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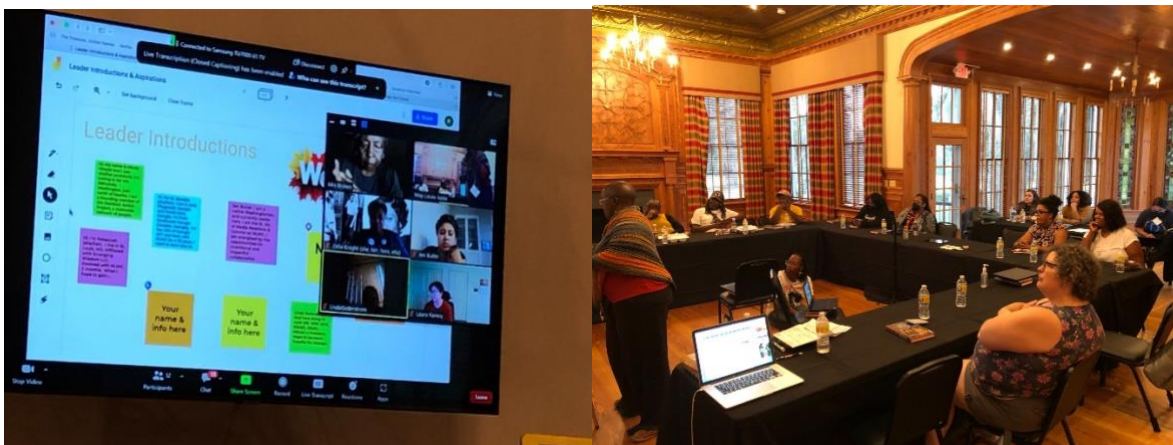
NLIHC Holds Tenant and Community Leader Retreat

NLIHC held its first-ever hybrid Tenant and Community Leader Retreat on October 7-10 in Albany, Georgia. The retreat gathered members of NLIHC's Tenant Leader cohort, which is made up of people with lived experience of housing insecurity who have become leading voices and advocates in their communities in the fight for housing justice. The retreat aimed to introduce tenant leaders to each other and provide a forum for discussion about developments in their communities, topics for the tenant session of NLIHC's annual policy forum, and plans to build out NLIHC's policy agenda on tenant protections, for both subsidized and unsubsidized tenants. To ensure the group had sufficient tools to tackle these goals, NLIHC brought in several consultants to facilitate conversation and provide training on racial trauma and healing.

Tenants started their weekend by joining together in person and virtually at the Resora Experience in Albany, Georgia. Resora is part of the Cypress Pond Plantation that was owned by one of the largest slaveholders in Georgia. In 1999, the Cypress Pond Plantation was [purchased](#) by New Communities, Inc., the first community land trust in the United States. New Communities, Inc. has a rich history in Albany. The organization was created by the late Charles Sherrod and his wife Shirley Sherrod, who were founding members of the Student Nonviolent Coordinating Committee (SNCC).

Through their work with SNCC, Charles and Shirley played an important role in bringing the Civil Rights movement to Albany. In 1969, they founded New Communities, where they established a [farm collective of black farmers covering over 5,735 acres in Lee County, Georgia](#). In 1985, the Sherrods lost all their land during a drought and applied for emergency loans that they never received, only to find out that their white counterparts received the very same emergency loans for which they had applied. The Sherrods took legal action, and as a result of [Pigford v. Glickman](#) were awarded \$12 million, which they used to purchase the land that would become the Resora Experience. Since then, the Resora has been used to provide a space to explore social justice issues and efforts, such as racial healing and work like that undertaken by NLIHC's tenant cohort. NLIHC staff and tenants were honored to spend such a transformative weekend on this deeply historical land.

After arriving at Resora, tenants immediately engaged with one another and NLIHC staff through team-building activities conducted both virtually and in person.



On Saturday, October 8, the tenant cohort went on a farm tour of the Resora, where they learned more about the historical significance of the farm, the food harvested yearly, and the historical significance of the different [cabins: Monroe Gains, Slater King, Robert Christian, and Ms. Rosemary Mack](#). Geraldine West Hudley acted as the tour guide and provided the group with a unique perspective of the land as someone who grew up in Albany, Georgia. Tenants spent the rest of the day attending sessions where they could contribute to the creation of their cohort's vision, mission, goals, and functions. The last session of the day focused on racial trauma and healing, conducted by consultants Aaron and Janell Lane. The tenant cohort members discussed how individual and institutional racism deeply impacts the way they function as individuals, how racism affects their organizing, and how to manage the trauma that comes with institutional racism. NLIHC staff and tenants finished off the night by sharing dinner with Rutha Mae Harris, who was one of the four [Freedom Singers](#) who sang at the original March on Washington. Rutha shared some of her songs with the group and discussed her experiences in Albany and with the Civil Rights movement. The night ended with a group dinner that gave everyone present a chance to reflect on the lessons learned throughout the day.



The retreat continued the next day with further sessions and activities for the group. The day started off with the second part of the racial trauma and healing training, conducted by the Lanes. The continuation of the day's previous conversation focused on the healing aspect of the training and explored questions like: What does healing from racial trauma look like? How is it done? How can it be sustained as an ongoing process?

The rest of the day was dedicated to sharing aspirations and visions for NLIHC's upcoming policy forum in 2023. These conversations were facilitated by Rebecca Bennett, who created a framework for the group to build upon. The aspirations shared by group members addressed among other things what they needed as leaders in their work and as individuals. Examples included the development of a peer-to-peer network where community leaders could tap each other for insight and expertise on different issues; grant writing and funding

resources for tenant-led organizations; resources for tenants on tenant rights and legal services; and the creation of toolkits for resident actions tailored to residents' states and communities.

The day ended with a trip to the [Vicks Estate](#), a bed and breakfast in Albany, for a "Taste of the South" experience. The group was hosted by Clinton Vicks, who cooked a delicious southern meal and also performed a song at the end of dinner. While at the Vicks Estate, resident leaders were able to meet and be in community with local housing advocates based in southwest Georgia, including Sherrell Byrd from [SOWEGA Rising](#) and BJ Jackson from Albany's Department of Community and Economic Development.

The retreat ended the following day. Cohort members offered reflections about the weekend, provided closing remarks, and discussed next steps for the cohort, and for tenant engagement work at NLIHC.

Shortly after the tenant leaders departed the Resora, Charles Sherrod passed away at the age of 85. In lieu of flowers, the Sherrod family asks that tax-deductible donations in Reverend Sherrod's name be made to The Charles Sherrod Community Development Corporation. If you would like to make a donation, please visit [this page](#). You can learn more about the life of Charles Sherrod and the programs at the Sherrod Institute [here](#).

Budget and Appropriations

NLIHC and CHCDF Send Letter to Congress Urging the Highest Possible Funding for HUD and USDA Affordable Housing Programs in FY2023

NLIHC and the Campaign for Housing and Community Development Funding ([CHCDF](#)) sent a [letter](#) on October 14 to Congressional appropriations leaders, urging them to provide the highest possible funding for HUD's and USDA's affordable housing, homelessness, and community development programs. The letter was signed by 1,800 national, state, and local organizations from across the country.

Congressional leaders left Capitol Hill and will likely not be back until after the November elections, but Congressional and appropriations staff will continue discussions over a final fiscal year (FY) 2023 spending bill throughout the month of October. Congress will need to enact a final spending bill by December 16, pass another continuing resolution (CR), or risk a government shutdown. Because CRs maintain the previous year's appropriated level of funding – and because the costs of housing and development programs rise every year – long-term CRs and government shutdowns have [serious consequences](#) for affordable housing, homelessness, and community development programs. Increased funding is needed from year to year to maintain the number of people being served by these vital programs.

Take Action

The FY2023 spending bill represents the last opportunity this year for Congress to make robust investments in affordable housing and homelessness programs. Lawmakers must not pass up the chance to provide the significant funding needed to ensure the nation is moving towards safe, affordable, and accessible housing for all.

Advocates should [contact their members of Congress](#) and demand the highest possible level of funding for affordable housing and homelessness in FY2023, including significant funding for NLIHC's top priorities:

- Full funding for the Tenant-Based Rental Assistance (TBRA) program to renew all existing contracts and expand housing vouchers to an additional 140,000 households.

- \$5 billion for the Public Housing Capital Fund to preserve public housing, and \$5.04 billion for the Public Housing Operating Fund.
- \$3.6 billion for HUD’s Homeless Assistance Grants program to address the needs of people experiencing homelessness.
- \$100 million for legal assistance to prevent evictions.
- \$300 million for the competitive tribal housing program, targeted to tribes with the greatest needs.

Additionally, Congress is expected to enact a tax extenders package before the end of the year. Many tax provisions are only authorized for a set number of years, forcing Congress to periodically reevaluate and decide whether to extend expiring tax provisions. With a number of tax provisions up for extension at the end of the year, the tax extenders package represents an opportunity to make [needed legislative changes](#) to the Low-Income Housing Tax Credit (LIHTC) program so that it better serves households with the lowest incomes. NLIHC is urging Congress to include the following LIHTC reforms in any tax extenders package:

- Provide incentives to serve extremely low-income households and people experiencing homelessness, as well as reforms to encourage affordable housing development in tribal nations and rural areas so that LIHTC better serves communities with the greatest affordable housing needs.
- Eliminate the “Qualified Contract” loophole, ensure data transparency, and clarify and strengthen nonprofits’ right of first refusal to ensure long-term affordability.
- Extend vital renter protections to tenants living in LIHTC properties.

Learn more about key reforms needed to ensure LIHTC is serving households with the lowest incomes [here](#).

In addition to pushing Congress for robust funding for affordable housing and homelessness programs in FY2023, advocates should continue contacting their members of Congress to urge them to include these provisions in any tax extender package moving forward. Use NLIHC’s [Fall and Winter 2022 Advocacy Toolkit](#) to help create your message to Congress, and visit our [Take Action page](#) for more ways to get involved!

Disaster Housing Recovery Updates

Disaster Housing Recovery Coalition and Disaster Recovery Research Consortium Send Letter to FEMA Regarding Data Clearinghouse

Writing on behalf of NLIHC’s Disaster Housing Recovery Coalition (DHRC) and the Disaster Recovery Research Consortium (DRRC), NLIHC President and CEO Diane Yentel sent a [letter](#) on October 12 to FEMA Administrator Deanne Criswell regarding ways to improve the agency’s data sharing initiative, OpenFEMA.

OpenFEMA is currently the only online repository for publicly available disaster recovery data at FEMA. With large data sets detailing multiple FEMA programs, such as Individual Assistance (IA), Disaster Mitigation, and Public Assistance, the resource provides a crucial tool for impacted communities, researchers, and policymakers working to ensure a complete and equitable recovery after disasters. Yet while the data it contains are tremendously useful, reforms to the initiative would make these data even more valuable and strengthen efforts to ensure disaster recovery programs are equitable. Reforming OpenFEMA has become even more important now that FEMA has begun to collect demographic information on applicants for assistance. If made more accessible, such information would dramatically improve our understanding of how disasters and FEMA programs impact households with low incomes.

The NLIHC-led DHRC is made up of more than 850 local, state, and national organizations, including many organizations working directly with disaster-impacted communities and with first-hand experience recovering

after disasters. Together, the coalition members work to ensure that federal disaster recovery efforts reach all impacted households, including those with the lowest incomes.

The DRRC is likewise led by NLIHC and includes university researchers and housing advocates from across the country working on disaster-related research and policy. The group regularly meets to share updates on disaster research activity, identify additional opportunities for collaboration, improve data transparency, and affect policy for equitable disaster recovery.

Included in the letter were recommendations that FEMA:

- Collect and make public key data on race and other demographics.
- Disaggregate data from past and active disasters on as granular a geographic level as possible.
- Collect and make public detailed data on mitigation funding.
- Identify but not remove erroneous datasets.
- Provide additional data sets in interactive and accessible formats.

“Where such [applicant] information has been accessible, it has greatly improved disaster response efforts in the past,” reads the letter. “During Hurricane Harvey, individual assistance application data showed that recovery programs were highly variable by household income. During Hurricane Sandy, access to FEMA IA data allowed advocates to identify severe deficiencies within New Jersey’s CDBG-DR program... When presented in an accessible fashion, data can inform disaster recovery by volunteers and disaster survivors with little background in data science. Doing so is a necessity for the completion of FEMA’s equity-based objectives and its standing commitment to transparency.”

Read the letter at: <https://bit.ly/3TIGld4>

Visit OpenFEMA at: <https://bit.ly/3S3Cmk0>

Latest COVID-19 and Housing/Homelessness Updates

National Updates

Department of Housing and Urban Development (HUD)

Participating Jurisdictions (PJs) developing non-congregate shelter (NCS) units with HOME Investment Partnerships-American Rescue Plan (HOME-ARP) program funding are required to consider the availability of ongoing operating funds to make projects viable because HOME-ARP funds cannot be used for operating costs. HUD released a guide to familiarize PJs with the Emergency Solutions Grants (ESG) program, a potential source of ongoing operating funds for HOME-ARP NCS. Read the [HOME-ARP Guide to ESG for PJs Developing NCS](#).

Department of the Treasury

The U.S. Department of the Treasury and the federal Office of Evaluation Sciences released a new report, [Equity in the Distribution of the Emergency Rental Assistance Program](#). Read [Memo, 10/11](#) to learn more.

State and Local News

California

San Francisco temporarily halted accepting applications for the emergency rental assistance (ERA) program due to a backlog of applications. According to the [San Francisco Chronicle](#), officials estimate that about 2,250 households from the more than 4,500 existing applicants will be eligible for the remaining \$43 million in local funds.

The Los Angeles City Council [approved](#) a new \$3 million rental aid program for tenants and landlords on October 4. The program would provide up to \$5,000 per household for renters in the 13th District who make 80% or less of the area median income. After months of [grappling](#) with arguments from both renters and landlords, the council also voted to end renter eviction protections due to COVID-19 hardship on January 31 and to allow landlords to resume increasing rent on rent-controlled apartments beginning in February 2024.

The Los Angeles County Board of Supervisors [voted](#) on October 4 to advance a proposal that would increase the threshold for non-payment of rent evictions, which would allow renters to fall behind on about a month's rent without facing eviction. Increasing the threshold would give tenants time to catch up on the payment before losing their housing. The temporary COVID-19 eviction protections are set to expire after December 31. Under normal rules, renters can face eviction within just days of falling behind on rent.

Colorado

[Eviction filings in Denver](#) have returned to pre-pandemic levels, as federal funding for rental assistance dries up and rents continue to rise. In September, 771 evictions were filed in Denver – many more than the 495 evictions filed in September 2020 and the 422 in September 2021.

Delaware

The Delaware Housing Assistance Program (DEHAP) has [reopened](#). New applications and recertifications, which were unavailable during the pause, are now accessible through the DEHAP portal. Households that submitted applications before the portal paused on September 9 have until October 14 to provide any missing documentation. To learn more, visit [decovidhousinghelp.com](#), call (866) 935-0407, or visit one of [DEHAP's Community Navigators](#).

[Delaware's COVID-19 emergency shelter program](#), which has housed thousands of individuals in motels over the past two years, ended on October 1. The 189 households that were residing in hotels now need new accommodations, and service providers are concerned that they will not be able to meet the surge in demand for shelter beds, transportation, and storage. School-age children started appearing at a large tent encampment outside of Georgetown in August as shelter services ended, signaling a worrying rise in [child homelessness](#).

Kansas

The [Kansas Emergency Rental Assistance \(KERA\) program](#) has provided more than 75,000 Kansans and 10,000 housing and service providers more than \$250 million in rental and utility assistance, preventing thousands of evictions and funding services for more than 30,000 families at risk of losing their homes. The program has nearly exhausted all funds and will wind down in the coming months. The [City of Wichita](#) has exhausted all its emergency rental assistance funding.

Maine

After an unanticipated uptick in demand for emergency rental assistance, [MaineHousing is halting new applications](#) for assistance while waiting to hear whether a request for \$55 million in additional funding will be approved by the U.S. Department of the Treasury. MaineHousing is working through about 11,000 pending

applications that the agency will be able to approve with existing funds. Rising rents, housing shortages, and continued economic hardship due to the pandemic have led to a demand for program services.

Mississippi

The number of people experiencing homelessness in South Mississippi is [on the rise](#) after Governor Tate Reeves ended the state's emergency rental assistance program. Advocates say that the governor's decision to end the program is forcing more families to live outside or in vehicles.

Missouri

According to a [survey conducted by Connection Grounds](#), a religious nonprofit that serves low-income people and those experiencing homelessness in Springfield, 44% of the 204 people surveyed became homeless during the pandemic. The study asked respondents about barriers to employment, and 64% responded that stable shelter is the biggest barrier.

New Hampshire

New Hampshire's Emergency Rental Assistance (ERA) program has provided [more than \\$230 million](#) in rental and utility assistance statewide, including about \$17 million to residents of Cheshire and Sullivan counties.

New Jersey

An increasing number of [New Jersey residents](#) are falling behind on their rent, with 24% of residents behind on their rent payments. New Jersey ranks third among the states with the highest percentage of renters behind on rent. Only Alabama (25%) and South Dakota (26%) had higher percentages of renters that owe back rent. New Jersey renter households with incomes below 120% of the area median income are permanently protected against eviction for nonpayment of rent that accrued from March 1, 2020, through August 31, 2021. Additionally, low- and moderate-income households that have applied for state or local emergency rental assistance and that experienced an economic impact due to the pandemic are protected from eviction for unpaid rent accrued through December 31, 2021.

Ohio

The City of Kettering is [requesting](#) an additional \$750,000 in federal emergency rental assistance (ERA) funds from Montgomery County to help south suburban residents avoid eviction. The city has already received more than \$4 million in federal ERA funds allocated to support renters in Kettering, Centerville, Moraine, and Washington Township. Kettering has approved \$4.36 million in ERA assistance for recipients, but the demand for aid remains strong.

The [Columbus Dispatch](#) reports that Ohio is on its way to spending its \$560 million allocation of federal emergency rental assistance (ERA). Ohio has been slow to distribute ERA: after transferring \$100 million in ERA to local governments, the state has yet to distribute about 66% of its funds. Ohio recently transferred an additional \$40 million in ERA funds to local governments, including \$20 million to Columbus and Franklin County and at least \$15 million to Cincinnati and Hamilton County. Eviction filings in Ohio are rising, with filings currently about 88% of pre-pandemic levels, and unsheltered homelessness appears to be increasing in many areas across the state.

Oregon

[Renter protections](#) tied to Oregon's COVID-19 emergency rental assistance program expired on September 30. Under the protections, Oregon tenants who had applied for emergency rental assistance had "safe harbor" protection from eviction for nonpayment of rent. Now, [landlords can resume](#) the use of 72-hour eviction notices for nonpayment of rent and evict tenants for back rent that tenants did not pay during the pandemic.

Pennsylvania

According to the [Philadelphia Inquirer](#), the Philadelphia City Council is considering extending the Eviction Diversion Program through the first half of 2024. The program launched in September 2020 and was extended through 2022 in December 2020. The city council and Mayor Jim Kenney's administration allocated \$45 million in rental assistance for the continuation of the program in the current and next fiscal years. Eighty percent of the more than 2,000 participating landlords and tenants no longer in mediation from September 2020 through the first week of January 2022 reached an agreement.

Tennessee

[Shelby County](#) stopped accepting new applications for its emergency rental assistance (ERA) program and is working through applications for its remaining funds. According to [NLIHC's ERA tracking](#), which was updated on September 27, Tennessee had approved only about 36% of its ERA1 funds. Shelby County, however, has used approximately \$93 million of its \$132 million allocation of rental assistance funds. While the county is no longer accepting applications, residents are encouraged to apply for rental assistance with the state.

Texas

[The Texas Tribune](#) reports that due to rising housing costs and relentless inflation, an increasing number of Texans are struggling to pay their rent and remain in their homes. COVID-era emergency rental assistance, eviction protections, and expanded unemployment benefits offered a safety net for low-income Texans impacted by the economic fallout from the pandemic. These protections and resources, however, have largely expired, leaving some Texans at risk of eviction and homelessness.

Virginia

Since the summer of 2021, Virginia Poverty Law Center's eviction hotline has seen a [500% increase](#) in the number of individuals reaching out for help. The organization temporarily stopped taking new applications in September due to the overwhelming demand for assistance. Advocates attribute the skyrocketing need to the end of COVID-era renter protections and emergency rental assistance.

Washington, D.C.

Without COVID-era eviction protections and financial assistance, [evictions are rising](#) across the D.C. region. The number of evictions in Prince George's County, Maryland, and across D.C. is the highest it has been since the COVID-19 pandemic began. Virginia is also experiencing an increase in evictions. Monthly eviction filings in Virginia as of September are at 87.5% of the historical average, and monthly filings have tripled since January.

Guidance

Department of Housing and Urban Development

[Addressing Your Concerns about the Updated COVID-19 Booster](#) – October 2022

[COVID-19 Homeless System Response: Housing Problem-Solving – Prevention Strategies](#) – October 2022

Latest Disaster Housing Recovery Updates

As Florida and Puerto Rico continued response and recovery efforts following Hurricanes Ian and Fiona, NLIHC held its second National Disaster Webinar on October 11 to discuss disaster recovery reform efforts and hear from those working in impacted areas. The call featured a rundown of accessible FEMA Individual Assistance Program data and denials by John Laycock of Texas Appleseed. John explained that while application rates were beginning to climb in Florida, the approval rate for FEMA assistance in Puerto Rico remains around 50%. Most troublingly, the denial data shows that title documentation issues are beginning to impact approval rates, recalling the situation following Hurricane Maria, when FEMA denied tens of thousands of applications for assistance because applicants did not have title documentation for their homes (a result of Puerto Rican land ownership practices for hundreds of years).

Mary Williams of the Florida Department of Emergency Management joined the webinar to discuss efforts to respond to the housing needs created by Hurricane Ian in central and southwestern Florida. Mary reiterated that those impacted should be applying for FEMA assistance – even if they were denied assistance during a previous disaster – and stated that Disaster Recovery Centers (DRCs) would be opening up to help shorten the lengthy wait times being experienced by those calling FEMA.

Finally, Ivis Garcia, a professor at Texas A&M, spoke about her work concerning title issues in Puerto Rico. She detailed how legal aid organizations – such as Disaster Housing Recovery Coalition (DHRC) members Ayuda Legal Puerto Rico and Fundacion Fondo de Acceso a la Justicia – were able to draft declarative statements allowing individuals to attest to ownership over their property, convince FEMA to accept them, and disseminate such forms to disaster survivors. As evidenced by the application data detailed earlier in the webinar, FEMA application denials in Puerto Rico due to title documentation issues remain a problem, and FEMA does not provide information on declarative statements at DRCs or online.

The challenges posed by title documentation requirements in the disaster assistance process are directly addressed by the “[Housing Survivors of Major Disasters Act](#)” – one of the DHRC’s top legislative priorities. The bill was recently [reintroduced](#) in the U.S. Senate by Senator Elizabeth Warren (D-MA).

NLIHC will be hosting a follow up [National Disaster Webinar](#) on October 25, with the [Disaster Housing Recovery Working Group](#) meeting on October 19 and the Puerto Rico Working Group meeting on October 20.

View slides from the national call at: <https://tinyurl.com/5yp776yd>

View the national call at: <https://tinyurl.com/5c46j5x3>

Hurricane Ian

The death toll from Hurricane Ian is [currently](#) more than 100, with the majority of deaths resulting from drowning and occurring among those 70 and older.

Ian has been [ranked](#) the fifteenth billion-dollar disaster of 2022.

Radar showed harrowing conditions as Hurricane Ian made landfall, [picking up](#) fields of debris that were 10 miles wide floating around the eye of the storm.

The Black communities of Dunbar in Fort Meyers and River Park in Naples are calling out the disparities in the response to Hurricane Ian. Many are [unable](#) to reach disaster recovery centers to access assistance due to the

transportation system being shut down. Residents also state they were [not provided](#) evacuation orders or warnings from their respective city officials.

The impact of the storm was so great that Florida is expected to have the smallest orange crop [since 1943](#). Shrimpers are also rushing to save a [fleet](#) that was badly damaged by Hurricane Ian.

Florida lawmakers [approved](#) an additional \$360 million for Hurricane Ian-related expenses. The funds, deposited into the state's newly created Emergency Preparedness and Response Fund, can be used to pay for [debris removal](#), road repair, and more. Although Florida Governor Ron DeSantis is not currently considering additional requests for funds, legislators from the most impacted areas plan to introduce legislation providing more funds. Senate President Passidomo (R-Naples) noted that “affordable housing has been a huge challenge in Southwest Florida, and the devastation that we’ve seen across our communities amplify these challenges.”

Highlands and Lake counties are now [eligible](#) for FEMA assistance following Hurricane Ian. These counties join Charlotte, Collier, DeSoto, Flagler, Hardee, Hillsborough, Lee, Manatee, Orange, Osceola, Pinellas, Polk, Putnam, Sarasota, Seminole, St. Johns, and Volusia counties, which were previously approved for Individual Assistance.

Hurricane Fiona

Employees or self-employed individuals in Puerto Rico who became unemployed as a direct consequence of Hurricane Fiona [may be eligible to receive Disaster Unemployment Assistance](#) (DUA). Survivors from all 78 municipalities are eligible to apply for disaster assistance.

FEMA released a [fact sheet](#) for survivors of Hurricane Fiona on what to expect during a FEMA Housing Inspection.

Puerto Rico residents affected by Hurricane Fiona can now receive [free legal disaster-related assistance](#) to help them through the recovery process. To be eligible for these services, survivors must have been directly affected by the disaster and not have sufficient means to hire an attorney for legal disaster-related issues.

Thousands remain [without power](#) weeks after Hurricane Fiona hit the island, with high temperatures, rain, and mosquitoes making life even more unbearable for disaster survivors.

Some Puerto Ricans [fear](#) that attention on Hurricane Fiona recovery efforts is already waning, with many organizations facing challenges collecting needed funds and donations.

The impact of Hurricane Fiona is [raising concerns](#) that even more Puerto Rican residents will leave for the mainland amid a failed disaster recovery, a housing crisis, and faulty infrastructure.

Additional FEMA Disaster Recovery Centers have opened in [Yauco](#), [Barranquitas](#), [Río Grande](#), [Barceloneta](#), [Orocovis](#), [Patillas](#), and [San Juan](#).

Additional updates can be found below.

State and Local

Alaska

FEMA has established a new [Alaska-specific Disaster Assistance Hotline](#) for residents who experienced damage or loss following September's severe storm and accompanying flooding and landslides. Residents have until November 22 to apply for FEMA assistance.

Arizona

A massive building fire in northern Phoenix on October 6 [displaced](#) 80 residents.

California

United Way of Northern California (UWNC) is partnering with Tri Counties Bank to raise \$3 million dollars for wildfire victims through its [Wildfire Relief Campaign](#). The funds will go towards relief and recovery for wildfire victims in Northern California. In 2022 alone, wildfires have destroyed over 400 structures, burned over 20,000 acres, and killed 6 people.

Idaho

Bonnets Ferry Ranger District officials reported on October 11 that they are continuing to [monitor wildfires](#) in the region after a minor storm was expected to increase wildfire activity. A response team is set to assess the burned areas.

Kentucky

The Foundation for Appalachian Kentucky [awarded](#) more than \$5.3 million in grants to families, nonprofits, small businesses, and family farms impacted by deadly flash flooding in eastern Kentucky over two months ago. Of the funds awarded, \$1,200,000 was awarded to build 16 houses in Letcher, Knott, Perry, and Breathitt counties.

Mayfield Graves County Long Term Recovery Group has [received](#) a \$250,000 donation for its Home for the Holidays housing project to renovate homes for tornado survivors.

The Foundation for Appalachian Kentucky (FAKY) and non-profit housing developers have [partnered](#) to create high quality homes for survivors of recent flooding in the hardest-hit counties of Breathitt, Knott, Letcher, and Perry.

New Mexico

State and community leaders meet in Las Vegas to discuss how [\\$2.5 billion for wildfire recovery](#) will be spent to support those affected by the Hermits Peak Calf Canyon Fire. New Mexicans who were affected can apply for funds to support recovery efforts through FEMA, though no application period has been established yet. Grants from the Las Vegas New Mexico Community Foundation's [wildfire relief fund](#) have been awarded for recovery needs, such as reoccupying or replacing homes and flood mitigation.

Oregon

HUD approved \$422 million to [support wildfire recovery](#) from the Almeda and south Obenchain fires in Oregon. The funds will be disbursed through "[ReOregon](#)" to support community recovery to fund planning, infrastructure, and economic revitalization, with most of the funds helping house individual survivors.

Texas

The Austin City Council's Mobility Committee continues to refine the [regional response and evacuation plan](#) in the event of a wildfire. Austin's Fire Department (AFD) will make initial assessments if a wildfire is reported. Together with law enforcement, AFD will then assist with evacuation if necessary.

HoUsed Campaign for Universal, Stable, Affordable Housing

Urban Institute Launches Disability Equity Policy Initiative Highlighting the Need for Housing for People with Disabilities

The Urban Institute (Urban) launched a new [Disability Equity Policy Initiative](#) (DEPI) to elevate the expertise of researchers with disabilities and generate research to improve the lives of people with disabilities. As part of the initiative, Urban hosted a [webinar](#) on October 12, “Launching Urban’s Disability Equity Policy Initiative: A Conversation on Including Disability in Research,” highlighting the importance of disability inclusion in data collection as a first step in advancing disability justice. The webinar included staff from The Kelsey – an NLIHC partner focused on ensuring housing for people with disabilities – and explored at length policies related to housing for people with disabilities.

The webinar included two panels featuring researchers with disabilities and advocates discussing the strengths and challenges facing disability policy advocates. Sue Popkin, co-director of Urban’s DEPI and a researcher with a disability, highlighted a needs assessment Urban conducted with The Kelsey and the urgent need for affordable housing for disabled people. Allie Cannington of The Kelsey discussed the need to compile and integrate disability data in equity research. Among the challenges faced by disability equity researchers are the wide range of federal definitions of “disability” and the exclusion of people with disabilities – especially chronic disabilities – from research institutions.

Ensuring housing for people with disabilities is an NLIHC priority. According to NLIHC’s 2022 [Gap](#) report, 19% of households include a person with a disability. NLIHC continues to advocate for affordable, accessible, and safe housing for people with disabilities.

View the webinar here: <https://urbn.is/3fUrVlw>

Opportunity Starts at Home

OSAH State Partner Gives Presentation at Listening Session in Wisconsin

During a recent listening session held in Beloit, Wisconsin, Opportunity Starts at Home (OSAH) campaign partner Wisconsin Community Action Program Association (WISCAP) shared ways to better understand how housing systems can improve the assistance they offer those needing services. WISCAP provided an overview of recent findings from NLIHC’s *Gap* and *Out of Reach* reports and surveyed the OSAH campaign’s policy agenda to frame a discussion around affordable housing solutions. The association also emphasized the need for individual communities to play a part in addressing the housing crisis. Learn more about the listening session [here](#) and about OSAH’s state partners [here](#).

Research

Study Highlights Variety of Methods Used by ERA Grantees to Build Capacity for Program Delivery

A new study from the Turner Center for Housing Innovation at the University of California, Berkeley, “[Building Local Institutional Capacity: Lessons Learned from the Emergency Rental Assistance Program](#),” examines how different U.S. Department of the Treasury (Treasury) Emergency Rental Assistance (ERA)

grantees increased capacity to establish and administer local ERA programs. Using data from interviews with program administrators and their partners, the report highlights factors such as pre-existing capacity and amount of administrative funds that made ERA grantees more or less likely to adopt certain capacity-building strategies. The report also highlights lessons learned that could be used to strengthen future emergency assistance programs and improve service delivery systems generally. Longer-term reforms recommended by the report include creating a permanent ERA infrastructure and increasing program flexibilities in social assistance programs beyond ERA.

The research incorporates findings from 41 stakeholder interviews with local ERA administrators and their partners, including community-based organizations and public housing authorities. The stakeholders represent 21 local ERA programs across the country. The research builds on previous research conducted by the Turner Center, which assessed how local institutional capacity affected ERA disbursement (see [Memo 5/2](#)).

Local governments' pre-existing capacity and infrastructure informed whether they would administer the program in-house, subgrant all of their funds to external partners, or use a combination of both approaches. Some smaller local governments with limited pre-existing capacity, for example, found that it was easier to subgrant ERA funds to local partners because these partners had more experience and larger staffs to run such a program. Some administrators also noted that subgranting funds to non-governmental organizations would allow localities to establish programs more quickly, bypassing some of the more time-intensive bureaucratic procedures that would be required by local governments. In many cases, partnering with community-based organizations not only helped increase capacity, but also helped establish trust and rapport among program applicants.

ERA funding also allowed local governments to build internal capacity, including making investments in increased staffing and technological advancements. Due to the temporary nature of the ERA program, some administrators merely relied on existing staff from other departments to help run their ERA program. This was particularly common among smaller grantees, who lacked the administrative funds to invest in new hires. Some larger grantees were able to use administrative funds to hire new permanent staff – helping ameliorate turnover issues prominent among temporary hires – with the knowledge that future funding sources could continue to support additional staff. Many grantees also used ERA funds to invest in more advanced technological infrastructure, including tablets and laptops that the public could use to apply for ERA, and data management systems to better organize and process applicant data.

The report also outlines lessons learned from administering ERA programs. Short-term lessons learned include the importance of providing clear administrative guidance from program outset, ensuring a clear line of communication between the federal administering office and grantees, and providing template program materials to allow more efficient program start up. Other lessons learned highlighted the need for longer-term reforms to better serve low-income communities. These included creating a permanent ERA infrastructure, allowing increased flexibilities in other social assistance programs – not just emergency programs – and creating permanent cross-system collaborations to fill service delivery gaps.

Read the report at: <https://bit.ly/3RWZQaM>

Research Finds High-Demand Municipalities Have Experienced Limited Housing Growth as Likely Result of Exclusionary Regulations

A new study published by the Urban Institute, "[Homing In: What Types of Municipalities Are Adding Residential Units, And Which Are Mounting Barriers to Housing?](#)," investigates how housing unit growth is distributed across different municipalities and whether growth – or lack thereof – is associated with demographic characteristics and housing market demand. The study finds that between 2000 and 2020,

municipalities with lower home values, lower median incomes, lower rates of higher education, and more moderate political views experienced the lowest rates of housing growth. Additionally, most municipalities with high demand for housing development added less than their “fair share” of housing units compared to their respective metropolitan area, despite having the resources to do so.

The author of the report used decennial Census data from 2000 to 2020 and American Community Survey (ACS) data to compile demographic information – such as income and education levels – and information about housing characteristics – such as housing costs and housing unit growth – from municipalities nationwide. To determine whether municipalities were proportionally contributing to housing supply, the author calculated a “fair share” housing growth ratio comparing the rate of housing growth in a given municipality to the rate of housing growth in the municipality’s respective metropolitan area overall. This fair share ratio illustrates which municipalities are creating disproportionately high or low amounts of housing compared to their greater metro areas.

The study finds that municipalities with lower rates of educational attainment, lower home values, lower median incomes, and more moderate political ideologies had lower levels of housing growth compared to national averages. Among municipalities in the bottom quintile of adults with a bachelor’s degree, median housing unit growth was 3.1%, far lower than the 10% growth observed in municipalities in the top quintile of percent adults with a bachelor’s degree. Municipalities in the bottom quintile of median housing value experienced only .2% growth in housing units, compared to 12.1% and 7.8% growth in municipalities within the middle and top quintiles of housing value, respectively. Municipalities with a greater share of residents holding moderate political views also had lower levels of housing growth at 5.6%, compared to 15.1% for more conservative municipalities and 9.4% for more liberal municipalities.

The research also finds that many municipalities with high demand for housing failed to produce their fair share of housing unit development, compared to their metropolitan area. The author defines high demand municipalities as those that have housing values at least 30% greater than their respective metropolitan area and are located in a metropolitan area that experienced an increase in housing units between 2000 and 2020. Around 70% of high demand municipalities added less than their fair share of housing, while approximately 40% either added less than half of their fair share of housing or lost already existing units. High demand municipalities that added the fewest new housing units were mostly mid-sized suburbs and municipalities with a large share of single-family homes.

The research demonstrates that while a variety of factors are associated with housing unit growth, high demand municipalities often have the most resources to add new homes but fail to do so. The author notes this is likely a result of exclusionary land use policies and zoning regulations, which limit the ability of developers to construct multifamily housing units, suppressing the national housing supply. Future research should assess the extent to which these exclusionary regulations constrain housing growth.

Read the report at: <https://urbn.is/3CsHVmA>

Fact of the Week

Renters More Likely Than Owners to Be Forced to Move or to Move to Reduce Housing Costs



Source: U.S. Census Bureau, "2021 American Housing Survey," <https://bit.ly/3rQ1QGZ>.



Source: U.S. Census Bureau, "2021 American Housing Survey," <https://bit.ly/3rQ1QGZ>

From the Field

Tucson, Arizona, Passes New Source-of-Income Ordinance

Tucson, Arizona, took action against housing discrimination by passing a new [source-of-income ordinance](#) on September 27. The measure received unanimous support from Tucson city council members and Mayor Regina Romero. By enacting the ordinance, Tucson joins a growing list of cities and states passing legislation to protect renters like those receiving assistance through Housing Choice Vouchers (HCVs) from discrimination by landlords based on their source of income.

Tucson's new ordinance is the latest policy development in the comprehensive [Housing Affordability Strategy Plan for Tucson \(HAST\)](#). The plan is intended to ensure that Tucson residents who have received housing vouchers encounter significantly fewer barriers in their search for housing. Tucson's Department of Housing and Community Development has already made significant efforts to streamline the Housing Choice Voucher process for both landlords and voucher holders by reducing turnaround time on inspections, expediting payments to landlords, and developing a Landlord Support Team.

Joanna Carr, research and policy director of the Arizona State Housing Coalition, an NLIHC state partner, believes such supports will work in tandem with the source-of-income ordinance to increase housing stability for low-income renters. "We believe a Source of Income Ordinance must be paired with an efficient process for the Housing Choice Voucher program to ensure its success, since landlords are an essential piece of the puzzle," said Carr. "We wouldn't want property owners leaving the rental market due to inefficiencies in the program, for example. Therefore, with the work done on improving the process for landlords, Tucson was a good municipality to set the example for others to follow in Arizona."

Some landlord advocacy groups, such as the Arizona Multihousing Authority (AMA), have pushed back against the ordinance. "Though we fought the ordinance from day one and worked with the Tucson Department of Housing to find alternatives, at the end of the day the Mayor and Council were determined to pass the ordinance despite the legal and practical concerns that we raised," explained a representative of the group. "Please know that AMA will continue to review all options to overturn the ordinance as we believe it to be a violation of Arizona statutes. We will also be working in all local jurisdiction that are considering following the City of Tucson down this path."

Despite this pushback, Mayor Romero made clear her continuing commitment to improving the housing outcomes of voucher holders in the city. "I have heard story after story after story of people who have housing vouchers who come to me and tell me 'they don't accept Section 8'," Romero said. "Our residents, no matter how they pay for rents, deserve to be housed."

More information on Tucson's source-of-income ordinance can be found at: <https://sourceofincome.tucsonaz.gov/>

NLIHC Careers

NLIHC Seeks ERASE Project Coordinator

NLIHC seeks a project coordinator for its ERASE (End Rental Arrears to Stop Evictions) project. The ERASE project coordinator will work with the senior director and ERASE team to support the activities of a group of NLIHC staff and consultants dedicated to the ERASE project. This is a one-year position.

End Rental Arrears to Stop Evictions (ERASE) is NLIHC's national effort designed to ensure that the historic \$46.6 billion in emergency rental assistance enacted by Congress reaches the lowest-income and most marginalized renters it is intended to help. The project seeks to eliminate rental indebtedness caused by the pandemic and set the stage for permanent solutions to promote housing stability, advance equity, and prevent evictions for the long term by tracking and analyzing emergency rental assistance utilization; documenting and sharing best practices and toolkits; influencing and shaping program design at federal, state, and local levels; developing key partnerships for outreach and education; and assessing remaining needs to inform advocacy for long-term investments and tenant protections to end housing instability and homelessness in the United States.

A key part of the ERASE project is developing and nurturing a cohort of state partners working to sustain progress, create permanent state and local emergency rental assistance programs, and enact tenant protections.

Job Description:

Ensuring effective grant management and support to ERASE grantees to achieve program goals:

- Working closely with the senior director to administer and support grants to state partners and ensure effective partner grants management: ensuring grantees are carrying out the terms of their grants and are effectively and appropriately using the grants provided to achieve intended outcomes.
- Reviewing grantee project plans and reports to determine ongoing effectiveness and course correct as needed.
- Providing technical assistance and support to assist grantees in engaging in robust advocacy at the state and local levels to achieve project goals.
- Ensuring that state and local grantees have the materials, tools, best practices, and other supports needed to support ERASE goals.
- Virtually convening grantees and planning webinars to facilitate peer learning, problem solving, and strategy-sharing.
- Tracking and sharing the impact of ERASE through data collection, storytelling, and other methods.

Supporting Local, State, and National Efforts to Scale and Sustain Emergency Rental Assistance

- Tracking and highlighting developing trends related to sustaining emergency rental assistance and the advancement of tenant protections.
- Assisting with the development and dissemination of toolkits, policy papers, and case studies to support jurisdictions in sustaining emergency rental assistance and advancing tenant protections.
- Identifying, documenting, and sharing best practices, lessons learned, challenges, and successes related to emergency rental assistance with a specific focus on equity.
- Assisting in the development of a blueprint for scaling and sustaining emergency rental assistance including recommendations for funding, program design, and policy reform.

Supporting Efforts to Advance State, Local, and National Tenant Protections

- Supporting the enactment of state and local tenant protections and the development of national model tenant protections.
- Conducting research and monitoring state and local enactment of tenant protections and maintaining NLIHC's Tenant Protection Database.

Other Activities

- Coordinating with the senior director and policy team to identify areas for national advocacy and to ensure effective integration of state and local efforts into national efforts.
- Supporting the senior director in preparing reports for NLIHC donors on activities, outputs, and outcomes of ERASE, including summaries of activities undertaken by state and local grantees, the project steering committee, and other relevant progress.
- 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 (master's degree preferred). Relevant life experience may be substituted for years of education.
- A minimum of two to three years previous experience working in, coordinating, or leading multi-faceted projects, national initiatives, or campaigns. Exceptional candidates with fewer years of such experience may be considered.
- A demonstrated, clear commitment to racial equity, affordable housing, and the alleviation of poverty.
- Experience successfully building working, collaborative partnerships among organizations.
- Demonstrated excellence in project management and organizational skills.
- Excellent communications skills, both orally and in writing.
- Experience providing technical assistance, coordinating research, policy analysis, and systems change.
- 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 which can be remote or located in Washington, DC.

Status: Full-time (exempt)

Reports to: ERASE Senior Project Director

Job Application Process: Candidates for this position should send a cover letter, resume, and two writing samples to Sarah Gallagher, ERASE senior project director, at sgallagher@nlihc.org. The cover letter should describe the candidate's interest in, and relevant experiences for, the position. The letter should also include salary requirements and the names and contact information for at least three people serving as candidate references, two of whom should be current or former supervisors. (NLIHC will not contact references before consulting with the candidate.)

NLIHC Seeks Executive Assistant

NLIHC seeks an executive assistant who will be responsible for providing administrative and support services to the President and CEO and the Chief Operating Officer (COO) to assist in the effective and efficient management of the Coalition, with particular emphasis on assisting the Board of Directors.

Responsibilities:

Office of the President and CEO

- Provide the full range of administrative support to ensure that the Office of the President and CEO operates in an efficient manner.
- Receive and screen telephone calls to President and CEO, take messages, and make or facilitate return calls.
- Receive and schedule meetings and appointments for President and CEO, as assigned by President and CEO.
- Keep track of all speaking engagements and submit relevant documents to requesting organizations. Pay particular attention to whether requests are for virtual or in-person speaking.

- Work with Communications team to ensure all media requests are scheduled in a timely manner.
- Keep track of all activities of President and CEO and complete monthly program tracking.
- Receive and prioritize requests for President and CEO's input, feedback, or approval from other staff; ensure that all requests are dealt with in a timely manner.
- Provide President and CEO with daily itinerary listing time and place of all appointments; know President and CEO's whereabouts and provide information to staff, Board, and others.
- Prepare acknowledgement letters for all memberships and donations for President and CEO's signature within five days of receipt.
- Arrange for and set up meeting space and conference calls, as needed.
- Maintain President and CEO's and the Coalition's permanent files, including chronological files; assist with management of archives.
- Generate minutes and letters; draft documents as requested by President and CEO and perform formatting, data entry, and copying.
- Place orders for materials and other purchases for President and CEO and entire office; ensure all equipment used by President and CEO is in good working order and supplies are replenished.
- Assist in completing organizational and funding reports.
- Provide support to President and CEO's research projects.
- Provide assistance on fund development activities as needed.

Board Operations

- Serve as primary liaison with Board of Directors for logistical and informational purposes. Make facility arrangements for in-person and virtual meetings and arrange board travel and accommodations, as needed.
- Send timely notices for all scheduled meetings of the Board, Executive Committee, and Board Committees: Finance, Nominating, Investment, and others. Collect RSVPs.
- Prepare and distribute monthly Board packets and all meeting materials. Maintain annual Board book and up-to-date contact and other information on all Board members.
- Assist with staffing/assigning board committee members.
- Prepare correspondence from Board Chair and other Board members as needed.
- Take minutes of Board and Board committee meetings and draft complete minutes in a timely manner.
- Arrange for recognition of outgoing members at annual meeting.

Operations Support

- Receive, open, date, and sort all mail and incoming packages. Ensure mail is stamped and mailed every workday afternoon.
- Monitor general voicemail, fax, and info and general in-boxes; forward communications to appropriate staff.
- Copy and mail *Memo to Members and Partners* newsletter every Monday to those who receive it via U.S. Post.
- Respond to all requests and orders for NLIHC publications. Mail out requested publications in a timely manner.
- Provide administrative support to the COO on an ongoing basis related to calendar updates (NLIHC shared/COO calendar), Outlook contacts, and Intern postings.
- Receipts
 - *Income Tracking.* Prepare income tracking forms on all revenue received for coding by the Chief Operating Officer within one day of receipt. Stamp date on all checks. Make copies of all checks and accompanying documents.
 - *Deposits.* Prepare and make bank deposits on Fridays, the last day of each month, and upon receipt of large checks.

- *Cash Log.* Maintain accurate log of revenues as they are received.
- *Enter* all data in database within five days of receipt.
- *Prepare* receipts for submission to Senior Director of Administration.
- *Ensure* income tracking forms are completed.
- Assist with maintenance of CRM database (Salesforce). Assist with member prospects and other data entry.
- Maintain adequate inventory of all routine office supplies; ensure all supplies are maintained in an orderly and accessible fashion.
- Ensure that office door and elevators are secured/unsecured, as needed.
- Ensure orderliness of reception area, workroom, and copy room.
- Assist National AIDS Housing Coalition with logistical support in its use of NLIHC office space.

Organizational Support

- Provide assistance as assigned for annual Housing Policy Forum and Housing Leadership Celebration/Reception, semi-annual state coalition meetings, and other events. (Report to COO.)
- Compile and ensure updating of standard operating procedures (SOPs) for the Coalition.
- Attend all meetings of Board of Directors, state coalitions, and Board standing committees; participate in staff meetings, retreats, training, and all Coalition events. (Report to CEO and COO.)
- Other duties as assigned. (Report to CEO and COO.)

Qualifications

Applicants must possess highly developed organizational, administrative, interpersonal, oral, and written communications skills; proficiency in all Microsoft Office software applications; knowledge of and skill in operating office equipment; ability to perform several tasks simultaneously; and a commitment to social justice. A bachelor's degree is required; non-profit experience is preferred.

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 flexible telework).

Interested candidates should submit a resume, cover letter with salary requirement, two writing samples, and three references (references will not be contacted before consulting with candidate) to Bairy Diakite, director of operations, at: bdiakite@nlihc.org

NLIHC in the News

NLIHC in the News for the Week of October 9

The following are some of the news stories to which NLIHC contributed during the week of October 9:

- “Financing options affordable housing developers should consider” *Orlando Business Journal*, October 10 at: <https://bit.ly/3T1bDGb>
- “At \$600 a month, these units offered a haven to California’s unhoused. Now, residents are being displaced.” *USA Today*, October 12 at: <https://bit.ly/3RU1rOI>

NLIHC News

Where to Find Us – October 17

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

- [WISCAP Poverty Matters Conference](#), Housing & Homelessness Federal Policy Update – Middleton, WI, October 19 (Courtney Cooperman)
- [National Association for Community Mediation](#) Big Tuesday: Housing Stability – Virtual, October 25 (Courtney Cooperman)
- [The Allstate Foundation Webinar Series: Living Wage Work](#), National Network to End Domestic Violence (NNEDV) virtual webinar series – October 26 (Kim Johnson and Emma Foley)
- State of Affordable Housing Arkansas – Virtual, October 27 (Gabby Ross)
- Southern California Association of Non-Profit Housing [Annual Conference 2022](#), “Inflation, COVID and Build Back Better: Federal Housing Policy Update After the Midterm Election” Panel – Los Angeles, CA, October 28, (Sarah Saadian)
- [Housing for All Reception](#) – Washington, DC, November 2 (Kim Johnson)
- [California Rural Housing Coalition Summit](#): Reconnecting to Build Affordable Homes and Equitable Communities – Keynote Speaker, Asilomar, CA, November 3 (Diane Yentel)
- Partnership for Strong Communities [2022 Connecticut Affordable Housing Conference](#) – Keynote Speaker, Virtual, November 14 (Diane Yentel)
- Maine Affordable Housing Coalition’s Housing Policy conference – Keynote Speaker, Portland, ME, November 17 (Diane Yentel)
- [Fargo-Moorhead Coalition to End Homelessness, Annual Town Hall](#) – Virtual, November 17 (Courtney Cooperman)
- [Prosperity Indiana Summit and Statehouse Day](#) – Indianapolis, IN, February 1 and 2 (Diane Yentel)

NLIHC Staff

Andrew Aurand, Vice President for Research, x245
Sidney Betancourt, Housing Advocacy Organizer, x200
Victoria Bourret, ERASE Project Coordinator x244
Jen Butler, Senior Director, Media Relations and Communications, x239
Alayna Calabro, Policy Analyst–COVID-19 Response, x252
Matthew Clarke, Writer/Editor, x207
Courtney Cooperman, Housing Advocacy Organizer, x263
Bairy Diakite, Director of Operations, x254
Lindsay Duvall, Senior Organizer for Housing Advocacy, x206
Dan Emmanuel, Senior Research Analyst, x316
Emma Foley, Research Analyst, x249
David Foster, Field Intern
Ed Gramlich, Senior Advisor, x314
Sarah Gallagher, Senior Project Director, ERASE, x220
Jordan Goldstein, Communications/Graphic Design Intern
Kendra Johnson, Chief Operating Officer, x232
Kim Johnson, Senior Policy Analyst, x243
Mike Koprowski, Director, Multisector Housing Campaign, x317
Kayla Laywell, Housing Policy Analyst, x231

Mayerline Louis-Juste, Senior Communications Specialist, x201
Steve Moore Sanchez, Development Coordinator, x209
Khara Norris, Senior Director of Administration, x242
Neetu Nair, Research Analyst, x291
Noah Patton, Housing Policy Analyst, x227
Ikra Rafi, Creative Services Manager, x246
Benja Reilly, Development Specialist, x234
Kharl Reynado, Policy Intern
Gabrielle Ross, Housing Advocacy Organizer, x208
Sarah Saadian, SVP for Public Policy and Field Organizing, x228
Brooke Schipporeit, Manager of Field Organizing x233
Sophie Siebach-Glover, Research Specialist, x205
Lauren Steimle, Web/Graphic Design Specialist, x246
Leslie Villegas, ERASE 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
Zak Zethner, Research Intern