these topics up in the new *Advocates' Guide*! Seasoned advocates can get updates on changes from previous years and learn about new threats and opportunities, while people new to affordable housing and community development will appreciate the *Guide*'s excellent introductions to affordable housing policies and programs.

*Advocates' Guide 2022: A Primer on Federal Affordable Housing & Community Development Programs & Policies* is available at: <https://nlihc.org/explore-issues/publications-research/advocates-guide>

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## Leadership Awards Celebration

### NLIHC to Honor the Congressional Progressive Caucus at the 2022 Housing Leadership Awards Celebration, April 28

NLIHC will honor **the Congressional Progressive Caucus** at our 40<sup>th</sup> Annual Housing Leadership Awards Celebration, which will be held virtually on Thursday, April 28. The Congressional Progressive Caucus (CPC) will receive the 2022 Edward W. Brooke Housing Leadership Award, named after the late senator from

Massachusetts and former NLIHC board chair who was a strong leader for affordable housing throughout his career. The CPC will be presented the award for its exceptional commitment to advancing historic affordable housing investments to address homelessness and housing poverty in the U.S. The other honorees will be Ann O'Hara and Representative Ritchie Torres. Donate to NLIHC as an [individual](#) or as an [organization](#) in recognition of these exceptional leaders, and [register to attend the event](#) (which is free to the public).



Founded in 1991 and currently chaired by Representative Pramila Jayapal (D-WA), the Congressional Progressive Caucus advocates for progressive policies that fight inequity, advance racial and social justice, and prioritize the needs of people with low incomes. The Caucus is the leading voice on Capitol Hill calling for bold policies to address the urgent crises facing the U.S., including the national shortage of affordable, accessible housing for the lowest-income people.

The Congressional Progressive Caucus led efforts to support the national eviction moratorium and to get \$46 billion allocated for emergency rental assistance to ensure the housing stability of millions of at-risk low-income renters during the pandemic. When a framework for the “Build Back Better Act” began taking shape in April 2021, the Congressional Progressive Caucus made historic investments in affordable, accessible housing one of its key priorities for the package, including a major expansion of housing vouchers, funding to address the capital repair backlog in public housing, and billions of dollars to construct, preserve, and operate affordable, accessible housing for those most in need through the national Housing Trust Fund.

Throughout the 2021 negotiations, the Caucus worked tirelessly to advance these priorities in the final Build Back Better package and ended up securing an historic \$150 billion in federal investments in housing in the House-passed bill. The bill included \$65 billion for public housing repairs to benefit its 2.5 million residents, \$25 billion to expand housing vouchers to an additional 300,000 households, and \$15 billion to build and preserve 150,000 affordable homes for those most in need. It is thanks in large part to the Caucus’s vision for what the Build Back Better Act could be – and what it could deliver to the American people – that the bill with these historic housing investments was passed in the House in 2021.

## 2022 HOUSING LEADERSHIP AWARDS CELEBRATION

### HONOREES



**CONGRESSIONAL  
PROGRESSIVE CAUCUS**  
EDWARD W. BROOKE HOUSING  
LEADERSHIP AWARD



**ANN O'HARA**  
CUSHING NILES DOLBEARE  
LIFETIME SERVICE AWARD



**REPRESENTATIVE  
RITCHIE TORRES (D-NY)**  
SHEILA CROWLEY  
HOUSING JUSTICE AWARD



In addition to giving this recognition to the Congressional Progressive Caucus, NLIHC will present the Dolbeare Lifetime Service Award, named for NLIHC's founder Cushing Niles Dolbeare, to **Ann O'Hara** for her decades of advocacy for quality, accessible, affordable homes for extremely low-income households as a public housing authority director, Section 8 administrator, state housing official, founder and associate director of the Technical Assistance Collaborative (TAC), and NLIHC board member. **Representative Ritchie Torres** (D-NY) will receive the Sheila Crowley Housing Justice Award for his outstanding leadership in elevating the need for historic affordable housing investments for people with the lowest incomes in 2021. This award is named after former NLIHC President and CEO Sheila Crowley, who led NLIHC for more than 17 years.

Recognize these outstanding leaders by donating to NLIHC in their honor!

Donate and register to attend the event at: <https://bit.ly/LEADERS22>

*(Attendance is free to the public.)*

Or text LEADERSHIP to 41444 to donate in honor of the awardees.

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. Registration to attend the Housing Leadership Awards Celebration will be forthcoming.

Donate and register to attend the free event at: <https://bit.ly/LEADERS22>

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## Events

**Next "Tenant Talk Live" Webinar for Renters and Resident Leaders to Focus on Coalition Building for Housing Justice**

NLIHC will host “Tenant Talk Live” – a webinar with and for renter and resident leaders – next Monday, April 4, at 6 pm ET (5 pm CT, 4 pm MT, and 3 pm PT). During the session, we will hear from advocates about how to build successful coalitions in local communities. Register for the upcoming Tenant Talk Live webinar at: <https://bit.ly/361rmy2>

Coalitions can accomplish extraordinary goals. At the national level, coalitions like NLIHC have succeeded in expanding the nation’s supply of affordable housing for the lowest-income people. But local coalitions can also bring about major changes in particular communities, as shown by the success of local coalitions across the U.S., including many of NLIHC’s [state partners](#). The upcoming Tenant Talk Live will highlight the outstanding coalition-building work of two coalitions: the [Washington State Housing Justice Coalition](#) and the [Just Cities Institute](#).

In the webinar, NLIHC staff will be joined by emergency rental assistance advocate Duaa-Rahemaah Williams, state organizer for Resident Action Project (RAP) and Washington Low Income Housing Alliance (WLIHA); Margaretta Wan-Ling Lin, executive director for Just Cities; and Kelly Olson, policy manager for Civil Survival. We hope you will also join us as we learn more about bringing people together through coalitions that center social and racial justice.

And 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 Sidney Betancourt at: [sbetancourt@nlihc.org](mailto:sbetancourt@nlihc.org)

Register for the upcoming 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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## **NLIHC Careers**

### **NLIHC Seeks Chief Operating Officer**

NLIHC seeks a chief operating officer to oversee the day-to-day operational functioning of NLIHC and ensure that the financial, administrative, resource development, human resources, and communications/media relations of the Coalition support NLIHC policies and achieve NLIHC’s goals and objectives. The COO works closely with the president and CEO; supervises the senior director of administration, operations director, senior director of media & communications, and development coordinator(s); and coordinates closely with other key staff throughout the Coalition to ensure the achievement of organizational priorities on time and within the approved budget. The COO has substantial interaction with the NLIHC Board and represents NLIHC to many stakeholders.

#### **Responsibilities:**

##### **Finance and Administration**

1. Supervise the senior director of administration, the operations director, and contracted accounting firm.
2. Prepare and monitor annual budgets for both NLIHC 501(c)(3) and the NLIH Policy Center 501(c)(4).
3. Lead NLIHC team (and contracted accountants) on preparation of annual audits and on the preparation and submission of IRS 990 tax forms for the NLIHC (c)(3) and (c)(4).
4. Ensure preparation of monthly finance reports for (c)(3) and (c)(4) for review by president, finance committee, executive committee, and full Board.
5. Approve expenditures as per approved budget; ensure correct account coding.
6. Monitor investments, implement investment policy, and recommend timing of approved draws for



operations.

7. Serve as staff to Finance/Audit Committee and Investment Committee of NLIHC Board of Directors.
8. Ensure maximum effectiveness and efficiency of organizational use of information technology and contracted IT managed services providers.
9. Ensure efficient operation of office facility and equipment; direct process to secure new office space, negotiate leases, and direct office build-out, if/when needed.
10. Oversee all logistical aspects of annual housing policy forum, including negotiations with forum facility, audio-visual, and other contracts.
11. Ensure completion of 403B Retirement Plan non-discrimination testing, submission of 5500, and other retirement plan fiduciary responsibilities.
12. Track expenses versus budgets for all corporate- and foundation-funded projects, prepare financial reports.
13. Negotiate and renew all insurance policies in coordination with senior director of administration (health, D&O, liability, crime, cyber, etc.)
14. Review, negotiate, and sign Coalition contracts and work orders.
15. Review bi-monthly payroll, identify and resolve any issues.

### **Fund Development**

1. Supervise development coordinator(s) and ensure budgeted revenue from grants, contributions and events is raised.
2. In collaboration with development coordinator(s), prepare and submit major grant proposals and reports, including budgets and financial reports. Write and/or edit fundraising appeals.
3. With or on behalf of the CEO, represent the Coalition in fund development meetings with donors and prospective donors.
4. Oversee the successful execution of Leadership Awards Reception and other major fundraising events, ensuring successful events and revenue goals met.
5. Guide development coordinator as the staff to the Fund Development Committee of NLIHC Board of Directors.

### **Human Resources**

1. Oversee recruitment and hiring of all staff except CEO; recommend finalists to CEO.
2. Oversee staff training activities, including onboarding orientation of all staff.
3. Support performance management and lead the twice-annual performance review processes.
4. Conduct periodic reviews and updates of position descriptions and salary ranges; recommend changes.
5. Oversee contract with human resources provider for various HR services/projects.
6. Conduct periodic review and updating of Personnel Policies; recommend changes.
7. Serve as staff to Personnel Committee and the CEO Performance and Compensation Committee of NLIHC Board of Directors.
8. Ensure intern recruitment, applications, selection, and onboarding take place.

### **Communications and Media Relations**

1. Supervise the senior director of media & communications.
2. Ensure all priority media/communications team goals, objectives, activities, and projects are carried out/achieved on time and within budgets.
3. Oversee the editing, compilation, and transmission of the weekly NLIHC *Memo to Members and Partners* e-newsletter, calls-to-action, and other eblasts - conducting reviews and ensuring quality.
4. Ensure the successful preparation/completion of the NLIHC *Annual Report*, *Advocates Guide*, and other key publications.

### **Organizational Leadership**

1. Fill in for the CEO (representing NLIHC at funder meetings, leading staff meetings, etc.) as assigned.

2. Oversee the compilation of annual workplan for review by CEO.
3. Ensure documentation of all activities and outcomes to provide data necessary for internal and grant reports; oversee preparation of monthly program tracking/summary reports for review by president and Board of Directors.
4. Attend and report at meetings of NLIHC Board of Directors and Executive Committee. Serve as lead staff for Finance, Audit, Personnel, Investment, and CEO Performance/Compensation Committees of the Board of Directors.
5. Participate in staff meetings, retreats, trainings, and all NLIHC events.

Other duties as assigned

**Supervises:** Senior Director of Media & Communications  
 Senior Director of Administration  
 Operations Director  
 Development Coordinator(s)  
 Senior Executive Assistant (partial)

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

- A bachelor's degree required; an advance degree preferred.
- More than 10 years of senior leadership experience directing operations and supervising staff, including other supervisors of teams.
- Strong experience in budgeting and financial management, fund development and donor stewardship with corporations and foundations, human resource management, and other operations. Experience in marketing, communications, media relations preferred.
- A strong, demonstrated commitment to the alleviation of poverty and to social/racial justice (affordable housing knowledge/experience preferred).
- Demonstrated strong organizational skills, attention to detail, and ability to coordinate multifaceted efforts by diverse teams.
- Excellent communications skills, both orally and in writing.
- Experience successfully building and maintaining professional partnerships and relationships.
- An ability to work in a diverse, fast-paced environment.

**COMPENSATION AND BENEFITS:** An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. This is a full-time position located in Washington, DC (with partial telework available).

**JOB APPLICATION PROCESS:** Send a cover letter, resume, and two writing samples to: NLIHC President and CEO Diane Yentel and current COO Paul Kealey, NLIHC, 1000 Vermont Avenue, N.W., Suite 500, Washington, D.C. 20005 at [dyentel@nlihc.org](mailto:dyentel@nlihc.org) and [pkealey@nlihc.org](mailto:pkealey@nlihc.org). The cover letter should describe the candidate's interest in and relevant experiences for the position and include salary requirements and the names and contact information for at least three people serving as candidate references. (NLIHC will not contact references before consulting with the candidate.)

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## NLIHC Seeks Manager/Director of Field Organizing

NLIHC seeks a manager/director of field organizing who will oversee the implementation of all field outreach, organizing, and advocate-mobilization efforts in support of the NLIHC mission, goals, and objectives, and who

will supervise the Coalition's field organizers on all membership, state partner, and other advocate engagement, retention, and mobilization. Candidates will be considered for a role as either manager or director based on years of relevant experience. The manager/director of field organizing will report to the senior vice president for public policy and field organizing.

## RESPONSIBILITIES

1. Training, supporting, and supervising current team of five field organizers.
2. Managing field team logistics and administration.
3. Planning and coordinating all aspects of NLIHC's *Our Homes, Our Votes* nonpartisan voter and candidate engagement project.
4. Planning and conducting peer-learning and capacity-building meetings for the HoUSed campaign (for universal, stable, affordable housing) grantees and for the *Our Homes, Our Votes* (grantees and other participants) cohort.
5. Supporting NLIHC staff on their projects that involve grants to and engagement with partner organizations/members.
6. Staffing the board Membership Committee and the State Coalition Caucus, with support from lead field organizers.
7. Planning and coordinating NLIHC's annual Capitol Hill Day and Capitol Hill Day trainings.
8. Overseeing and coordinating the work of the field team in planning and executing annual strategies to achieve membership revenue, retention, and new member goals.
9. Overseeing maintenance of the Coalition membership and contacts databases (Salesforce) and mailing lists (MailChimp).
10. Leading all engagement, organizing, and mobilization activities, including the development and dissemination of calls to action; activation of members and campaign endorsers for sign-on letters and legislative communication; engagement in *Our Homes, Our Votes*; etc.
11. Developing and implementing digital organizing/engagement strategies to build field support for NLIHC's policy agenda, including peer-to-peer texting and other digital tools.
12. Participating in the planning of briefings, dialogues, and other informational forums on issues related to Coalition objectives.
13. Overseeing all NLIHC state partner activities, including monthly/biweekly Zoom or teleconference and twice-annual in-person meetings.
14. Presenting on NLIHC priorities, key activities, campaigns, and other topics at NLIHC state partner, member, and other partners' events/convenings.
15. Ensuring strong field support to the senior vice president for equity, diversity, and inclusion on resident-engagement efforts, including NLIHC's *Tenant Talk* publication, *Tenant Talk Live* webinars, and resident trainings at the annual NLIHC Policy Forum.
16. Attending all meetings of the Board of Directors and other Board committees, as needed.
17. Participating in staff meetings, retreats, trainings, and all Coalition events.
18. Participating in the planning and implementation of the annual Policy Forum, including speaker recruitment and coordination of communications activities, as assigned.
19. Other duties, as assigned.

## QUALIFICATIONS

Applicants must possess a bachelor's degree and preferably at least four years of work experience in organizing/mobilization of policy campaigns, U.S. election campaigns, and/or direct assistance to low-income communities (additional years of experience preferred; exceptional candidates with fewer may be considered).

Candidates should have at least two years of experience supervising staff or directly coordinating the work of other team members (e.g., as a team lead). Applicants should have a strong commitment to social justice and knowledge of affordable housing or homelessness issues. Candidates should have strong analytical, writing, and organizational skills, as well as a keen attention to detail. Applicants should have a strong ability to prioritize and effectively manage multiple tasks in a fast-paced work environment. Candidates should have a commitment to racial equity and experience working within an equity framework to build power and advance goals. Applicants should also be proficient in the Microsoft Office suite. Familiarity with Salesforce CRM database system would be plus.

**COMPENSATION AND BENEFITS:** An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and a generous benefits package. This is a full-time position located in Washington, D.C. (with partial telework available).

**JOB APPLICATION PROCESS:** Send a cover letter, resume, and two writing samples to: NLIHC Director of Operations Bairy Diakite, NLIHC, 1000 Vermont Avenue, N.W., Suite 500, Washington, D.C. 20005 at [bdiakite@nlihc.org](mailto:bdiakite@nlihc.org). The cover letter should describe the candidate's interest in and relevant experiences for the position and include salary requirements and the names and contact information for at least three people serving as candidate references. (NLIHC will not contact references before consulting with the candidate.)

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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 a second development coordinator with a separate portfolio, will ensure the Coalition secures the necessary resources to support its mission of achieving racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice. The individual will also support NLIHC with other key operational and event-management needs. The coordinator will report to the NLIHC chief operating officer.

### **RESPONSIBILITIES**

- Coordinate/manage reports, proposals, relationship management, and research/prospect development for corporate and non-corporate foundations (divvied up between the two coordinators).
- Track progress on current grants and reports due, as well as other requirements for each funder. Draft reports and proposals; coordinate calls and meetings with current and new funders.
- Lead on all activities connected to the Leadership Awards event. Manage development of and mailing to outreach lists for LR/LAC, tracking progress on incoming pledges, etc. Identify new potential sponsors; submit applications for sponsorship online where necessary.
- Act as lead contact on LR/LAC sponsorships; collect supplemental LR/LAC program materials (quotes on honorees, bios, photos, etc.). Ensure all sponsors are recognized in the program and all sponsorship benefits reach the sponsor.
- Develop and maintain registration pages for LR/LAC.
- Lead on program tracking and compilation of Program Summary Report.
- Keep Major Donors spreadsheet sheet up to date (in coordination with second development coordinator and COO).
- Provide monthly and year-end summary of incoming grants and their allocations to auditor.
- Along with second development coordinator, produce a list of previous year donors and their giving levels for *Annual Report*.



- Prepare all fund development reports for board meetings (with assistance from second development coordinator).
- Monitor NLIHC's various webpages that recognize donors for any missing non-corporate logos and ensure updates are made.
- Prepare acknowledgement letters for non-corporate grant payments as they are received by NLIHC (in coordination with senior executive assistant). Update acknowledgement letter language as necessary for general contributions, LR/LAC sponsorships, grants, special memberships, etc.
- Maintain files of copies of all grant acknowledgement letters and grant agreements.
- Assist in the coordination of other events and activities for which fundraising is involved, such as NLIHC's anniversary events.

### **Customer Relationship Management (CRM)**

- Develop and maintain other donation forms in MobileCause (donations, sponsorships, publication purchases, etc.) and ensure these forms are landing in Salesforce.
- Be an expert administrator of, and make ongoing improvements to, Salesforce infrastructure for all aspects of the development team. Examples include moving LR/LAC solicitation tracking to Salesforce, finding better ways to track pledged vs. received contributions, finding ways to replicate the Major Donors spreadsheet via reports, ensuring that MailChimp and Salesforce are communicating to each other, and exploring other applications within Salesforce that could streamline our work.
- Work with Salesforce Premier Success support team for troubleshooting issues as they arise; reevaluate Salesforce license usage and adjust as needed.
- 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 COO 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 to 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; strong Salesforce-administrator experience highly desired.

- An ability to work in a diverse, fast-paced environment.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. This is a full-time position located in Washington, DC, though candidates residing outside the DC area may be considered and telework is being implemented during the pandemic.

Interested candidates should send a cover letter, resume, and two writing samples to: Bairy Diakite, Operations Manager, NLIHC, 1000 Vermont Avenue, N.W., Suite 500, Washington, D.C. 20005 at [bdiakite@nlihc.org](mailto:bdiakite@nlihc.org). The cover letter should describe the candidate's interest in and relevant experiences for the position and include salary requirements and the names and contact information for at least three people serving as candidate references, at least two of whom should be current or former supervisors. (NLIHC will not contact references before consulting with the candidate.)

## NLIHC in the News

### NLIHC in the News for the Week of March 20

The following are some of the news stories that NLIHC contributed to during the week of March 20:

- “The US’s top housing authority just declared housing a human right” *Quartz*, March 23 at: <https://bit.ly/3JFVotu>
- “Average rent is 32% of the typical Americans' pay — that's more than financial experts recommend budgeting for housing” *Business Insider*, March 24 at: <https://bit.ly/36spBhn>
- “Affordable housing, long overlooked, getting federal boost” *Associated Press*, March 25 at: <https://bit.ly/3NiuESh>

## NLIHC News

### Where to Find Us – March 28

NLIHC President and CEO Diane Yentel and others from the NLIHC team will be speaking at the following events in the coming months:

- [Housing California's 2022 Conference, “A Roadmap to A Better California”](#) – Sacramento, CA, April 4-6
- [USC Price Center Social Innovation Summit: Housing Stability](#) – Virtual, April 13
- [Urban Affairs Association Conference, Lessons Learned from Emergency Rental Assistance Programs Responding to COVID- 19](#) – Washington, DC, April 14
- [University of Delaware Webinar](#) – Keynote Speaker, Newark, DE, April 27
- [New Mexico Summit on Health Equity](#) – Plenary Speaker, Virtual, May 3
- [Connecticut Coalition to End Homelessness, 19th Annual Training Institute](#), – Keynote Speaker, Hartford, CT, May 11
- [St. Ambrose University School of Social Work 24<sup>th</sup> Annual Social Justice Conference](#) – Keynote Speaker, Davenport, IA, May 19
- [Princeton Community Housing Gala](#) – Virtual, July 21
- [Idaho Housing and Finance Association Annual Housing Conference](#) – Keynote Speaker, Boise, ID, August 22-23

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## **NLIHC Staff**

Andrew Aurand, Vice President for Research, x245  
Sidney Betancourt, Housing Advocacy Organizer, x200  
Jordan Brown, Research Intern  
Victoria Bourret, ERASE Project Coordinator x244  
Jen Butler, Senior Director, Media Relations and Communications, x239  
Alayna Calabro, Policy Analyst–COVID-19 Response, x252  
Josephine Clarke, Senior Executive Assistant, x226  
Matthew Clarke, Writer/Editor  
Courtney Cooperman, Housing Advocacy Organizer, x263  
Bairy Diakite, Director of Operations, x254  
Lindsay Duvall, Senior Organizer for Housing Advocacy  
Emma Foley, Research Analyst, x249  
Dan Emmanuel, Senior Research Analyst, x316  
Ed Gramlich, Senior Advisor, x314  
Sarah Gallagher, Senior Project Director, ERASE, x220  
Sydnee Graves, Field Intern  
Kim Johnson, Senior Policy Analyst, x243  
Paul Kealey, Chief Operating Officer, x232  
Mike Koprowski, Director, Multisector Housing Campaign, x317  
Kayla Laywell, Housing Policy Analyst  
Joseph Lindstrom, Director, Field Organizing, x222  
Mayerline Louis-Juste, Senior Communications Specialist, x201  
Steve Moore Sanchez, Development Coordinator  
Khara Norris, Senior Director of Administration, x242  
Neetu Nair, Research Analyst, x291  
Brenna Olson, Policy Intern  
Noah Patton, Housing Policy Analyst, x227  
Ikra Rafi, Creative Services Manager, x246  
Betty Ramirez, Research Analyst, x202  
Gabrielle Ross, Housing Advocacy Organizer  
Sarah Saadian, Senior Vice President, Public Policy, x228  
Brooke Schipporeit, Housing Advocacy Organizer, x233  
Sophie Siebach-Glover, Research Specialist, x205  
Kennedy Sims, Communications and Graphic Design Intern  
Lauren Steimle, Web/Graphic Design Specialist, x246  
Jade Vasquez, ERASE Project Coordinator, x264  
Maya Ward-Caldwell, Fund Development Intern  
Chantelle Wilkinson, Housing Campaign Manager, x230  
Renee Willis, SVP for Racial Equity, Diversity, and Inclusion, x247  
Rebecca Yae, Senior Research Analyst–COVID-19 Response, x256  
Diane Yentel, President and CEO, x225