

Volume 29, Issue 20
May 28, 2024

Budget and Appropriations

- House Appropriators Approve 10% Cut to THUD Funding in FY25 after Party-Line Vote – Take Action!

HoUsed Campaign for Universal, Stable, Affordable Homes

- NLIHC and Pew Charitable Trusts Release Brief Showing Widespread Support for State and Local Policies to Allow More Housing
- Join Organizational Sign-On Letter Supporting HUD’s Efforts to Decrease Barriers to Assisted Housing

Homelessness and Housing First

- Recap of 5/21 Advancing Homelessness Solutions Webinar
- Join Reimagining Interim Housing Webinar on June 11

Congress

- Senator Warren Reintroduces Bill to Address the Backlog of Public Housing Maintenance and Repairs
- House Financial Services Subcommittee on Housing and Infrastructure Holds Hearing on PHA Oversight

HUD

- NLIHC Summary of CHDO Provisions in Proposed HOME Regulation Changes

Our Homes, Our Votes

- Our Homes, Our Votes Updates – Week of May 28, 2024

Opportunity Starts at Home

- OSAH Campaign Hosts Congressional Briefing on Bipartisan Solutions to Housing Crisis
- Recap of 5/22 OSAH Webinar Exploring Connections between Early Childhood Development, Health, Education, and Affordable Housing

Research

- GAO Releases Report on Institutional Investments in Single-Family Rental Housing

From the Field

- Dallas Passes Bond Package Including \$82 Million for Affordable Housing and Homelessness

Fact of the Week

- Institutional Investors Own Greater Share of Single-Family Rental Housing Stock in Southeast

NLIHC Careers

- NLIHC Seeks Policy Coordinator/Analyst

NLIHC in the News

- NLIHC in the News for the Week of May 19

NLIHC News

- Last Chance to Apply for 2024-2025 Collective Cohort
- Join NLIHC's Second Policy Advisory Committee Meeting of 2024
- Where to Find Us – May 28

Budget and Appropriations

House Appropriators Approve 10% Cut to THUD Funding in FY25 after Party-Line Vote – Take Action!

House appropriators approved top-line funding allocations – known as “302(b)s” – on May 23 that would slash funding by 10% in fiscal year (FY) 2025 for programs covered under the Committee on Appropriations' Subcommittee on Transportation, Housing, and Urban Development (THUD). The funding levels were adopted after a party-line vote of 30-22, with all committee Republicans voting in favor of the cut.

Appropriations Chair Tom Cole (R-OK) and colleagues are writing their FY25 domestic spending bills at levels significantly lower than the final FY24 appropriations levels, omitting a “side deal” negotiated last year that allowed spending above caps imposed by the *Fiscal Responsibility Act of 2023*. Overall, funding levels approved by House Appropriators would decrease domestic spending by 6% and increase defense spending by 1%.

"I am experiencing deja vu all over again, as we begin down an already well-trodden path towards chaos, division and shutdown threats," said House Appropriations Ranking Member Rosa DeLauro (D-CT). "Like last year, we are beginning this year's process with topline funding levels that fall well short of what the American people need, and well short of what both parties already agreed to." Ranking Member DeLauro and committee Democrats released a [fact sheet](#) detailing cuts across the 12 spending bills.

With the 302(b) levels approved, appropriations subcommittees in the House will begin drafting their FY25 spending proposals. Chair Cole released an ambitious [timeline](#) for the Appropriations Committee to finish drafting, reviewing, and voting on their FY25 spending bills. The THUD subcommittee will review the FY25 THUD bill on June 27, with a full committee review scheduled for July 10. Even if the committee is able to meet these deadlines, there is no expectation a final FY25 spending bill will be approved before the November elections.

Funding for HUD’s affordable housing and homelessness programs must increase every year to maintain the number of people served. Cuts to programs such as public housing, Housing Choice Vouchers, Project-Based Rental Assistance, and Homelessness Assistance Grants reduce assistance to people who rely on these programs to keep a roof over head, putting them at risk of deteriorating public housing, housing insecurity, eviction, and in worst cases, homelessness.

Take Action: Tell Congress to Provide Significant Funding Increases for HUD in FY25

Your advocacy makes a difference. It is thanks to the hard work of advocates that in FY24 – at a time when [programs faced cuts of up 25%](#) – HUD received increased funding in the final spending bill.

Congress needs to keep hearing from you about the importance of affordable housing and homelessness programs. **NLIHC is calling on Congress to provide the highest possible funding for HUD’s affordable housing and homelessness programs in FY25, including significant funding for NLIHC’s top priorities:**

- Full funding to renew all existing contracts for the Housing Choice Voucher (HCV) program and expand assistance to 20,000 more households.
- \$6.2 billion for public housing operations and \$5.2 billion for public housing capital needs.
- \$4.7 billion for HUD's Homeless Assistance Grants (HAG) program.
- \$100 million for the Eviction Prevention Grant Program.
- At least \$1.3 billion for Tribal housing programs, plus \$150 million for competitive funds targeted to tribes with the greatest needs.

Advocates can continue to engage their members of Congress by:

- **Emailing or calling members' offices** to tell them about the importance of affordable housing and homelessness resources to you, your family, your community, or your work. You can [use NLIHC's Take Action page](#) to look up your members' offices, or call/send an email directly.
- **Using social media to amplify messages** about the country's affordable housing and homelessness crisis, and the continued need for long-term solutions.
- **Sharing stories** of those directly impacted by homelessness and housing instability. Storytelling adds emotional weight to your message, and can help lawmakers see how their policy decisions impact actual people. Learn about [how to tell compelling stories with this resource](#).

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

HoUSed Campaign for Universal, Stable, Affordable Homes

NLIHC and Pew Charitable Trusts Release Brief Showing Widespread Support for State and Local Policies to Allow More Housing

NLIHC and Pew Charitable Trusts released on May 23 a new research brief, [Homeowners, Renters, and Households of All Incomes Back Housing Reforms](#). Based on a national survey, the brief highlights the majority support among households with low, moderate, and high incomes and among homeowners and renters for state and local policies that would enable more homes of various types to be built. The survey finds broad agreement that housing affordability is the most compelling reason to allow more homebuilding. [Read the brief](#).

Renters who were surveyed expressed somewhat stronger support for policies that would allow more homes in existing residential areas, such as allowing town houses and small multifamily

buildings on residential lots, allowing homes to be built closer together with smaller yards, and allowing accessory dwelling units. Meanwhile, homeowners expressed slightly stronger support for policies that would allow more homes to be created along commercial corridors, such as allowing apartment homes near transit and job centers and allowing conversion of commercial buildings to housing.

Zoning and land use reforms are imperative for increasing the housing supply, but on their own, they are not sufficient to address the housing needs of families and individuals with the lowest incomes. The severe shortage of affordable homes for the lowest-income renters is the result of the failure of the market to serve extremely low-income renters because what they can afford to pay in rent is often too little to cover property owners' costs. Increases in subsidies are needed to provide adequate rental assistance to all eligible families and to increase the supply of affordable rental homes.

[Read the brief.](#)

Join Organizational Sign-On Letter Supporting HUD's Efforts to Decrease Barriers to Assisted Housing

NLIHC is circulating [an organizational sign-on letter](#) supporting HUD's efforts to decrease barriers to HUD-assisted housing for formerly incarcerated or convicted people and their families. The letter, closing on June 9, is open to all national, state, local, and tribal organizations.

The sign-on is in response to HUD's recent Notice of Proposed Rulemaking ([NPRM](#)), "Reducing Barriers to HUD-Assisted Housing," which proposes updates to HUD's existing screening regulations for applicants who have conviction histories or a history of involvement with the criminal-legal system. The deadline for comments to HUD is June 10.

While the organizational sign-on letter expresses broad support for HUD's efforts, it does not make recommendations to HUD for improving or implementing the NPRM. NLIHC will be submitting our own comment letter with recommendations, and we are calling on organizations and advocates – especially advocates with lived experience – to [comment](#) in support of the NPRM and share their insights and recommendations.

Advocates can weigh-in with HUD by:

- *Submitting a comment.* Participating in the public comment period is a great way to influence federal policymaking. After the public comment period ends, HUD must review and take into consideration all comments before publishing a final rule.

Your comment can be long or short, written formally or informally, based on research or your own experiences and the experiences of people you know. Consider answering questions like:

- What are some of the biggest challenges you/your clients have faced trying to find housing?
- How many apartments did you/your client apply for before finding your/their current housing?
- Have you/Has your client been able to find stable housing, and what has the impact been?
- How have these barriers impacted your friends/family members/community?
- *Using the comment portal from the Vera Institute for Justice (Vera).* Vera created a [comment portal](#) where advocates can submit comments in support of the proposed rule. The portal includes a template with a pre-written message that advocates can submit as-is, or update with their own content. While all positive messages help, to be fully considered by HUD, comments must be at least 30% original content.

The Fortune Society, Fair Share Housing Center, and Drug Policy Alliance will be hosting a [webinar](#), “Screened Out: How the Biden Administration Can Open Doors to Housing for Justice-Involved People and Their Families,” on May 30 at 3:00 - 4:30pm ET to talk about the NPRM, its potential impact, and ways advocates can get involved. Register for the webinar [here](#).

NLIHC will continue to update our [website](#) with additional resources and information.

View the proposed rule and submit a public comment [here](#).

Learn more about the proposed rule [here](#).

Homelessness and Housing First

Recap of 5/21 Advancing Homelessness Solutions Webinar

NLIHC, the National Alliance to End Homelessness (The Alliance), and the Center on Budget and Policy Priorities (CBPP) hosted a webinar, “Using the FY25 Appropriations Process to Fund Solutions to Homelessness,” on May 21. Panelists addressed the federal appropriations process and how advocates can engage their members of Congress on the need for robust funding for affordable housing and homelessness programs in the upcoming fiscal year (FY) 2025 appropriations bills. A [recording](#) of the call, as well as the [presentation slides](#), are now available.

Kim Johnson, NLIHC’s policy manager, provided an overview of the federal appropriations process. She explained the federal appropriations timeline and emphasized the importance of advocates communicating with members of Congress about why affordable housing and homelessness resources are critical to their community.

Sonya Acosta, senior policy analyst at CBPP, moderated the webinar and discussed what is at stake in FY25. She spoke about the tight spending caps in place for 2025, the president’s budget

request, and the need for increased funding for affordable housing and homelessness programs in FY25.

Steve Berg, chief policy officer at the Alliance, discussed how advocates can engage in the process and make an impact. He encouraged advocates to weigh in with their senators and representatives about the need for robust funding for HUD's affordable housing and homelessness programs, and he provided tips for engaging with members of Congress and their staff.

We have uploaded a [recording](#) of the call, as well as the [presentation slides](#).

The next webinar will be held on Tuesday, June 25, from 2 to 3 pm ET. Register for the series at: <https://tinyurl.com/2spa9f7b>

Join Reimagining Interim Housing Webinar on June 11

The [Reimagining Interim Housing project](#) is hosting a webinar “Transforming Approaches to Sheltering People at the Community and Organizational Level” on Tuesday, June 11 from 3:00 – 4:30 pm ET. Register for the webinar [here](#).

The webinar will highlight transformative efforts to address the needs of people experiencing homelessness in San Jose/Santa Clara County and western Massachusetts. Advocates directly involved in this work will share their strategies, progress, and successes, as well as lessons learned, challenges, and next steps to improve their efforts and build momentum.

Register for the webinar [here](#). Participants are encouraged to review materials before the webinar at housingequityframework.org/reimagininginterimhousing

Congress

Senator Warren Reintroduces Bill to Address the Backlog of Public Housing Maintenance and Repairs

Senator Elizabeth Warren (D-MA) reintroduced the “[Public Housing Emergency Response Act](#)” in the Senate on May 20. The NLIHC-endorsed bill provides a one-time, \$70 billion appropriation to address the backlog of public housing maintenance and repairs.

The National Association of Housing and Redevelopment Officials (NAHRO) recently increased from \$70 billion to \$90 billion, its estimate of the backlog of repairs needed for the existing public housing stock – all due to Congress chronically underfunding the public housing Capital Fund. As a result, tens of thousands of public housing residents live in unsafe and unhealthy conditions, and HUD estimates approximately 10,000 public housing units are lost every year. The Public Housing Emergency Response Act would enable tenants to live in safer conditions and ensure that the U.S. is not losing existing units to disrepair.

“Preserving public housing must be central to any plan to address our nation’s housing and homelessness crisis, given the severe shortage of rental homes affordable and available to America’s lowest-income and most marginalized households,” stated NLIHC President and CEO Diane Yentel in a Senator Warren [press release](#). “For decades, Congress has turned its back from its obligations to public housing residents, forcing them to choose between living in homes in severe disrepair or facing increased risks of housing insecurity and homelessness. Congress should enact Senator Warren’s Public Housing Emergency Response Act to invest \$70 billion to preserve public housing for current residents and future generations and to help right this wrong.”

Senators Richard Blumenthal (D-CT), Cory Booker (D-NJ), Dick Durbin (D-IL), Ed Markey (D-MA), Chris Murphy (D-CT), Alex Padilla (D-CA), Bernie Sanders (I-VT), and Tina Smith (D-MN) joined Senator Warren as original cosponsors. Representative Nydia Velázquez (D-NY) introduced a companion bill ([H.R.307](#)) in the House of Representatives in January 2023.

Read Senator Warren’s press release at: <https://tinyurl.com/muz4zxc5>

Read the bill text at: <https://tinyurl.com/ytrz4ba9>

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

House Financial Services Subcommittee on Housing and Infrastructure Holds Hearing on PHA Oversight

The House Financial Services Subcommittee on Housing and Infrastructure held a [hearing](#) on May 22, “PHA Oversight: How Scandals and Mismanagement Harm Residents and Taxpayers.” The hearing focused on ways HUD can improve its oversight of public housing agencies (PHAs) to ensure PHAs are providing “decent, safe, and sanitary” housing for residents.

Witnesses for the hearing included: Bill Slover, former board chair for the District of Columbia Housing Authority (DCHA); Matt Doherty, former executive director of the Atlantic City Housing Authority (ACHA); and Georgi Banna, general counsel and director of strategic initiatives at the National Association of Housing and Redevelopment Officials (NAHRO).

The nation’s 3,300 PHAs are responsible for administering 2.3 million Housing Choice Vouchers (HCVs) and approximately 900,000 public housing units. HUD’s Office of Public and Indian Housing (PIH) is responsible for overseeing PHAs. While law requires PHAs to maintain units and ensure residents are living in “decent, safe, and sanitary” housing, decades of Congress’s underfunding HUD’s programs – and in some cases, severe mismanagement by PHAs – has led to an estimated public housing capital needs backlog of more than \$90 billion, and for some properties, unsafe and unsanitary living conditions that threaten residents’ health.

“Federal law requires Public Housing Authorities to provide ‘decent, safe, and sanitary housing,’” said Subcommittee Chair Warren Davidson (R-OH) in his opening statement, “but instead of successes, too often we get horrible stories about incompetence, mismanagement, and overt criminal fraud.” Chair Davidson noted recent examples from large PHAs – including

ACHA, DCHA, and the New York City Housing Authority (NYCHA) – where residents and PHA leadership raised concerns about unsatisfactory living conditions that were largely ignored by HUD. Both Mr. Slover and Mr. Doherty were fired from their positions, alleged retaliation for repeatedly raising concerns with HUD.

“I know [public housing] academically and experientially; I know what it means for a family to have access to housing that is safe, decent, and affordable,” said Subcommittee Ranking Member Emanuel Cleaver (D-MO), reflecting on his experience growing up in public housing. “Public housing has helped stabilize millions of families – including mine – who would otherwise lack access to affordable housing or be forced into homelessness. In the face of an affordable housing crisis, is it more important than ever that we preserve public housing programs... 1.2% of Public Housing Authorities are ‘troubled,’ and while there are high-profile cases, for the average resident of public housing it is the chronic underfunding of public housing that is having the largest impact on their lives.”

Mr. Slover and Mr. Doherty relayed to the subcommittee their experiences leading DCHA and ACHA and attempting to address issues with program operations and building maintenance. In his opening statement, Mr. Slover stated DCHA requires “fundamental changes” to improve housing affordability and ensure “every DC resident [has] a safe place to call home... including the need for greater accountability for results, tighter controls over financial management, better negotiations with outside developers, and improved execution of property management so residents could have adequate and safe living spaces.” However, Mr. Slover was removed from his position leading DCHA within six months, and “none of the reform efforts initiated took root... HUD never once, to my knowledge, took any interest in DCHA’s day-to-day operations during that time.”

Mr. Doherty shared similar experiences during his time as executive director of ACHA, a position from which he was removed after four months for exposing rampant mismanagement that “has grievously impacted the lives of the most economically vulnerable Americans.” Mr. Doherty noted that, “given the urgent needs of the [ACHA] residents, who are suffering under the current management, I strongly recommend that HUD immediately assume control of the board and management of the authority.”

Despite concerns with the operation of certain PHAs, witnesses and committee members recognized the vital importance of housing assistance and the role PHAs play in administering assistance. “I do not want to demonize all public housing,” said Committee Ranking Member Maxine Waters (D-CA). “As [the witnesses] have said, the larger percentage [of PHAs] are operating successfully; it’s only about five percent that have these problems. We should work on correcting them, but not on demonizing them.”

Mr. Banna noted that in 2023, 82% of PHAs received a high or standard evaluation from HUD, and only 4% received the lowest designation of “troubled.” Moreover, Congress has consistently underfunded PHAs and other HUD programs for decades, making it difficult to keep up with the cost of maintenance. According to NAHRO’s analysis, the Capital Fund backlog for public housing has grown to more than \$90 billion.

“[Some housing authorities] are very, very well-run,” stated Representative Andrew Garbarino (R-NY), “but we also have some that have issues,” including NYCHA. Mr. Doherty agreed, noting that “well-run housing authorities far outnumber poorly run housing authorities, but housing authorities should be well run. It’s serving the most vulnerable population in this country, and it’s such a basic need to have decent, clean, healthy housing...there’s no reason a housing authority shouldn’t run well, no matter what the scale.”

Watch a recording of the subcommittee hearing and review accompanying documents [here](#).

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

HUD

NLIHC Summary of CHDO Provisions in Proposed HOME Regulation Changes

As reported last week (see *Memo 5/20*), the Office of Affordable Housing Programs (OAHP) in HUD’s Office of Community Planning and Development (CPD) [announced on May 15](#) the availability of a [preview version](#) of proposed regulation changes to the HOME Investment Partnerships (HOME) program. Formal publication is anticipated in the *Federal Register* later this month, at which time advocates will have 60 days to submit comments. NLIHC will offer a sample comment letter for advocates to consider using. Significant regulation changes were last made in 2013. Last week’s *Memo* provided an initial summary of key tenant rights and protections as described in the preamble and as presented in the text of the proposed rule. This week’s *Memo* summarizes key provisions pertaining to Community Housing Development Organizations (CHDOs).

Basic Introduction to CHDOs

The HOME statute requires participating jurisdictions (PJs) to set aside at least 15% of their annual HOME fund allocation to be spent on housing that is developed, sponsored, or owned by CHDOs. (HOME funds are allocated by formula each year to each state and to approximately 650 jurisdictions and cooperating smaller jurisdictions that form a consortium. These are HOME PJs.) In addition, up to 5% of a PJ’s HOME funds can be awarded to CHDOs for operating expenses; this amount is separate from the minimum 15% CHDO set-aside and does not count against a PJ’s 10% cap on using HOME for program administrative activities.

The HOME statute requires a CHDO to be accountable to low-income community residents through significant representation on its governing board. However, the regulations merely require one-third of a CHDO’s board members be elected representatives of low-income neighborhood organizations, residents of low-income neighborhoods, or other low-income community residents. Because the regulations allow “community” to be defined as broadly as an entire city, county, or metropolitan area, it is possible to construct a CHDO that is not accountable to low-income residents in a HOME project’s neighborhood.

Any nonprofit can receive a HOME grant or loan to carry out any eligible activity, but not every nonprofit is a CHDO. The 2013 regulation changes stated that in order to be considered a CHDO, a nonprofit developer or sponsor must have staff with housing development experience. However, nonprofits seeking to keep or obtain CHDO status can do so while allowing those that own rental housing to operate it even if the nonprofit does not have development expertise. The 2013 HOME regulation amendments introduced other changes that might make it more difficult for existing small and rural CHDOs to continue.

More information about CHDOs is on [page 5-1](#) of NLIHC's *2024 Advocates' Guide*.

Key Proposed Changes to the CHDO Regulations

The CHDO Definition

The CHDO definition is in the HOME program's regulations at 24 CFR part 92.2

Paragraph (5) – Government Entity

(page 11 of preamble; page 142 of regulation text)

The regulations have always stated that a CHDO may not be a government entity or be controlled by one. However, the regulations have allowed an organization created by a government entity to qualify as a CHDO; but the government entity cannot appoint more than one-third of a CHDO's board members and no more than one-third of a CHDO's board members can be "public officials or employees of [a] government entity."

The preamble (introduction) to the proposed rule explains that the one-third limitation on **any** public officials being on the board had the effect of preventing officials of other units of local government, public school teachers, public university professors, and others from being on a CHDO created by a government entity. Therefore, for a government-created CHDO, the proposed rule would change the one-third "public official" board member limit to officials and employees of the PJ or government entity (for example a public housing agency) that created the CHDO.

The proposed rule also makes subtle word changes to make it clear that **no governmental entity** (not just the one creating the CHDO) may appoint more than one-third of a CHDO's board members. In addition, the board members appointed by a government entity may not appoint any of the remaining two-thirds of a CHDO's board members, and the final rule adds that board members who are officials or employees of the PJ or governmental entity that created the CHDO may not appoint any of the remaining two-thirds.

Paragraph (8) – CHDO Maintains Accountability to Low-Income Community Residents

(pages 11&12 preamble; 143 text)

To be considered a CHDO, according to the current rule, at least one-third of its board must be:

- Residents of low-income neighborhoods,
- Other low-income community residents, or

- Elected representatives of low-income neighborhood organizations

The proposed rule deletes “Elected representatives of low-income neighborhood organizations” and replaces it with what the preamble calls broader options:

- People *designated* by low-income neighborhood organizations (OHAP has previously interpreted “elected representatives” to mean only elected leadership from an organization’s board); or
- “Authorized representatives of nonprofit organizations in the community that address the housing or supportive services needs of residents of low-income neighborhoods, including homeless providers, Fair Housing initiatives Program providers, Legal Aid, disability rights organizations, and victim service providers.”

The preamble does not hint at who would “authorize” the nonprofit representatives; NLIHC recommend the final rule clarify that the CHDO board be the authorizing body. For urban areas, the regulation has long defined “community,” as used in the “other low-income community residents” option, to mean a neighborhood or neighborhoods, city, county, or metropolitan area. NLIHC will urge OAHF to narrow the definition of “community” because as defined, low-income residents living miles or counties far removed from a CHDO’s service area may not necessarily be “accountable” to the residents of the CHDO’s service area.

For rural areas, the current definition of “community” has long been “a neighborhood or neighborhoods, town, village, county, or multi-county area (but not the entire state).” The proposed rule would delete “but not the entire state” because meeting the governing board requirement and the development “capacity” requirement (discussed below) are often difficult for rural organizations. The proposed change would allow low-income representatives from anywhere in a state to be counted; the effect is to allow statewide organizations to be a CHDO for state PJs. The proposed change would also apply to paragraph (10) of the CHDO definition, which requires a CHDO to have at least a one-year history of serving the community within which housing to be assisted with HOME funds is to be located. (12;143)

Paragraph (9) – Organization Has a Demonstrated Capacity

(13;143)

The HOME statute requires a CHDO to have a demonstrated capacity for carrying out HOME activities. OAHF proposes to broaden the range of housing activity beyond the HOME program to include carrying out housing projects assisted with any federal housing funds, the Low Income Housing Tax Credit (LIHTC), or local and state affordable housing funds.

Also, the current rule does not allow a nonprofit organization to meet the demonstrated capacity test based on volunteers or on people whose services are donated by another organization. The proposed rule would allow PJs to consider the capacity and experience of volunteers who are board members or officers of the organization, provided the volunteer is not paid or their services are not donated.

24 CFR part 92.300 – CHDO Must Either Own, Develop, or Sponsor Housing

(105-107;205-207)

The HOME statute requires PJs to set aside at least 15% of each year's HOME allocation for housing that is to be "owned, developed, or sponsored" by a CHDO. The current regulations at §300 provide detailed provisions regarding "owned by," "developed by," and "sponsored by."

The proposed rule [at §300(a)(2)] pertaining rental housing "owned" by a CHDO makes two very subtle word changes that the preamble indicates clarifies that hiring or contracting with an experienced project manager is the minimum standard for an organization to meet the requirement that a CHDO "oversee" all aspects of the development. (105;205)

The proposed rule [at §300(a)(3)] pertaining rental housing "developed" by a CHDO is intended to make it easier for many community-based nonprofits to access the 15% CHDO set-aside as "developers." (NLIHC reminds *Memo* readers that any nonprofit may seek any HOME funds from their PJ.) The current rule requires the organization to be in *sole* charge of all aspects of the development process. The proposed rule would delete the word "sole" and allow the CHDO to "share developer responsibilities with another entity," but the CHDO must still be in charge of all aspects of the development process. (106;206)

The proposed rule also deletes the requirement that rental housing undertaken by a "developer" CHDO continue to be owned by the CHDO throughout the HOME affordability period. (The preamble indicates that this also pertains to housing "sponsored" by a CHDO; however, NLIHC cannot find the "ownership throughout the affordability period" language in the current rule.) The preamble explains that the current rule's requirement has created difficulties when a CHDO's status has changed (for example if a CHDO experiences bankruptcy, decreased capacity, etc.) and another CHDO is needed to acquire the project in order to preserve affordability. Although the preamble states that the intent is to enable ownership transfers necessary to sustain CHDO projects, simply deleting the requirement that a CHDO continue to own a project does not provide guidance regarding how to make a needed transfer or how to preserve affordability if another CHDO cannot take on the project. (107;206)

The proposed rule [at §300(a)(4)] pertaining rental housing "sponsored" by a CHDO also seeks to make it easier for nonprofits by deleting "sole" twice and adding "managing" once. Therefore, a CHDO meets the "sponsored" criterion if the rental housing is either "owned" or "developed" by a CHDO subsidiary, a limited partnership of which the CHDO or its subsidiary is the [~~sole~~] *managing* general partner, or a limited liability company of which the CHDO or its subsidiary is the [~~sole~~] managing member. (106;206)

24 CFR part 92.208 – CHDO Operating Expenses and Capacity Building Costs (27;152)

The HOME statute and current regulations allow a PJ to provide up to 5% of its annual HOME fund allocation to CHDOs for operating expenses; this amount is separate from the minimum 15% CHDO set-aside and does not count against a PJ's 10% cap on using its HOME allocation for program administration activities. The proposed rule would correct a drafting error in the current rule that posed an unintended barrier to using CHDO operating expense for capacity building. That error had the effect of limiting the use of this funding to organizations that already met the definition of a CHDO. Therefore, the proposed rule adds a new paragraph (c) stating that an organization that meets the CHDO definition – except for the demonstrated capacity provision

– may receive HOME capacity building funds so that it can develop a demonstrated capacity to carry out HOME activities.

OAHP plans to add a fact sheet and Frequently Asked Questions (FAQs) to its new [HOME Proposed Rule webpage](#). OAHP also plans to conduct virtual listening sessions. Check OAHP's [HOME Proposed Rule webpage](#) for upcoming listening sessions.

Read the preview version of the proposed HOME regulation changes at: <https://tinyurl.com/4cvc3nxb>

Read the HUD media announcement at: <https://tinyurl.com/yz9pjwr>

Read OAHP's HOME Proposed Rule webpage at: <https://tinyurl.com/2axrzb9>

OAHP's HOME Program website is at: <https://tinyurl.com/mssk9w6h> and the HUD Exchange HOME webpage is at: <https://tinyurl.com/mr3stys2>

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

Our Homes, Our Votes

Our Homes, Our Votes Updates – Week of May 28, 2024

The Our Homes, Our Votes campaign is NLIHC's nonpartisan initiative to boost voter turnout among low-income renters and elevate housing as an election issue. This biweekly section of *Memo* provides news, resources, and other updates at the intersection of housing justice and nonpartisan civic engagement. To learn more about *Our Homes, Our Votes*, visit www.ourhomes-ourvotes.org.

Register for Next Monday's (6/3) Our Homes, Our Votes Webinar: Forming Partnerships in Your Community

No organization need reinvent the wheel when launching its nonpartisan election initiatives. This webinar will explore the value of community partnerships that can increase your organization's capacity to register, educate, and mobilize voters. Selene Gomez, national outreach director at VoteRiders, will present on voter ID assistance resources to help voters access the IDs they need to have their ballots counted. Dominique Espinoza, policy and strategic partnerships manager at Coalition on Human Needs, will discuss the landscape of nonpartisan voter engagement initiatives among human needs advocates and service providers. Marcos Damian-Noyola, partnerships manager at VOT-ER, will share about Civic Health Month as an opportunity to promote civic engagement and elevate voting as a social determinant of health. The webinar will take place on Monday, June 3, from 2:30 to 3:30 pm ET. Register for the webinar series [here](#).

Become an Our Homes, Our Votes Affiliate

Our Homes, Our Votes convenes a network of [affiliates](#), which are nonpartisan organizations that are committed to boosting voter turnout among low-income renters and elevating housing as an election issue. Advocacy organizations, direct service providers, resident councils and tenant associations, local governments, and other related organizations are welcome to become Our Homes, Our Votes affiliates.

Benefits of participating in the affiliates network include:

- Access to a listserv where NLIHC staff and campaign partners exchange ideas and announce opportunities related to nonpartisan voter engagement.
- Invitations to biweekly affiliates office hours – an agenda-free, drop-in, optional space where affiliates can workshop their nonpartisan election plans. Office hours take place every other Friday from 1 to 3 pm ET.
- Invitation to a post-election virtual gathering to debrief the election cycle and brainstorm next steps for nonpartisan civic engagement.
- Enhanced access to Our Homes, Our Votes tools and resources, including customized TurboVote referral links to track the impact of nonpartisan voter engagement activities.

To learn more about the affiliates network and apply to join, visit: <https://www.ourhomes-ourvotes.org/affiliates>

Become a Civic Holidays Partner!

[Civic Holidays](#) are nonpartisan days of action that strengthen and celebrate our country's democracy. The four Civic Holidays – National Voter Registration Day, National Voter Education Week, Vote Early Day, and Election Hero Day – activate nonprofits, campuses, businesses, and other organizations to engage voters in their communities. Each holiday focuses on a different aspect of voter engagement: registration, education, mobilization, and celebration of voting. Nonpartisan organizations are invited to [partner](#) with the Civic Holidays. Partners will receive state-by-state FAQs and voter engagement guides, online voter tools, multilingual resources, swag, and other giveaways. Learn more and sign up to become a Civic Holidays partner [here](#).

New Analysis Illustrates High Rent Increases in Swing States

A new [analysis](#) from *USA Today* finds that housing markets with the highest rent increases over the past four years are disproportionately located in swing states. Using data obtained exclusively from *Rent.com*, the analysis finds that six of the 10 markets with the highest rent increases between February 2020 and February 2024, and 34 of the 100 markets with the highest rent increases during this period, are located in swing states. The following states are defined as swing states for the purposes of the analysis: Arizona, Georgia, Michigan, Nevada, North Carolina, Pennsylvania, and Wisconsin.

Voters across the country, within and beyond swing states, are confronting unprecedented rent increases and are eager for candidates to campaign on strong housing solutions. This analysis underscores the importance of housing in the 2024 election cycle and the need for candidates of all political stripes to prioritize housing affordability.

Read the analysis from *USA Today* [here](#).

Opportunity Starts at Home

OSAH Campaign Hosts Congressional Briefing on Bipartisan Solutions to Housing Crisis

The [Opportunity Starts at Home](#) (OSAH) campaign hosted a congressional briefing on May 20 focusing on two major bipartisan housing bills: the “Eviction Crisis Act” and the “Family Stability and Opportunity Vouchers Act.” Experts shared research on the potential impact of both bills for families and children nationwide, discussed the adverse impacts of housing instability and eviction, summarized the bipartisan public support for provisions in both bills, and explained the benefits of the emergency rental assistance (ERA) made available during the COVID-19 pandemic. The briefing concluded with a call to action for elected officials to support the Eviction Crisis Act and to co-sponsor and support both pieces of legislation in the U.S. House of Representatives and Senate.

Briefing speakers included:

- **Chantelle Wilkinson**, director of the OSAH campaign.
- **Sarah Oppenheimer**, executive director of Opportunity Insights.
- **Peter Hepburn**, associate director at Eviction Lab.
- **Dr. Megan Sandel**, co-lead principal investigator at Children’s Health Watch.
- **Julianne Walker**, campaign coordinator of the OSAH campaign.
- **Francis Torres**, senior policy analyst with the housing team at Bipartisan Policy Center.
- **Sarah Gallagher**, vice president of state and local innovation at NLIHC.
- **Kim Johnson**, public policy manager at NLIHC.

The reintroduction of the Eviction Crisis Act and the inclusion of the Family Stability and Opportunity Vouchers Act in any bipartisan housing packages that move forward in the Senate’s Committee on Banking, Housing and Urban Affairs would represent significant wins for the OSAH campaign as it works to advance both bills. Together with its multi-sector partners, the OSAH campaign will continue to champion the bills.

Recap of 5/22 OSAH Webinar Exploring Connections between Early Childhood Development, Health, Education, and Affordable Housing

[Opportunity Starts at Home](#) (OSAH) campaign partner ZERO TO THREE hosted a webinar, “A National Call for Safe, Affordable Housing for Our Children,” on May 22. On the webinar, leading experts from the OSAH campaign, Children’s HealthWatch, SchoolHouse Connection, and the Connecticut Head Start on Housing Program discussed recent findings about the intersections of early childhood development, health, education, and affordable housing and the critical role that the early childhood development sector has in mitigating the impact of housing instability and homelessness.

Mollyrose Schaffner, senior policy analyst at ZERO TO THREE, shared findings from the [2023 State of Babies Yearbook](#) that highlight the significant health and developmental risks of housing instability for babies and young children and the importance of stable housing in early childhood development.

Erin Patterson, director of education initiatives at SchoolHouse Connection, discussed conclusions from a recent [report](#) that analyzed state-by-state data on infant and toddler homelessness. She also discussed how homelessness is defined in the report and the developmental consequences of homelessness for young children.

Dr. Megan Sandel, co-lead principal investigator at Children’s HealthWatch, discussed the health risks that housing instability and homelessness pose for infants and young children and how stable, affordable housing can mitigate those risks.

Karen Pascale, director of the Connecticut Head Start Collaboration Office, and Dr. Shanté Hanks, director of Head Start on Housing (HSOH), highlighted the partnership between Head Start and the Connecticut Department of Housing in running the state’s innovative Head Start on Housing Program. They shared the program’s successes and best practices for states interested in similar collaboration.

The full panel discussed why stable, affordable housing is a central concern in advancement of their organization’s mission and how housing advocates can best partner with advocates in the early childhood development, health, and education sectors. OSAH national partners also shared why they participate in the OSAH campaign and encouraged interested attendees to join the OSAH Roundtable.

ZERO TO THREE and SchoolHouse Connection are OSAH Roundtable members, and Children’s HealthWatch sits on the Steering Committee. See the full list of OSAH Roundtable and Steering Committee members [here](#).

Watch the recording at: <https://tinyurl.com/bdcjt2jj>

Research

GAO Releases Report on Institutional Investments in Single-Family Rental Housing

The Government Accountability Office (GAO) released a report, [*Rental Housing: Information on Institutional Investment in Single-Family Homes*](#), on May 22. The report is based on a review of 74 studies about institutional investors in single-family rental housing. Institutional investors are companies with access to enough capital to enable them to own a large number of single-family rental homes. According to existing studies, no single investor owned more than 1,000 single-family homes prior to 2011; however, by 2015, institutional investors owned between 170,000 and 300,000 homes. By 2022, 32 institutional investors collectively owned 450,000 single-family homes, and according to GAO, the five largest investors owned nearly 300,000 homes.

GAO attributes the initial growth of large institutional investors in single-family rental housing to bulk purchases facilitated by local auctions of foreclosed properties after the 2007-2009 recession. Large investors had an advantage over small investors and individual buyers in that they had access to cash and could leverage other sources of capital more easily. Fannie Mae and Freddie Mac, two government-sponsored enterprises overseen by the Federal Housing Finance Agency (FHFA), also contributed to this growth to some extent. Fannie Mae's REO-to-Rental Initiative pilot program, which allowed pre-qualified investors to bid on large portfolios of foreclosed properties was launched in 2012 to help stabilize the housing market. Roughly 2,500 properties were sold. In 2017, Fannie Mae backed a \$1 billion loan to Invitation Homes, one of the largest investors in single-family homes, and Freddie Mac provided \$1.3 billion in loans to single-family home institutional investors. FHFA terminated both programs in 2018.

While institutional investors own roughly 2% of the single-family rental housing stock across the U.S., they own a much greater share of homes in certain markets, particularly in the southeast. GAO estimates that institutional investors own 25% of Atlanta, GA's single-family rental housing market, 21% of Jacksonville, FL's, 18% of Charlotte, NC's, and 15% of Tampa, FL's single-family rental market. Areas that experienced the greatest influx of institutional investment after the 2007-2009 recession continue to have high rates of institutional investments in the single-family rental market.

Although it can be difficult to assess the impact of institutional investments on housing outcomes for a variety of reasons (e.g. unclear definition of institutional investor and lack of data about certain outcomes such as evictions), the studies reviewed by GAO indicate that institutional investment may increase rents and home prices, particularly in places with high rates of institutional ownership. Some studies also indicate that large-scale investors are more likely to file evictions. Regarding other outcomes, the GAO reports single-family rental housing, itself, may have positive impacts on neighborhood diversity and educational opportunities because rental housing can provide entry to neighborhoods at a lower cost than homeownership.

Rental Housing: Information on Institutional Investment in Single-Family Homes is available at: <https://bit.ly/4byeYG4>

From the Field

Dallas Passes Bond Package Including \$82 Million for Affordable Housing and Homelessness

Voters in Dallas, TX, overwhelmingly approved a \$1.25 billion bond package in a special election on May 4 that will allocate approximately \$82 million to increase the supply of affordable homes and help address homelessness. The package consists of 10 propositions that will collectively finance road improvements, city facilities, economic development, other local infrastructure, and housing. Although housing advocates initially pushed for \$200 million in dedicated housing funds, the package's \$82 million for affordable homes marks a historic investment from Dallas.

“With this nod from voters, the Dallas community is sending a strong message to our policymakers and other cities that ensuring housing affordability matters. We look forward to putting these bond dollars to the most efficient and equitable uses in the coming years,” said Bryan Tony, managing director of BGT Strategies and a member of the Dallas Housing Coalition. “Though we did not achieve as much funding as is needed, this is a start for Dallas and will hopefully provide clear proofs of concept for future citywide bond programs.”

The [Dallas Housing Coalition](#), a fast-growing group of more than 215 nonprofit and for-profit organizations committed to supporting the development of affordable housing in Dallas, began organizing around the bond package during summer of 2023. The coalition hosted a [rally](#) at City Hall in September 2023 to push for \$200 million in bonds for affordable homes in the 2024 Capital Bond Program. According to the Dallas Housing Coalition, a \$200 million investment could have leveraged about \$2 billion in private development to create 15,000 subsidized homes and repair more than 500 homes. Advocates also hosted educational events, testified at public meetings, and generated media coverage to build support for the bond package's housing allocation.

The Dallas City Council ultimately [finalized](#) the \$1.25 billion capital bond package on February 14, 2024, allocating approximately \$82 million for housing and homelessness. Although this allocation fell short of advocates' request, it amounts to a [78% increase](#) over the city's total housing bonds in the past seventeen years; since 2006, Dallas has only approved \$46 million in bond funds for affordable housing.

Following the City Council's announcement of a final bond package, the Dallas Housing Coalition organized to win public approval for the bond measures in the May 4 special election. The Dallas Housing Coalition focused its advocacy on the three components of the ten-part bond package that dedicate resources to housing and homelessness. Proposition I makes a \$19 million investment in permanent supportive housing and short-term housing solutions for people experiencing homelessness. Proposition G provides \$72.3 million for economic development efforts, including \$36.6 million specifically earmarked for mixed-income housing financing. Proposition H allocates \$26.4 million for infrastructure supporting affordable homeownership development. The Dallas Housing Coalition created a [toolkit](#) that summarized the propositions,

outlined opportunities for supporters to get involved, and included sample talking points, social media messaging, and graphics to spread the word about the campaign.

The entire bond package ultimately passed with overwhelming support from voters, as did the three housing-related measures: Proposition I [passed](#) with 79% support, Proposition G [passed](#) with 70% support, and Proposition H [passed](#) with 74% support. According to the Child Poverty Action Lab's Housing Calculator, the bond funds will collectively enable the creation of more than 3,000 affordable homes.

As housing advocates celebrate a milestone election victory, they are also pushing for further steps to increase the supply of affordable homes and address the city's affordability challenges, which have the greatest impact on the lowest-income people. [NLIHC's Gap report](#) finds that in the Dallas metropolitan area, there are only 17 affordable and available homes for every 100 extremely low-income renter households.

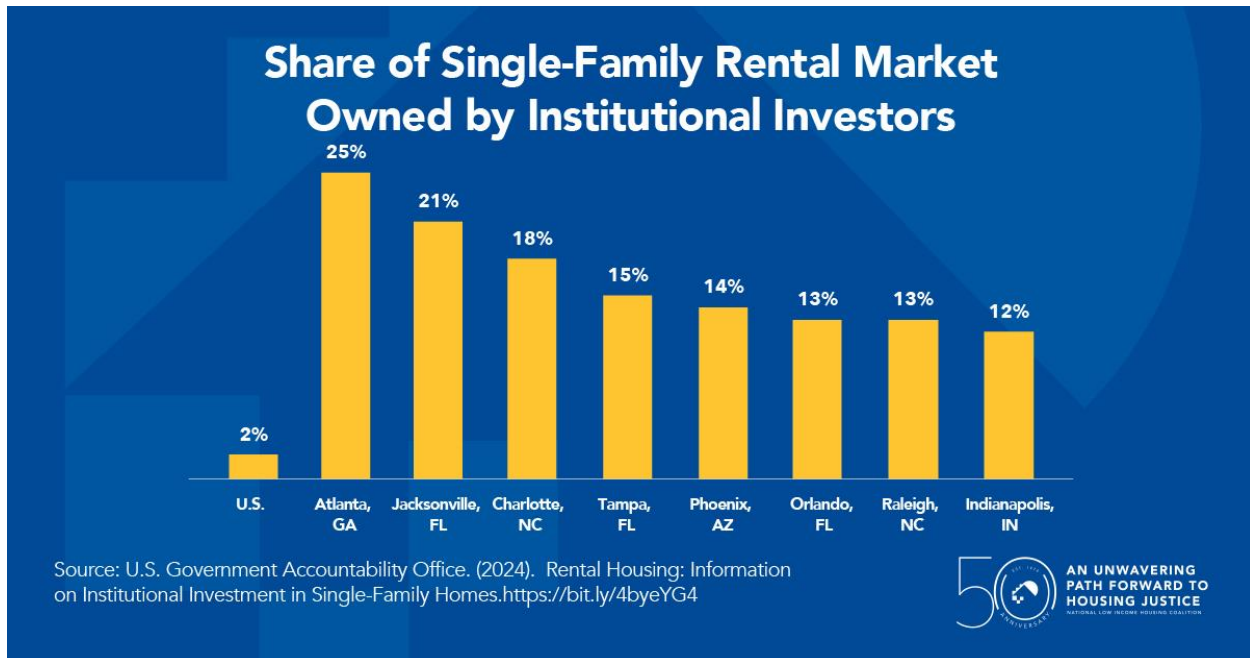
“The Dallas Housing Coalition is now turning its attention to [ForwardDallas](#), the first update of the City of Dallas' comprehensive land use plan since adoption in 2006. As more housing reform opportunities arise, the Coalition is well-positioned to continue representing the interests of its members and housing advocates from across Dallas.”

Learn more about the Dallas Housing Coalition at: www.dallashousingcoalition.com/

NLIHC's Our Homes, Our Votes campaign will continue to track and report on housing and homelessness ballot measures throughout the 2024 election cycle. An archive of ballot measure summaries and analyses compiled by Our Homes Our Votes is at: www.ourhomes-ourvotes.org/ballot-measures

Fact of the Week

Institutional Investors Own Greater Share of Single-Family Rental Housing Stock in Southeast



NLIHC Careers

NLIHC Seeks Policy Coordinator/Analyst

NLIHC seeks a policy coordinator or policy analyst with a portfolio focusing on federal legislative policy and regulatory action related to the Coalition’s mission and priorities. The policy coordinator/analyst will be responsible for identifying, analyzing, and summarizing legislative and regulatory activities in plain language to inform and encourage advocacy by members of the Coalition and its network. The policy coordinator/analyst will report to NLIHC’s policy manager. The position will last two years.

The policy coordinator/analyst will lead NLIHC’s work related to supporting the construction and preservation of deeply affordable housing, including expanding and strengthening the national Housing Trust Fund (HTF), expanding and reforming the Low-Income Housing Tax Credit (LIHTC), preserving public housing, and other policies aiming to increase the supply of affordable homes. The policy coordinator/analyst will also work to expand job and training opportunities for HUD tenants, including through HUD’s Section 3 program.

Core Role and Responsibilities

- Monitor legislative, regulatory, and administrative developments, as well as other activities or events of interest on Capitol Hill and at HUD, the U.S. Department of the Treasury, and other relevant agencies, and ensure that Coalition staff and membership are apprised of key developments and events.
- Build and maintain relationships with members of Congress, national and state partners, Coalition members, and other housing and homelessness advocates to advance NLIHC policy priorities related to the construction and preservation of deeply affordable housing.
- Advocate for the Coalition's policy priorities before members of Congress, the administration, and their respective staff, including by drafting letters, organizing meetings, writing emails, planning Hill briefings, and other advocacy efforts.
- Develop advocacy materials, including factsheets, white papers, issue briefs, and advocacy toolkits, among other resources, that translate legislative and administrative proposals and actions into an accessible and understandable format for Coalition members and partners.
- Respond to requests for information from members of Congress, the administration, and other policymakers and Coalition members and partners.
- Draft action alerts and eblasts in coordination with NLIHC's field and communications teams to engage and activate NLIHC's members to take action on policy priorities.
- Write formal comment letters on behalf of the Coalition in response to proposed rules or other administrative requests for information, as well as draft sample comment letters and other advocacy materials for the Coalition's members and partners.
- Assist in coordinating Coalition meetings; coordinate and facilitate working group meetings, prepare materials, and make presentations. Attend meetings and events of other coalitions and represent NLIHC at conferences and at other events.
- Research and prepare articles for the Coalition's weekly *Memo to Members and Partners* e-newsletter, including updates on relevant legislative or administrative actions, through web-based and other research and attendance at hearings and briefings.
- Annually update the Coalition's *Advocates' Guide* articles that pertain to the policy coordinator/analyst's issues portfolio.
- Monitor, and provide updates for, the Coalition website.
- Attend and report (as requested) at meetings of NLIHC's Board of Directors, State and Tribal Partners meetings, internal staff meetings, trainings, and other events.
- Support planning and implementation of NLIHC's annual Housing Policy Forum, including speaker recruitment and organizing participants of Capitol Hill Day.
- Other duties as assigned.

Qualifications

A policy coordinator/analyst will hold a bachelor's degree (master's degree preferred) and have up to two years of experience in public policy or legislative advocacy. A degree in public policy, public administration, or a related area is a plus. People with lived experience of housing instability or homelessness with an interest in shaping housing policy at a national level and experience in lieu of a degree are encouraged to apply.

A policy analyst will hold a master's degree and at least two years of work experience in policy advocacy. An additional three years of work experience in lieu of a master's degree will be considered.

Candidates should be able to work in a diverse, high-paced environment and have strong writing and editing skills, oral and interpersonal communications, organizational skills, and attention to detail.

Applicants should have a strong commitment to social, racial, and housing justice and knowledge of the fundamentals of affordable housing or homelessness.

Applicants should have a demonstrated ability to cultivate positive relationships with marginalized individuals, including those with lived experiences with housing insecurity and homelessness.

Applicants should have a demonstrated experience and ability to recognize and respond to the ways race, ethnicity, sexual orientation, and gender identity intersect to further promote racial equity and social justice.

Applicants should be proficient in the Microsoft Office suite, Zoom, and social media platforms.

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

The salary range for a policy coordinator is \$67,000-\$90,000, dependent on experience. The salary range for a policy analyst is \$87,000-\$102,000, dependent on experience.

This is a full-time position located in Washington, D.C., on a hybrid work schedule. Interested candidates should submit a resume, cover letter, and two writing samples to Jamaal Gilani, director of people and culture, at: jgilani@nlihc.org.

NLIHC in the News

NLIHC in the News for the Week of May 19

The following are some of the news stories to which NLIHC contributed during the week of May 19:

- “Amid record homelessness, a Texas think tank tried to upend how states tackle it” *NPR*, May 20 at: <https://bit.ly/44UuoBY>
 - “Senators introduce bill to provide \$70B in public housing funds” *Yahoo Finance*, May 20 at: <https://bit.ly/44TWkWw>
 - “We have a national shortage of 7.3 million homes that are affordable and available to lowest income renters” *Power Station*, May 20 at: <https://bit.ly/3Kcb75D>
-

NLIHC News

Last Chance to Apply for 2024-2025 Collective Cohort

NLIHC is recruiting members of its next Collective cohort! The Collective is a group of tenant advocates and community leaders with lived experience of housing insecurity who work towards housing justice and racial equity in their neighborhoods and greater communities. The group convenes regularly to discuss shared concerns, chart an advocacy path, and ensure that NLIHC addresses the needs of low-income people and families throughout the country. The application period closes **this Friday, May 31**. Over the summer, NLIHC will review applications, interview candidates, and select members of the next cohort. Apply [here](#) to join NLIHC's Collective.

Those interested in joining the Collective are encouraged to view this [application guide](#) before beginning their application. **Please note:** This document is **NOT** the application. The application must be completed online. This document instead provides an overview of the questions included in the application. Please feel free to use the document to help prepare your answers for the online application.

If you need assistance or have questions about the application, please e-mail: sbetancourt@nlihc.org.

Join NLIHC's Second Policy Advisory Committee Meeting of 2024

NLIHC members are invited to join NLIHC's second Policy Advisory Committee (PAC) meeting of the year on Wednesday, June 12, from 4 to 5 pm ET. PAC meetings offer NLIHC members a space to weigh in on the formation, direction, and implementation of NLIHC's policy priorities and advocacy activities.

The year's first PAC meeting, held on April 10, primarily focused on the Supreme Court case *Grants Pass v. Johnson*, the most consequential case on homelessness taken up by the Supreme Court in decades. We will use our June 12 PAC meeting to discuss possible outcomes of the Court's ruling in the *Grants Pass v. Johnson* case and how we can subsequently respond through advocacy and organizing efforts, especially as local and state governments are ramping up their efforts to criminalize homelessness.

Our two remaining PAC meetings will take place on:

- Wednesday, September 4, 2024, from 4 to 5 pm ET
- Wednesday, December 4, 2024, from 4 to 5 pm ET

*Please note that **PAC meetings are only open to NLIHC members**. If you are not already a member, you can [join online](#).*

Register for the June 12 Policy Advisory Committee meeting at: <https://tinyurl.com/bdh8e7pz>

Register for the September and December 2024 Policy Advisory Committee meetings at:
<https://tinyurl.com/yey2rutc>

Where to Find Us – May 28

- [National Coalition for Homeless Veterans Annual Conference](#) – Washington, DC, Courtney Cooperman (May 29)
 - [The Intersection of Affordable Housing and Civic Engagement](#) – Virtual, Courtney Cooperman (July 3)
 - Legal Aid Northwest Texas (presentation) – Virtual, June 3 (Tia Turner)
 - [Bringing It Home Housing Conference](#) – Raleigh, NC, June 4-5 (Billy Cerullo)
 - Mississippi Center for Justice Social Justice Empowerment Dinner (Keynote Speaker) – Washington, D.C., June 5 (Diane Yentel)
 - [Greater Syracuse Tenants Network](#) Annual Meeting – Syracuse, NY, June 13 (Lindsay Duvall)
 - [22nd Annual New York Supportive Housing Conference](#) – New York, NY, June 20 (Sarah Saadian)
 - A Home for Everyone Conference (Keynote Speaker) – Madison, WI, July 17 and 18 (Diane Yentel)
 - Rainbow 16th Annual Awards Banquet – Scottsdale, AZ, October 17 (Diane Yentel)
 - Neighborhood Preservation Coalition of New York annual conference – Poughkeepsie, NY, October 22 (Lindsay Duvall)
-

NLIHC Staff

Sarah Abdelhadi, Senior Research Analyst
Lindsey Aramah, Communications Intern
Millen Asfaha, Operations Coordinator
Andrew Aurand, Senior Vice President for Research, x245
Sidney Betancourt, Project Manager, Inclusive Community Engagement, x200
Victoria Bourret, Project Manager, State and Local Innovation, x244
Jen Butler, Vice President, External Affairs, x239
Alayna Calabro, Senior Policy Analyst, x252
Billy Cerullo, Housing Advocacy Organizer
Adelle Chenier, Director of Events
Matthew Clarke, Director, Communications, x207
Courtney Cooperman, Project Manager, Our Homes Our Votes, x263
Lakesha Dawson, Director of Operations
Lindsay Duvall, Senior Organizer for Housing Advocacy, x206
Thaddaeus Elliot, Housing Advocacy Coordinator
Dan Emmanuel, Manager, Research, x316
Sarah Gallagher, Vice President, State and Local Policy Innovation, x220
Jamaal Gilani, Director of People and Culture

Ed Gramlich, Senior Advisor, x314
Raquel Harati, Research Analyst
Mengxuan Huang, Graphic Design Intern
Danita Humphries, Senior Executive Assistant, x226
Nada Hussein, ERASE Project Coordinator, x264
Kim Johnson, Public Policy Manager, x243
Kayla Laywell, Housing Policy Analyst, x231
Mayerline Louis-Juste, Senior Communications Specialist, x201
Meghan Mertyris, Disaster Housing Recovery Analyst
Steve Moore Sanchez, Development Coordinator, x209
Khara Norris, Vice President of Operations and Finance, x242
Noah Patton, Manager, Disaster Recovery, x227
Mackenzie Pish, Research Analyst
Ikra Rafi, Creative Services Manager, x246
Benja Reilly, Development Specialist, x234
Dee Ross, Tenant Leader Fellow
Gabrielle Ross, Project Manager, Diversity, Equity, and Inclusion, x208
Sarah Saadian, Senior Vice President for Public Policy and Field Organizing, x228
Craig Schaar, Data Systems Coordinator
Brooke Schipporeit, Director, Field Organizing, x233
Lauren Steimle, Web/Graphic Design Specialist, x246
Hillary Poudeu Tchokothe, Our Homes, Our Votes Intern
Tia Turner, Housing Advocacy Organizer
Julie Walker, OSAH Campaign Coordinator
Chantelle Wilkinson, OSAH Campaign Director, x230
Renee Willis, Senior Vice President for Racial Equity, Diversity, and Inclusion, x247
Diane Yentel, President and CEO, x225