

Volume 29, Issue 9
March 4, 2024

Budget and Appropriations

- Despite Tight Topline Funding, Advocates and Key Congressional Champions Secure Increased Funding for HUD Programs in FY24 Spending Bill

Housing Policy Forum 2024

- Register to Attend Housing Policy Forum 2024 Virtually!
- Celebrate NLIHC's 50-Year Anniversary at Housing Policy Forum 2024!

HoUsed Campaign for Universal, Stable, Affordable Homes

- NLIHC Joins Letter Urging House Financial Services Committee to Mark Up "Yes in My Backyard Act"
- Recap of NLIHC's Hill Day Prep Webinar

Congress

- House Financial Services Subcommittee Holds Field Hearing on Housing Policy
- Two Housing Bills Advanced by House Financial Services Committee

Disaster Housing Recovery

- HUD Announces \$8.7 Million in RUSH Grants to Assist People Experiencing Homelessness Impacted by Hurricane Ian
- New Research Reveals Disasters Lead to Higher Rents in Impacted Areas; HUD Long-Term Disaster Recovery Assistance Slows Post-Disaster Rent Growth
- Largest Blaze in Texas History among Wildfires Impacting Texas Panhandle
- Disaster Housing Recovery Updates – March 4, 2024

HUD

- White House Fact Sheet Includes New HUD Information about Eviction Prevention, Banned Non-Rent Fees, Manufactured Housing, and Other Policies
- HUD Issues Notice Implementing Priorities for Making Budget-Based Rent Adjustments for Certain Mark-to-Market Properties
- HUD's Office of Multifamily Housing Extends Key HOTMA Deadline

National Housing Trust Fund

- FHFA Announces \$196 Million in 2024 for the National Housing Trust Fund

Fair Housing

- NLIHC Joins Letter to HUD Secretary on Fair Housing Regulations

Opportunity Starts at Home

- New Study Finds Association between Veteran Housing Status and Cancer Outcomes

Our Homes, Our Votes

- Save the Date: *Our Homes, Our Votes* Webinar Series to Launch in April!

Publications

- Now Available: *Advocates' Guide 2024!*
- Coming Soon: New Issue of *Tenant Talk*

Research

- New Report Underscores Importance of Small Multifamily Properties as Source of Affordable Rental Housing

From the Field

- New Renter Protections to Take Effect in Santa Monica, Including Rent Stabilization and Anti-Retaliation Measures
- Join Today's (3/4) "Tenant Talk Live" on Bridging the Gap between Communities and Agencies

Fact of the Week

- Tenants' Ability to Afford Rent Increases Rarely Considered When Landlords Set Rents for Occupied Units in Small Multifamily Properties

NLIHC Careers

- NLIHC Seeks Housing Advocacy Coordinators/Organizers
- NLIHC Seeks Database Systems Coordinator

NLIHC in the News

- NLIHC in the News for the Week of February 25

NLIHC News

- Where to Find Us – March 4

Budget and Appropriations

Despite Tight Topline Funding, Advocates and Key Congressional Champions Secure Increased Funding for HUD Programs in FY24 Spending Bill

Congressional leaders released on March 3 a final fiscal year (FY) 2024 [Transportation, Housing and Urban Development](#) (THUD) [spending bill](#) that provides significant funding for HUD's vital affordable housing and homelessness programs. Overall, the final spending bill provides HUD programs with \$70 billion, which is \$8.3 billion more than FY23-enacted levels. For more details on the FY24 spending bill, see NLIHC's [updated budget chart](#).

Despite tremendous funding challenges this year, the final FY24 budget provides a significant increase for HUD's affordable housing and homelessness programs. This success is due to the hard work and tenacity of NLIHC's national HoUsed campaign, advocates around the country, and champions in Congress – including Senators Brian Schatz (D-HI) and Cindy Hyde-Smith (R-MS) and Representatives Tom Cole (R-OK) and Mike Quigley (D-IL), the chairs and ranking members of the Senate and House THUD Appropriations Subcommittees, respectively.

Funding for domestic programs – including affordable housing and homelessness programs – was severely limited by the “Fiscal Responsibility Act” (FRA) enacted in June 2023. Under the budget deal, Congress and the White House agreed to cap overall spending for domestic programs at approximately FY23 levels and to limit spending increases in FY25 to only 1%, in exchange for raising the federal debt ceiling until 2025. Congressional leaders also negotiated a \$69 billion side agreement to help bolster spending for domestic programs. At the same time, HUD's budget for FY24 was under additional strain due to higher-than-expected renewal costs for vouchers, caused by the increased cost of rent in communities nationwide, and lower receipts from the Federal Housing Administration, which typically help offset the cost of HUD programs.

In a major win for NLIHC's national HoUsed campaign, the final spending bill provides significant resources for the Housing Choice Voucher (HCV) program, which was funded at \$32.4 billion, or a \$2.1 billion increase over FY23-enacted levels. This funding level is higher than the levels proposed in either the House or Senate versions, which could have led to a loss of [80,000 to 112,000 housing vouchers](#), according to the Center on Budget and Policy Priorities. As a result of the higher funding level, there should be sufficient resources to renew all existing rental assistance contracts and expand rental assistance to an additional 3,000 households.

The bill also provides increased or level resources for the HoUsed campaign's other top priorities:

- The Homeless Assistance Grants program was provided a \$418 million increase in funding from FY23-enacted levels to a total of \$4.05 billion.
- The Public Housing Capital Fund received \$3.41 billion, or a modest increase of \$30 million compared to last year's levels, and the Public Housing Operating Fund received \$5.5 billion, or \$367 million more than in FY23.
- The Native American Housing Block Grant program received a funding increase of \$324 million for a total of \$1.1 billion in FY24.

- The Eviction Prevention Grant program was level-funded at \$20 million.

While Project-Based Rental Assistance received an increase in funding compared to FY23 (\$16 billion, or an increase of \$1.1 billion), many other programs received level funding or slight increases, including Housing for Persons with AIDs (\$505 million), Fair Housing programs (\$86 million), Housing Counseling (\$57.5), and Native Hawaiian Housing Block Grants (\$22 million).

Other programs, unfortunately, received funding cuts in the new fiscal year, including the HOME Investment Partnerships Program (\$1.25 billion, or a \$250 million cut), Choice Neighborhoods (\$75 million, or a \$275 million cut), Section 202 Housing for the Elderly (\$913 million, or a \$162 million cut), Section 811 Housing for Persons with Disabilities (\$208 million, or a \$152 million cut), Policy Development and Research (\$119 million, or a \$26 million cut), and Healthy Homes (\$345 million, or a \$65 million cut).

Importantly, the final bill does not include any of the problematic policy riders proposed by House Republicans, including a provision proposed in the House version that would have made it more difficult for HUD to “implement, administer, or enforce” the Affirmatively Furthering Fair Housing (AFFH) rule. AFFH is a more than 50-year-old statutory requirement for recipients of HUD funding not only not to discriminate in how they use their funding but to actively address and undo systemic racism and segregation.

Despite the funding increases for HUD in FY24, far more investments are needed to address America’s growing affordable housing and homelessness crises. At current funding levels, only one in four eligible households receives housing assistance, leaving other households to struggle to keep a roof over their heads. Without large-scale, sustained federal investments in affordable housing, more people will experience housing insecurity and homelessness.

Congress has until March 8 to pass the final FY24 bill and send it to President Biden’s desk for his signature. Absent passing the final bill, Congress will need to enact another short-term continuing resolution (CR) to keep HUD programs funded or risk a partial government shutdown. Advocates should contact their representatives and senators to urge them to pass this final FY24 spending package as quickly as possible.

Detailed Analysis of FY24 Bill

Tenant-Based Rental Assistance

The bill provides a total of \$32.4 billion for tenant-based rental assistance (TBRA), including \$28.5 billion to renew previous contracts. Appropriators believe this funding level is sufficient to renew all existing voucher contracts – a major victory for advocates and congressional champions, as neither the House nor Senate draft proposal provided sufficient funding to fully renew voucher contracts. Because rents have increased substantially in many communities nationwide, the amount needed to renew all housing vouchers was significantly higher than last year.

The spending bill also expands vouchers to an additional 3,000 new households, including youth aging out of foster care and veterans at risk of or experiencing homelessness. The bill allocates \$15 million in incremental vouchers to serve veterans and \$7.5 million, or level funding, to serve Native American veterans. The bill provides \$743 million for Section 811 mainstream vouchers – an increase from the \$686 million provided in FY23 – and provides \$30 million for Family Unification Program vouchers. To improve the speed and effectiveness of vouchers serving youth aging out of foster care, the bill streamlines the award process and authorizes the Secretary to waive certain requirements that are consistent obstacles to successful leasing.

Despite the increased funding, resources for rental assistance still fall far short of meeting the needs of people experiencing housing insecurity and homelessness; NLIHC’s national HoUsed campaign, our allies, and our champions on Capitol Hill will continue advocating for the large-scale, sustained investments required to ensure rental assistance is universally available to all eligible households.

Project-Based Rental Housing

The bill provides \$16 billion to renew Project-Based Rental Assistance (PBRA) contracts, an increase of \$1.1 billion from FY23 funding levels. Advocates estimate this amount will be sufficient to renew all contracts.

Public Housing

The bill provides the public housing capital account with \$3.4 billion, a \$30 million increase from the FY23 funding level and an amount higher than the levels proposed in the House or Senate bills. Housing agencies need additional resources to maintain services and make critical repairs that will improve living conditions for tens of thousands of residents. Our country’s public housing infrastructure currently has an estimated capital needs backlog of more than \$70 billion; absent additional funding, public housing units will continue to fall into disrepair, exposing residents to potentially dangerous and unhealthy living conditions.

Funding to operate public housing increased by \$367 million over FY23-enacted funding to \$5.5 billion.

An additional \$50 million was provided in the final spending bill for HUD to inspect and assess public housing. These funds can be used for travel, training, and program support.

The spending bill extends the Rental Assistance Demonstration for five years from 2024 to 2029.

Unfortunately, the bill directs HUD to extend agreements with 39 public housing agencies participating in the Moving to Work demonstration without giving HUD the ability to renegotiate the contracts. Under the demonstration, some public housing agencies use flexibilities to raise rents or impose rigid work requirements on low-income households.

Homelessness

The final spending bill increases funding for HUD’s Homeless Assistance Grants program to \$4.05 billion – a \$418 million increase from FY23 and a higher amount than proposed in either

the House or Senate versions. The bill also provides \$4.3 million to the U.S. Interagency Council on Homelessness. Increased resources to address the needs of people experiencing homelessness are critical, given the 12% increase in the number of people experiencing homelessness over the last year.

Of the amounts provided, \$2.5 million is for direct technical assistance to communities that are leveraging other funds, like Medicaid, to connect individuals experiencing homelessness to housing-related services and behavioral healthcare.

Native Housing

The bill provides \$1.1 billion for the Native American Housing Block Grant program, an increase of \$324 million from FY23-enacted levels, and level funding (\$150 million) for a competitive tribal housing program. Tribal programs received a historic level of assistance in the final spending bill to help Tribes address the dire housing needs of Indian Country, where residents are nearly twice as likely to live in poverty and nearly three times more likely to live in overcrowded conditions compared to other U.S. households.

The Native Hawaiian Housing Block Grant program is provided with level funding of \$22 million in the FY24 bill.

Other Housing Programs

The bill provides \$913 million to the Section 202 Housing for the Elderly program, a decrease of \$162 million from FY23-enacted levels. The bill also decreases funding for the Section 811 Housing for People with Disabilities program to \$208 million, which is \$152 million less than was provided in FY23. This funding, however, should be sufficient to renew all current contracts.

The bill increases funding to the Community Development Block Grant (CDBG) program overall by \$323 million, for a total of \$6.72 billion. Within the CDBG program, funding for formula grants remained steady at \$3.3 billion, though funding for earmarked projects increased by \$308 million to total of \$3.29 billion in FY24.

Of the amount provided for CDBG, \$100 million is provided for a “Yes In My Back Yard” competitive grant program started in FY23 to encourage jurisdictions to adopt more inclusionary zoning practices. This funding level is \$15 million more than the previous fiscal year. State and local zoning and land use laws and regulations that limit the number of homes that can be built are a significant contributor to the lack of housing supply and production. With these funds, Congress acknowledges the important role the federal government must play to encourage state and local efforts to reform zoning laws and to help jurisdictions increase their housing stock and lower housing costs.

The bill provides \$1.25 billion for the HOME Investments Partnerships (HOME) program – a cut of \$250 million from the previous year. This funding level will lead to the construction of more than 7,000 new rental and homebuyer units.

The bill provides \$10 million for the Preservation and Reinvestment Initiative for Community Enhancement (PRICE) program, first funded in the FY23 appropriations bill. The new program provides grants to preserve and vitalize manufactured housing communities.

Funding for the Housing Opportunities for People with AIDS (HOPWA) program is increased to \$505 million – \$6 million more than was provided in FY23. The Choice Neighborhoods Initiative program, however, is funded at \$75 million, a \$275 million decrease compared to FY23-enacted levels.

The bill preserves the \$20 million provided to HUD’s Eviction Prevention Grant program, which provides communities with funding for legal aid programs to prevent evictions.

The Family Self-Sufficiency program is funded at \$141 million – a \$16 million increase from FY23-enacted levels.

Healthy Homes

The bill allocates \$345 million to the Office of Lead Hazard Control and Healthy Homes’ grants, a decrease of \$65 million from FY23.

Fair Housing

The bill includes \$86 million in funding for HUD’s Office of Fair Housing and Equal Opportunity, level funding compared to FY23.

Other Provisions

The bill rescinds unobligated funds from various programs, including Healthy Housing (\$65 million) and Public Housing (\$20 million), to help offset the costs in the bill.

To reduce the number of duplicative property inspections that occur when a project is funded by multiple federal housing programs, the bill supports efforts to improve inspection standards while also ensuring coordination across federal housing programs.

Housing Policy Forum 2024

Register to Attend Housing Policy Forum 2024 Virtually!

Taking place March 19-21 at the Hilton Washington DC Capitol Hill Hotel in Washington, D.C., NLIHC’s Housing Policy Forum 2024: An Unwavering Path Forward to Housing Justice will feature conversations with administrative officials and key leaders in Congress, as well as an array of other compelling speakers and panelists who will discuss the housing and homelessness crisis in America and its solutions. Though in-person registration for Housing Policy Forum 2024 is sold out and on-site registration is unavailable, you can still [register](#) today to attend virtually!

Virtual registrants will have livestream access to plenary sessions, including an opening keynote discussion with civil rights attorney and scholar **Sherrilyn Ifill**, a closing keynote address by author and journalist **Dr. Jelani Cobb**, and addresses by **Representatives Maxwell Frost** (D-FL), **Cori Bush** (D-MO), and **Jimmy Gomez** (D-CA)!

NLIHC's Engagefully app will be available for download on Saturday, March 16. Ahead of that time, we encourage in-person registrants to [customize their full event schedule](#) and secure seats for plenary sessions, breakout sessions, receptions, and more!

For questions on customizing your full event schedule, please contact events@nlihc.org.

Please note that due to legislative voting schedules, participation from congressional members is subject to change.

Celebrate NLIHC's 50-Year Anniversary at Housing Policy Forum 2024!

NLIHC is celebrating our 50th anniversary as an advocacy organization in 2024, and we invite you to celebrate with us by [registering today](#) for Housing Policy Forum 2024: An Unwavering Path Forward to Housing Justice! This year's Forum will offer numerous opportunities to celebrate our organization's 50-year anniversary by commemorating our history, achievements, and partners.

On Tuesday, March 19, in-person attendees are invited to join us in kicking off our official anniversary celebration by attending the NLIHC50 Anniversary Reception in the Grand Ballroom of the Hilton Capitol Hill Hotel from 5:30 to 7:30 pm.

Following the NLIHC50 Anniversary Reception, in-person attendees are encouraged to attend a viewing of the documentary "Razing Liberty Square" in the hotel's Atrium Ballroom at 8 pm. The film will be the focus of a breakout session on climate gentrification and community erasure the next morning. Please note: those unable to attend the screening in person are still able to [view the documentary virtually](#).

NLIHC's Engagefully app will be available for download on Saturday, March 16. Ahead of that time, we encourage in-person registrants to [customize their event schedule](#), register for breakout sessions, send congratulatory messages on our anniversary, and more!

In-person registration for Housing Policy Forum 2024 is **sold out**, and on-site registration is unavailable, but you can still [register to attend virtually](#)!

HoUsed Campaign for Universal, Stable, Affordable Homes

NLIHC Joins Letter Urging House Financial Services Committee to Mark Up "Yes in My Backyard Act"

NLIHC joined a [letter](#) led by the National Apartment Association urging congressional leaders to express support for the bipartisan “Yes in My Backyard (YIMBY) Act” ([H.R. 3507](#)) and the U.S. House of Representatives Committee on Financial Services to include the bill in its next mark up session. The signatories represent a coalition of national associations representing for-profit and non-profit owners, operators, developers, lenders, property managers, housing agencies, housing cooperatives, and advocacy organizations. NLIHC supports the legislation and urges Congress to enact the bill along with investments in affordable housing that would make housing affordable to the lowest-income families.

The bipartisan YIMBY Act, introduced by Representative Derek Kilmer (D-WA) and Mike Flood (R-NE), would help to eliminate discriminatory land use policies and remove barriers that depress the production of housing in the U.S. By requiring Community Development Block Grant (CDBG) recipients to report periodically on the extent to which they are removing discriminatory land use policies and promoting inclusive and affordable housing, the bill aims to increase transparency and encourage localities to build more affordable housing.

Senators Todd Young (R-IN) and Brian Schatz (D-HI) introduced the bipartisan Senate companion of the Yes In My Backyard Act ([S.1688](#)) in May 2023 (see *Memo*, [05/30/23](#)).

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

[Read the letter here.](#)

Recap of NLIHC’s Hill Day Prep Webinar

NLIHC hosted a webinar on February 29 to help advocates prepare for Capitol Hill Day, the concluding event of NLIHC’s annual Housing Policy Forum. Capitol Hill Day – which will be held this year on March 21 – offers an opportunity for advocates from around the country to visit Washington, D.C., and meet with members of Congress and their staffs to urge them to oppose funding cuts to HUD and U.S. Department of Agriculture (USDA) affordable housing and homelessness programs and instead expand resources for these vital programs, advance anti-racist policies, and support legislation that would improve the lives of people with the lowest incomes.

During the webinar, NLIHC Policy Manager Kim Johnson and Diversity, Equity, and Inclusion Program Manager Gabby Ross introduced the [2024 Capitol Hill Day Advocacy Toolkit](#). The toolkit provides an overview of NLIHC’s policy priorities, along with talking points, tips for scheduling and attending meetings, and recommendations for incorporating personal narrative into policy requests.

Adrienne Bush, executive director of the Homeless and Housing Coalition of Kentucky, and Dee Ross, founder of The Ross Foundation and NLIHC’s inaugural Tenant Leader Fellow, shared tips and insights from their experience participating in previous Hill Day advocacy. Executive Director of [Housing Narrative Lab](#) Marisol Bello closed out the call with a [presentation](#) on weaving personal narrative and experience into advocacy.

View slides from the webinar [here](#) and slides from the Housing Narrative Lab presentation [here](#).

Access our 2024 Capitol Hill Day Advocacy Toolkit [here](#).

Capitol Hill Day is part of NLIHC's annual Housing Policy Forum, which takes place this year on March 19-21 at the Hilton Capitol Hill Hotel in Washington, DC. While in-person registration is sold out, you can still register to attend virtually at: bit.ly/3Yfba5R

Congress

House Financial Services Subcommittee Holds Field Hearing on Housing Policy

The U.S. House of Representatives Committee on Financial Services (HFSC) Subcommittee on Housing and Insurance held a field [hearing](#), “Restoring Prosperity in American Communities: Examining the Failures of Status Quo Housing Policy,” on February 22. The hearing took place at the Rockland County Legislature in New City, New York. The hearing addressed the challenges of current housing policies in New York and explored reforms that would address the housing crisis.

Witnesses included the Honorable Teresa M. Kenny, supervisor of Orangetown, NY; John Ketcham, fellow and director of cities at the Manhattan Institute; Ralph D. Amicucci on behalf of the New York Chapter of the Institute of Real Estate Management; and Leah Goodridge, managing attorney for housing policy at Mobilization for Justice.

The subcommittee and witnesses highlighted the severity of the housing affordability crisis in Rockland County, New York. Witnesses spoke about the importance of building more affordable housing to reduce poverty and improve economic development. Witnesses also suggested that rising costs are driven by a lack of supply exacerbated by barriers to development and burdensome laws that make it challenging to build housing at almost any price point, and particularly at prices affordable to low-income families.

“Housing has already been too expensive, and now inventory is limited,” said Subcommittee Chair Warren Davidson (R-OH) in his opening statement. Ms. Goodridge urged Congress to enact the “[Housing Crisis Response Act of 2023](#)” ([H.R.4233](#)). The NLIHC-endorsed legislation would provide more than \$150 billion in critical investments to help low-income renters afford the cost of rent. If enacted, this legislation would amount to the single largest investment in affordable housing in our nation's history, creating nearly 1.4 million affordable and accessible homes and helping nearly 300,000 households afford their rent.

Mr. Amicucci expressed his support for the NLIHC-endorsed “Choice in Affordable Housing Act” ([S. 32](#), [H.R. 4606](#)), a bipartisan bill to expand access to affordable housing options by removing barriers to landlord participation in HUD's Housing Choice Voucher (HCV) program. Mr. Amicucci also recommended increasing the number of HCVs, emphasizing that many municipalities have waiting lists requiring potential participants to wait years to enter the program.

Watch a recording of the full hearing and read the witnesses' testimonies [here](#).

Two Housing Bills Advanced by House Financial Service Committee

The U.S. House of Representatives Committee on Financial Services (HFSC) held a [mark-up](#) session and approved two housing-related bills on February 29: the “HUD Accountability Act of 2023” ([H.R.6864](#)) and the “HUD Transparency Act of 2024” ([H.R.7820](#)).

The “HUD Accountability Act of 2023” was introduced on December 19 by Representative Mike Lawler (R-NY). If enacted, the bill would require the HUD secretary to appear before the HFSC and the U.S. Senate Committee on Banking, Housing and Urban Affairs on an annual basis. The HUD secretary would testify about HUD operations during the preceding year. The bill passed the committee by a vote of 50-0.

The “HUD Transparency Act of 2024” was introduced on February 7 by Representative Monica De La Cruz (R-TX). If enacted, the bill would require the HUD inspector general to testify before Congress annually. The inspector general would report on HUD’s efforts to detect and prevent fraud, waste, and abuse; its ability to conduct and supervise audits, investigations, and reviews; and its actions to identify opportunities for improving HUD programs. The bill passed the committee by a vote of 50-0.

The “Respect State Housing Laws Act” ([H.R.802](#)) was scheduled for mark-up but was ultimately not considered. NLIHC opposes the Respect State Housing Laws Act, a harmful proposal introduced by Representative Barry Loudermilk (R-GA) that would eliminate the 30-day eviction notice requirement established in the bipartisan “Coronavirus Aid, Relief, and Economic Security (CARES) Act of 2020.” The CARES Act requirement requires landlords and owners of federally assisted properties to provide a notice of at least 30 days to a tenant facing eviction before removing the tenant from the property. The federal requirement gives households time to address outstanding issues and avoid eviction, or – if eviction is unavoidable – time to find a new place to live. Without sufficient notice, tenants will struggle to find a new home, increasing their risk of homelessness and further housing instability post-eviction.

Additional information on the mark-up is available [here](#).

Disaster Housing Recovery

HUD Announces \$8.7 Million in RUSH Grants to Assist People Experiencing Homelessness Impacted by Hurricane Ian

HUD awarded [\\$8.7 million in Rapid Unsheltered Survivor Housing \(RUSH\) funding](#) on February 29 to the State of Florida and six localities impacted by Hurricane Ian. The money is earmarked for individuals and families currently experiencing or at risk of homelessness and was

provided due to the high level of displacement caused by the devastating hurricane, which struck the state in 2022.

Along with the State of Florida, the following counties received funds: Collier, Lee, Orlando, Polk, Seminole, and Volusia. Funding may be used for emergency shelter; rapid re-housing; or financial assistance to cover move-in costs, supportive services, homelessness prevention, utility assistance, and outreach assistance.

The allocation was the second disbursement of RUSH funds aimed at aiding Florida's communities in their recovery efforts following catastrophic storms. The initial tranche of funding, distributed in October 2022, amounted to \$6.8 million. RUSH funding is available for communities offering assistance to people experiencing or at risk of homelessness who are in disaster-affected areas but who cannot access all services provided by FEMA programs.

NLIHC released a report last year on initial RUSH implementation in collaboration with the National Housing Law Project (NHLP). The report, [*Plugging the Gaps: Recommendations for HUD's RUSH Program*](#), found that while RUSH offers vital support to disaster-impacted communities, initial implementation of the program in Florida was hampered by challenges that must be remedied before future deployment.

New Research Reveals Disasters Lead to Higher Rents in Impacted Areas; HUD Long-Term Disaster Recovery Assistance Slows Post-Disaster Rent Growth

New research from the Georgia Institute of Technology and Brookings Institute shows that renters would benefit from improved policies for coping with natural disasters. The study's authors – including NLIHC Manager of Disaster Recovery Noah Patton – find that following disasters, rents rise by 4% to 6% initially and continue to climb for three years before leveling off, yet they remain higher than their original rates for at least five years. Additional disasters lead to further rent increases of 2 to 3 percentage points. ZIP codes situated in high-risk climate zones frequently hit by successive disasters see an average rent increase of 12%. The study's qualitative research reveals that renters desire enhanced protections and that they perceive equity and federal resources as lacking in disaster relief efforts. The quantitative components of the study were based on an analysis of data from 2000 to 2020 that broke down rental rates by ZIP code and quarter in major metropolitan areas in California, Michigan, Arkansas, Georgia, and Florida.

Renters are an especially vulnerable population after natural disasters. They are generally less able to afford to move but are more likely to pay exorbitant markup prices when rental options are depleted. However, while political discussion and public policies tend to focus on single-family homeowners, evidence drawn from HUD's new rental development requirements in the Community Development Block Grant-Disaster Recovery (CDBG-DR) program gathered following Hurricane Katrina shows that funding for renters works. Indeed, researchers found that rents appreciated at a much slower rate in areas where CDBG-DR grant money had been deployed than those where it had not.

These findings underscore the importance of the CDBG-DR program and the need to get program funding to disaster survivors more quickly. Because the CDBG-DR program is not permanently authorized, HUD must rewrite the rules of the program each time funds are approved by Congress. This creates significant delays in providing states and communities with the flexible resources needed to rebuild affordable housing and infrastructure after a disaster. To address the issues, Congress should enact the DHRC-endorsed “[Reforming Disaster Recovery Act](#)”, introduced by Senators Brian Schatz (D-HI), Susan Collins (R-ME), Patty Murray (D-WA), Roger Wicker (R-MS), Ron Wyden (D-OR), Todd Young (R-IN), Chris Van Hollen (D-MD), Thomas Tillis (R-NC), John Tester (D-MT), Cindy Hyde-Smith (R-MS), Todd Young (R-IN), Ben Ray Lujan (D-NM), Cory Booker (D-NJ), Alex Padilla (D-CA), Lisa Murkowski (R-AK), Bill Cassidy, M.D. (R-LA), and Representative Al Green (D-TX). The bill would permanently authorize the CDBG-DR program and provide important safeguards and tools to ensure that disaster recovery efforts reach all impacted households, including those with the greatest needs.

Largest Blaze in Texas History among Wildfires Impacting Texas Panhandle

Several massive wildfires, including one that became the [largest](#) in Texas history, rapidly expanded in the Texas Panhandle during the last week of February, prompting evacuations and power outages as it spread across nearly 800 square miles from the central Panhandle into neighboring Oklahoma. Fueled by strong winds, dry conditions, and high temperatures, the fire has remained uncontained, posing a significant threat to several small towns.

As of February 29, the 850,000-acre Smokehouse Creek Fire was only 3% contained. Additional ongoing fires include the 142,000-acre Windy Deuce Fire, currently 30% contained; the 30,000-acre Grapevine Creek Fire, currently 60% contained; and the 2,000-acre Reamer fire, currently 10% contained.

Authorities have confirmed one fatality so far: an 83-year-old grandmother and substitute teacher in Stinnett who was found in her destroyed home. Local emergency management agencies have reported extensive property damage, with early reports indicating that 40 homes have been destroyed by fire outside Canadian, TX, and 40 to 50 homes have burned down in Fritch, TX. At least 13 homes have been destroyed by fire in Oklahoma. As of February 29, 5,300 households remained under evacuation orders. The American Red Cross has opened several emergency shelters in the Panhandle region to assist evacuees and displaced households. Governor Greg Abbott has declared a disaster in 60 counties and deployed over 600 responders to fight the fires. FEMA has approved Fire Management Assistance Grants for the largest fires in the area and has activated its Search and Rescue teams.

Texas typically sees its [largest fires](#) between January and May, as prairie grasses freeze dry over the winter, but the current dry conditions were exacerbated by wind gusts as high as 70 mph and abnormally high temperatures. A forecasted change in weather might offer some relief for firefighters after February 29, with a drop in temperatures and snow expected soon.

The situation remains dire in affected areas, and officials are urging residents to be ready for sudden evacuation.

Disaster Housing Recovery Updates – March 4, 2024

Congressional and National Updates

Ranking Member Maxine Waters (D-CA) of the U.S. House of Representatives Committee on Financial Services has introduced the “[Wildfire Insurance Study Act](#)” (H.R. 7462) in the House. The bill would direct the Government Accountability Office to study the impact of wildfire on insurance accessibility and cost.

Representative Mario Diaz-Balart (R-FL) has introduced the “[Flood Risk Transparency Act](#)” (H.R. 7310) in the House. The bill would require HUD to disclose flood risks for single family properties the agency puts up for sale.

Representative Jefferson Van Drew (R-NJ) has introduced the “[NO CAP Act](#)” (H.R. 7453) in the House. The bill would prohibit internet service providers from applying data caps and increasing prices for internet service in the aftermath of a federally declared disaster.

Recent severe storms in the Northeast that resulted in extensive flooding and property damage serve as a stark reminder of the [escalating impacts](#) of climate change. Scientists warn that such events are becoming more frequent and intense due to rising sea levels and warmer ocean temperatures, exacerbating coastal erosion and flooding. As communities grapple with the aftermath of these disasters, there is a growing recognition of the urgent need to implement adaptation measures and make often difficult decisions about future development in vulnerable areas. From elevating structures to implementing stricter building codes, proactive steps are essential to enhance resilience and mitigate the risks posed by climate-induced extreme weather events.

The [New York Times](#) reports that disasters forced 2.5 million Americans from their homes in 2023, with Black and Latino populations, the economically disadvantaged, and those identifying as LGBTQ being disproportionately affected. A third of those displaced experienced food shortages, more than half encountered potential fraud, and over a third were displaced for longer than a month. The U.S. saw 28 disasters last year, each costing at least \$1 billion, highlighting the increasing need to understand the human impact of climate-related disasters. A survey referenced in the article reveals hurricanes as the leading cause of displacement, with significant numbers of people also affected by floods and fires, particularly in states like Florida, Texas, California, and Louisiana.

State and Local Updates

Arkansas

Following the devastating tornadoes that struck Arkansas on March 31, 2023, Governor Sarah Huckabee Sanders extended a vital program offering temporary emergency housing to victims,

undertaking a swift and compassionate response to the crisis. The initiative, initially launched through an executive order that also eased certain highway load requirements for quicker FEMA housing unit deliveries, foregrounds the state's commitment to ensuring affected residents have the support and shelter needed during recovery. The program's extension, allowing continued exemptions from specific highway regulations for commercial operators delivering housing units, underscores its balanced approach to providing urgent disaster relief while maintaining public safety.

California

FEMA issued a [Major Disaster Declaration](#) for San Diego County due to the impact of a storm on January 22 that forced more than 1,200 residents from their homes in the San Diego neighborhoods of Southcrest, Shelltown, Mountain View, and Encanto and the nearby cities of Lemon Grove, Spring Valley, La Mesa, and National City. Unfortunately, FEMA's new streamlined guidelines will not go into effect until March 24 and will only apply to disasters that occur after that date.

San Diego County has launched a [housing assistance initiative](#) aimed at aiding those impacted by the storm. The program provides up to 30 days of temporary housing for individuals who have been displaced and who have been targeted through assessments and visits to local support centers. However, challenges persist as survivors navigate the program's limitations.

The devastating [floods](#) that struck Southeast San Diego neighborhoods like Shelltown, Southcrest, and Mountain View highlighted a longstanding distrust between residents and city officials, who were criticized for not cleaning flood canals to prevent such a catastrophe. Community members are now facing challenges including displacement, exploitation by opportunists, and struggles finding stable housing. The floods not only caused physical damage but also exacerbated the homelessness crisis, putting additional strain on local resources. Residents are demanding accountability, an apology from city leaders, and the implementation of measures to prevent future disasters.

Colorado

In Denver, Colorado, two legislative measures, HB24-1259 and HB24-1099, have been [passed](#) by the House Transportation, Housing & Local Government Committee to safeguard renters in the wake of disasters and eviction proceedings. HB24-1259 aims to cap rent increases post-disaster to prevent price gouging, allowing legal action against exploitative rent hikes, while HB24-1099 seeks to eliminate filing and service fees for renters during evictions, making it easier for them to contest evictions in court. These bills collectively aim to protect vulnerable renters from being priced out of their homes due to unforeseen disasters or the financial burden of legal fees.

Florida

Sunshine Health, a Centene Corporation subsidiary, has awarded [grants](#) to various Florida nonprofits through its Community Connections Grants program, focusing on storm relief and addressing social needs like food insecurity and housing. In response to Hurricane Idalia's devastation, 17 organizations received up to \$10,000 each for storm relief and preparedness.

Additionally, \$100,000 was distributed among 36 nonprofits to help with social and environmental challenges in underserved areas, with grants as high as \$3,000.

Hawaii

In response to the August 2023 wildfires, a group is urging Governor Josh Green of Hawaii to [extend tenant protections](#) against evictions by landlords seeking higher rents from subsidized housing aimed at displaced fire survivors. These protections, included in the governor's Ninth Emergency Proclamation on Wildfires (expiring March 5), prohibit rental price increases and evictions, though exceptions exist for sales, renovations, or family housing needs. Despite these measures, some individuals are reportedly facing eviction and homelessness and struggling to find affordable housing amidst a market skewed by demand for accommodations for fire victims. FEMA has taken steps to prevent landlords from exploiting its Direct Lease program to raise rents by threatening to exclude violators. Maui County Council Member Gabe Johnson and others are calling for an extension of the eviction and rent-increase moratorium and the closure of loopholes that allow for such exploitative practices, highlighting the way Maui's housing crisis has been exacerbated by the wildfires and the displacement of local families.

Traditional Hawaiian [food](#) is playing a key role in wildfire recovery for survivors. Locals are seeking a return to a more sustainable and self-sufficient lifestyle that honors their cultural heritage of food (mea'ai) and land (Āina). This reevaluation has led to community-driven initiatives to provide access to locally grown, traditional foods and to reconsider the role of agriculture and food in their recovery and future resilience. Amid ongoing struggles with food insecurity and the challenge of rebuilding, these efforts reflect a broader desire to reduce dependence on tourism and create a more sustainable and culturally connected future for Lahaina and its residents.

Maine

Governor Janet Mills has requested that President Joe Biden declare a [major disaster](#) for Maine's eight coastal counties due to severe storm damage sustained on January 10 and 13, when storms caused damages to public infrastructure surpassing \$70 million. Governor Mills is seeking federal assistance for public infrastructure repairs in counties including Washington, Hancock, Waldo, Knox, Lincoln, Sagadahoc, Cumberland, and York. The Maine Emergency Management Agency highlighted the storms' impacts on residents, mentioning flooded basements and damage to oil tanks, furnaces, roofs, and vehicles. The governor had previously secured a disaster declaration for 10 counties following a December storm. Deadlines for applying for assistance following the storm are approaching quickly. Additionally, Governor Mills has proposed \$50 million in legislation for rebuilding and enhancing climate resilience, with a supplemental budget including \$5 million for climate mitigation plans through Community Resilience Partnerships.

Michigan

In the aftermath of [severe storms and tornadoes](#) that struck Michigan last summer, causing widespread damage and power outages, residents affected by the disaster in nine designated counties have been given the opportunity to apply for federal aid through FEMA. This assistance, made possible by a disaster declaration approved by President Biden, aims to support

recovery efforts by providing home repair grants, rent aid, and low-interest loans for those with uninsured or under-insured losses. So far, FEMA has approved approximately \$9 million in aid for over 3,600 households, with applications still open. The aid available also extends to cover various other expenses, such as medical and dental costs, childcare, and moving costs. Residents seeking aid can apply online, via the FEMA mobile app, or by phone, with the deadline for application submission approaching. This federal support marks the seventh instance in the last decade when Michigan has received disaster recovery assistance from the federal government.

North Dakota

President Joe Biden [approved](#) Governor Doug Burgum's request for a major disaster declaration following a severe winter ice storm and straight-line winds on Christmas Day 2023, which resulted in \$11.5 million in damages across North Dakota. The storm led to the destruction of over 2,000 power poles and the closure of major highways, affecting various infrastructures. The disaster declaration covers all 13 requested counties, including Barnes, Cass, Dickey, Grant, LaMoure, Logan, McIntosh, Ransom, Richland, Sargent, Steele, Stutsman, and Traill.

Texas

Amid rapidly spreading wildfires in the Texas Panhandle, the [Pantex Plant](#), the primary facility for assembling and disassembling America's nuclear arsenal, paused operations on Tuesday night. Located 30 miles east of Amarillo and operational since 1975, the plant announced a temporary shutdown due to the nearby uncontained fire.

HUD

White House Fact Sheet Includes New HUD Information about Eviction Prevention, Banned Non-Rent Fees, Manufactured Housing, and Other Policies

The White House posted a [fact sheet](#) on February 29 focused on a variety of actions pertaining to housing. Among other actions, the fact sheet highlights instances in which landlords cannot evict tenants or threaten eviction, provides information regarding existing policies prohibiting non-rent fees at HUD-assisted housing, and discusses actions to preserve and rehabilitate manufactured home communities and simplify the process of purchasing manufactured homes.

Regarding fees, HUD released three new charts detailing existing policies about non-rent fees for [Public Housing](#), [Housing Choice Vouchers](#), and [Multifamily Section 8 Project-Based Rental Assistance](#). In general, HUD programs prohibit fees for applications, credit reports, criminal background checks, and physical inspections. HUD programs typically allow security deposits, charges for damages, late payment fees, and pet fees or deposits (except for assistance animals).

Separately, HUD's Office of Multifamily Housing Programs (MFH) circulated an email seeking feedback regarding its existing policy on non-rent fees. MFH is requesting comments regarding existing guidance related to each type of fee or charge contained in the MFH chart. In addition, MFH is interested in input from owners and tenants on whether there exist fees that are not

addressed in current guidance. Comments should be entered on an MFH “drafting table” [worksheet](#) and emailed to AsssetManagementPolicy@hud.gov by March 29.

Regarding evictions from any housing, whether HUD-assisted or not, HUD published “[No Good Cause for Discrimination: Some Evictions Are Never Allowed](#).” This fact sheet states that landlords may not evict or threaten to evict someone on the grounds that they:

- Belong to one of the Fair Housing Act’s “protected classes” (which include race, color, national origin, sex (including sexual orientation or gender identity), familial status (e.g. families with children), and religion).
- Head a household with children of a certain age or are pregnant.
- Refuse sexual advances.
- Report a crime or an emergency.
- Need an assistance animal.
- Request a “reasonable accommodation” due to their disability.
- Report a fair housing right violation.

The fact sheet provides examples of each of the situations listed above.

A separate HUD paper, “[Policy & Practice: State and Local Eviction Prevention Actions](#),” offers policies that local and state governments can adopt to reduce eviction filings, such as requiring good cause for evictions, increasing access to legal services, improving access to courtrooms, using data to identify at-risk households, sharing data across sectors, offering financial assistance, and providing housing navigators who can assist with connecting tenants to supportive services.

Regarding manufactured housing, the White House Fact Sheet announces three steps intended to preserve and rehabilitate existing manufactured home communities and make it easier for households to buy a manufactured home.

- [Preservation and Reinvestment Initiative for Community Enhancement \(PRICE\)](#) competitive grants administered by HUD totaling \$225 million are now available to applicants to support the preservation and rehabilitation of manufactured home communities. These grants can be used to replace dilapidated homes, assist homeowners to make repairs and accessibility modifications, make mitigation and resilience upgrades, improve infrastructure such as stormwater systems or utilities, and provide housing services, including eviction prevention. Ten million dollars is set aside for Indian tribes or Tribally Designated Housing Entities and Tribal organizations.
- HUD’s Federal Housing Administration is publishing a [draft Mortgagee Letter](#) that, once finalized, will create a new program to preserve affordability for existing residents of manufactured housing communities. Resident cooperatives and other mission-oriented borrowers will be allowed to use FHA 223(f) multifamily loans to acquire or refinance communities. Designed to complement the PRICE grant program, a PRICE recipient could use this program to purchase a community from its current owner, preserving its long-term affordability and use PRICE funds for critical infrastructure improvements and home repairs. However, eligibility for this program will not be limited to PRICE awardees.

- Loan limits for the Title I Manufactured Housing program were increased through a [final rule](#) published on February 28. Title I insures loans to finance acquisition or refinancing of manufactured homes that are titled as “personal property.”

Read the White House Fact Sheet at: <https://tinyurl.com/2e63y9ry>

Information about [Public Housing](#), [Housing Choice Vouchers](#), and [Section 8 Project-Based Rental Assistance](#) is available in NLIHC’s [2024 Advocates’ Guide](#).

Information about Manufactured Homes is on [page 6-21](#) of NLIHC’s [2024 Advocates’ Guide](#).

HUD Issues Notice Implementing Priorities for Making Budget-Based Rent Adjustments for Certain Mark-to-Market Properties

HUD’s Office of Multifamily Housing Programs (MFH) issued [Notice H 2024-05](#) on February 29, implementing MFH’s authority to make budget-based rent adjustments (BBRAs) for Section 8 Project-Based Rental Assistance housing assistance payment (HAP) contracts at properties subject to a Mark-to-Market (M2M) Use Agreement.

Due to limited funding, MFH is prioritizing BBRAs to properties that have the greatest needs. Only owners of properties in the Notice’s “1st Priority Group” are currently invited to apply for BBRA. These are properties that meet the eligibility requirements in Notice H 2024-05, and one of the six criteria listed for “Group A Properties” (page 6) – for example, a most recent REAC score less than 30 or REAC scores less than 60 for each of the last two inspections. A description of eligibility requirements (page 12) includes the following: requiring all units on the HAP contract to have rents less than comparable market rents as defined by a Rent Comparability Study (RCS); a Management and Occupancy Review (MOR) conducted within the last three years that meet one of several conditions; and resolution of all property-related issues identified in a Financial Assessment Subsystem (FASS).

The “Appropriations Act of 2023” amended the “Multifamily Assisted Housing Reform and Affordability Act of 1997” (MAHRA), giving HUD the authority to adjust rents or renew contracts at rent levels that are equal to the lesser of budget-based rents or comparable market rents in certain circumstances. HUD published a [Final Rule](#) in the *Federal Register* on February 28 revising 24 CFR part 401 to implement this new authority. Notice 2024-05 provides guidance on the eligibility requirements and conditions required by the statute and regulation, as well as other terms and conditions.

Background

The passage of MAHRA created the Mark-to-Market (M2M) program to preserve the affordability of low-income multifamily rental properties with loans insured by the Federal Housing Administration (FHA). M2M allows MFH to adjust rents down to market rate on certain projects that have above-market Project-Based Section 8 contract rents. MFH may also restructure debt that is FHA-insured or HUD-held to ensure that an owner has a first mortgage loan that is supportable at the new, lower rents.

After restructuring, rent adjustments for M2M properties have historically been limited to an Operating Cost Adjustment Factor (OCAF) established annually for each state and territory. OCAFs are applied to the existing contract rent, less the portion of rent that is paid for debt service. However, many M2M properties now have rents that are below market-rate and inadequate to cover a properties' operating expenses. Providing BBRAs ensures that project income can cover project operating expenses and can support debt service sufficient to perform necessary rehabilitation and recapitalization.

Read Notice 2024-05 at: <https://tinyurl.com/mw2skzw8>

More information about Multifamily Project-Based Rental Assistance properties is on [page 4-86](#) of NLIHC's *2024 Advocates' Guide*.

HUD's Office of Multifamily Housing Extends Key HOTMA Deadline

HUD's Office of Multifamily Housing Programs (MFH) issued [Notice H 2024-04](#) on February 28 extending the deadline for owners of Project-Based Rental Assistance (PBRA) properties to update their Tenant Selection Plans (TSPs) to May 31, 2024 (from March 31). Revised TSPs should reflect the "Housing Opportunity Through Modernization Act of 2016" (HOTMA) rules and discretionary policies. The Notice formally revises Section 6.2 of [Notice H 2023-10](#) (see *Memo*, [2/12](#)), which provides guidance for implementing Sections 102 and 104 of HOTMA.

Owners must develop a Tenant Selection Plan and make it public, providing in writing the owner's tenant selection policies and procedures that include descriptions of eligibility requirements and income limits for admission to a PBRA property. A TSP must include information regarding whether or not a property is restricted to occupancy by elderly people or whether there are preferences for certain other tenant characteristics. The restriction or preference must cite supporting documentation to ensure nondiscrimination in the selection of tenants. The contents of the TSP also must be consistent with the purpose of improving housing opportunities and be reasonably related to program eligibility and an applicant's ability to perform the obligations of the lease. More details about TSPs are to be found in Chapter 4 of [HUD Handbook 4350.3: Occupancy Requirements of Subsidized Multifamily Housing Programs](#).

HOTMA Section 102 addresses tenant income reviews and Section 104 addresses maximum asset limits. Attachment A of Notice 2023-10 (page 17) offers clear and specific guidance regarding the discretion to not enforce the asset limits provision by owners of private properties assisted with Section 8 Project-Based Rental Assistance (PBRA) and by public housing agencies (PHAs). MFH has stressed that implementation of the HOTMA asset limit – if an owner chooses to enforce it – cannot take place until a number of events occur, one of which being the updating by an owner of their TSP to include the owner's policy regarding enforcement or non-enforcement of the asset limit (see *Memo*, [12/4/23](#)).

Read Notice H 2024-04 at: <http://tinyurl.com/3wk24szf>

More information about Project-Based Rental Assistance (including key HOTMA provisions) is on [page 4-86](#) of NLIHC's *2024 Advocates' Guide*.

More information about key HOTMA provisions in Public Housing is on [page 4-36](#) of NLIHC's *2024 Advocates' Guide*.

More information about key HOTMA provisions for Housing Choice Vouchers on [page 4-1](#) of NLIHC's *2024 Advocates' Guide*.

National Housing Trust Fund

FHFA Announces \$196 Million in 2024 for the National Housing Trust Fund

The Federal Housing Finance Agency (FHFA) [announced](#) on February 28 that the national Housing Trust Fund (HTF) and the Capital Magnet Fund (CMF) will receive a total of \$301 million from Fannie Mae and Freddie Mac (the Enterprises) in 2024. Of this amount, the HTF will receive \$196 million.

“Ensuring adequate funding for the national Housing Trust Fund is one of NLIHC’s top priorities,” said NLIHC President and CEO Diane Yentel. “The funding allocated by the Enterprises for the HTF will help produce, preserve, and operate homes affordable to people with the lowest incomes, including families, seniors, people with disabilities, and others.”

The HTF was created through the “Housing and Economic Recovery Act of 2008” (HERA) and is overseen by HUD’s Office of Affordable Housing Programs (OAHP) within the Office of Community Planning and Development (CPD). The HTF allocates funding annually to states, the District of Columbia, and U.S. Territories to build, preserve, rehabilitate, and operate rental housing for extremely low-income (ELI) households – those with income either less than 30% of the area median income (AMI) or lower than the federal poverty line. In 2023, there was a national shortage of 7.3 million rental homes affordable and available to people with the lowest incomes.

HERA stipulated that the initial dedicated source of revenue for the HTF and the CMF was to derive from an annual set-aside of 4.2 basis points (0.042%) for each dollar of the unpaid principal on the Enterprises’ new business purchases, which consist of single-family and multifamily mortgage loans purchased during the year, and single-family and multifamily mortgage loans underlying mortgage-backed securities issued during the year. The 4.2 basis point assessment is collected during the Enterprises’ calendar year (in this case, 2023) and then transferred to HUD to be allocated in the following calendar year (in this case, 2024).

Funds from the HTF are awarded as block grants to states, the District of Columbia, and the Territories and distributed by a statutory formula based on four factors that consider renter household needs only. Seventy-five percent of the value of the formula goes to two factors that reflect the needs of ELI renters. The other two factors relate to the renter needs of very low-income renter households – those with incomes between 31% and 50% of AMI. A state may

choose to award up to 10% of its annual HTF allocation to homeowner activities, though to date no state has done so. The NHTF statute calls for each state and D.C. to receive at least \$3 million; given the very low amount made available for 2024, NLIHC estimates that 37 states will receive the \$3 million minimum allocation. (The Territories are not included in the \$3 million threshold and typically return their formula allocations to the national allotment.)

When it was established in 2008, the HTF was the first new housing resource since 1974 targeted to building, preserving, rehabilitating, and operating rental housing for extremely low-income people. Starting in 2000, NLIHC, its members, and other stakeholders played a critical role in the creation of the fund and continue to advocate for increases to annual HTF funding. Since 2016, when the first \$174 million of HTF dollars were allocated to states, HTF allocations grew to \$219 million (in 2017), \$267 million (in 2018), \$248 million (in 2019), \$323 million (in 2020), \$690 million (in 2021), \$740 million (in 2022), and \$382 million (in 2023).

[Fannie Mae's 10-K filing](#) with the Securities and Exchange Commission indicates that the 2023 HTF assessment from Fannie Mae is \$101 million for 2024, while [Freddie Mac's 10-K filing](#) indicates that its assessment is \$95 million for 2024. Fannie Mae's 2022 10-K stated that its significant drop in assessed funds for the HTF from 2022 was due to the decrease in its single-family business purchases compared to 2021. NLIHC assumes the continued dramatic drop in single-family business purchases is due to the Federal Reserve Board's ongoing interest rate increases, which are meant to lower inflation.

Read the FHFA announcement at: <http://tinyurl.com/25ft6sp5>

Read more about the HTF on [page 3-1](#) of NLIHC's *2024 Advocates' Guide*, and on NLIHC's two HTF webpages, one providing [basic information](#), and another providing [state-specific information](#).

Find HUD's HTF website at: <https://www.hudexchange.info/programs/htf>

Fair Housing

NLIHC Joins Letter to HUD Secretary on Fair Housing Regulations

NLIHC joined 14 members of the Leadership Conference on Civil and Human Rights' Fair Housing and Lending Task Force in a [letter](#) urging HUD Secretary Marcia L. Fudge to take action on fair housing rules and regulations. The letter outlines the Fair Housing and Fair Lending Task Force's administrative priorities for 2024 and calls on HUD to prioritize and strengthen fair housing regulations. The letter also urges HUD to finalize additional rules and guidance in key areas, including Affirmatively Furthering Fair Housing (AFFH); criminal history eligibility; tenant screening; the Section 8 Management Assessment Program; source-of-income discrimination; implementation of the "Violence Against Women Act"; and enhanced voucher protections.

Specifically, the Task Force urges Secretary Fudge to finalize the AFFH rule and focus on implementation before the end of the year, including by developing and disseminating written guidebooks on the new rule. The letter also urges HUD to start MOUs with the U.S. Departments of the Treasury, Commerce, and Labor and the Environmental Protection Agency, as those agencies have a responsibility to ensure that federal infrastructure funding meets AFFH standards. Regarding Housing Choice Vouchers (HCV), the Task Force urges HUD to issue guidance to public housing agencies on how to best support families who experience source-of-income discrimination and general guidance on the discriminatory effects of minimum income requirements and credit checks on the HCV program. On tenants with criminal backgrounds, the Task Force recommends that HUD publish a final rule on conviction screenings for tenants of HUD-assisted housing and finalize guidance for tenant screening companies on using algorithms to conduct background checks. Lastly, the Task Force recommends that HUD finalize regulations for the Enhanced Voucher program to ensure tenants can remain in their original homes and are not displaced from gentrifying communities and urges HUD to simplify the funding mechanism for Fair Housing Initiatives Program's Private Enforcement Initiative.

Read the full letter [here](#).

Opportunity Starts at Home

New Study Finds Association between Veteran Housing Status and Cancer Outcomes

An article published in a recent housing and health-focused issue of *Health Affairs* found a significant association between housing stability and improved cancer survival rates among U.S. veterans. The study examined all-cause survival among a national cohort of over 100,000 veterans diagnosed with cancer between 2011 and 2020 to evaluate whether being unhoused, obtaining housing, or losing housing in the year following a diagnosis of cancer was associated with worse survival rates when compared to being continuously housed. The study found that veterans who were either continuously unhoused or who lost housing had poorer survival rates compared with those who were continuously housed. The findings highlight the importance of stable, affordable housing in improving health outcomes for cancer patients, particularly for the veteran population, and indicate that policies to promote housing access may positively impact cancer-related outcomes. Read the article [here](#) and the full issue [here](#).

Our Homes, Our Votes

Save the Date: *Our Homes, Our Votes* Webinar Series to Launch in April!

NLIHC's *Our Homes, Our Votes* campaign is a nonpartisan initiative to boost voter turnout among low-income renters and elevate housing as an election issue. In major federal election years, the campaign hosts a [webinar series](#) to educate housing advocates, tenant leaders, and direct service providers on nonpartisan ways to engage voters in their communities. The *Our*

Homes, Our Votes: 2024 webinar series will launch on Monday, April 15, at 2:30 pm ET. Register for the webinar series [here!](#)

The webinar dates and topics are listed below. All webinars will be held from 2:30 to 3:30 pm ET. Full descriptions and panelist information will be shared during the week prior to each webinar.

- *Our Homes, Our Votes: 2024 Kickoff* (Monday, April 15)
- *Laying the Groundwork for Your Campaign* (Monday, April 29)
- *Voter Registration 101* (Monday, May 20)
- *Forming Partnerships in Your Community* (Monday, June 3)
- *Tenant Organizing and Elections: Getting Out the Renter Vote* (Monday, June 17)
- *Voting While Experiencing Homelessness* (Monday, July 1)
- *Transportation to the Polls* (Monday, July 15)
- *Housing Providers and Voter Engagement* (Monday, July 29)
- *Getting Candidates on the Record about Housing and Homelessness* (Monday, August 19)
- *Celebrating the Civic Holidays* (Tuesday, September 3)
- *Voter Education: Elevating Housing as an Election Issue* (Monday, September 16)
- *Voter Education: Combating Misinformation and Disinformation* (Monday, September 30)
- *Overcoming Voter Suppression* (Monday, October 7)
- *Countdown to Election Day: Getting Out the Vote!* (Monday, October 21)
- *Knowing Your Rights: Voter Protection on Election Day* (Monday, November 4)
- *A Look Ahead: Next Steps for Civic Engagement and Housing Justice* (Monday, November 18)

For more information about the *Our Homes, Our Votes* campaign, visit: <https://www.ourhomes-ourvotes.org/>

Publications

Now Available: *Advocates' Guide 2024!*

NLIHC released on February 29 [Advocates' Guide 2024: A Primer on Federal Affordable Housing & Community Development Programs & Policies](#). Published annually, the *Advocates' Guide* is a comprehensive resource designed for advocates and others involved in affordable housing and community development advocacy. The *Advocates' Guide* comprises hundreds of pages of useful resources and practical information written by leading experts in the affordable housing and community development field with the aim of educating readers about the programs and policies that make housing affordable to low-income people across America.

NLIHC's *Advocates' Guide* is considered by many to be the leading reference for advocates and affordable housing providers looking for a quick and convenient way to understand federal

affordable housing programs and policies. *The Advocates' Guide* includes a huge range of material, with sections on advocacy resources, rental housing programs for the lowest-income people, the national Housing Trust Fund, community development resources, housing tools, special housing issues, tenant protections and eviction prevention resources, and much more.

An essential resource for anyone interested in affordable housing and community development, *Advocates' Guide 2024* is meant to answer any and all questions about federal housing policy, from the operation and funding levels of HUD and USDA housing programs, to the structure of the Low-Income Housing Tax Credit, to the kinds of activities CDBG and HOME can fund, to the status of renter protections, to the nuts-and-bolts of the federal appropriations process. A perfect primer for people new to affordable housing and community development, the *Guide* also offers experienced advocates invaluable updates regarding changes in programs, the most recent funding information, and new legislative threats and opportunities.

Advocates' Guide 2024: A Primer on Federal Affordable Housing & Community Development Programs & Policies is available [here](#).

Coming Soon: New Issue of *Tenant Talk*!

NLIHC will release the spring edition of *Tenant Talk* on April 25. *Tenant Talk* is a semi-annual publication that engages tenants in housing advocacy and highlights organizing tactics and victories in communities across the country. The upcoming issue will focus on the past, present, and future of tenant organizing. Sign up to receive a free hard copy by mail [here](#).

In the new issue, readers will learn about the history of the tenant advocacy movement and hear from organizers about their current and future work. Long-time organizers, youth advocates, members of NLIHC's Collective, and others with lived experience will share accounts of the challenges of organizing large groups of people, the struggle of displacement, and the shared goal of ensuring affordable and accessible housing for everyone. The issue will also provide updates on NLIHC's work related to policy advocacy, [IDEAS](#), and research.

Register to receive a free print version of *Tenant Talk* through the mail by completing this [form](#). Please note: if you have registered to receive a copy in the past, please note that you will have to register again via the new form.

The sign-up process will close on May 2, or whenever our stock of physical copies is exhausted – whichever comes first. Please feel free to share the form with your network and any others who might be interested!

Readers can access past editions of *Tenant Talk* [here](#).

Research

New Report Underscores Importance of Small Multifamily Properties as Source of Affordable Rental Housing

A report published by the Turner Center for Housing Innovation, “[Ownership and Management of Small Multifamily Rental Properties](#),” presents the results of a nationwide survey of the owners and managers of small multifamily properties. The report aims to shed light on a segment of the rental housing market – rental properties with 5 to 49 units – that is often overshadowed in research by single-family rentals and large multifamily properties, despite accounting for roughly 17% of rental properties in the U.S. The report includes findings on the characteristics of the owners and managers of these properties, the tenant screening methods and rent-setting practices they use, their responses to delinquent rent payments during the COVID-19 pandemic, and their property maintenance practices. It emphasizes the importance of small multifamily properties as a source of affordable rental housing in the U.S. and the need to invest in the preservation of these properties.

The Turner Center used a national dataset of land parcels, which included information on owners and properties, to create a random sample of 75,000 small multifamily property owners. Sampled owners were contacted by mail and invited to participate in the online survey between July and September 2022, yielding 764 responses that fit the survey criteria. The report authors weighted the resulting data by property size “to reflect the national distribution of small multifamily rental properties,” though they note that the data were not geographically representative.

The researchers found that most property owners and managers utilize an average of five different methods to screen and select tenants for their units, and that the types of methods used vary depending on property size and landlord type – findings that align with existing research. Owners and managers reported using employment verification, responses to rental applications, and/or credit checks for over two-thirds of their properties. In fact, owners with large rental portfolios (50 or more units across multiple properties) named credit checks as the most important tenant screening method for nearly 30% of properties. Criminal background checks were used in over half of properties, while online screening services like those that provide a “risk score” for tenants were used in just under a third of properties. While criminal background checks were more frequently used by owners/managers of larger properties (25 to 49 units), direct methods like interviews and personal reference checks were more frequently utilized by owners/managers of smaller properties (5 to 9 units).

Survey respondents reported that they frequently keep rents below market rate in order to minimize tenant turnover, which is difficult for small multifamily properties to absorb relative to larger multifamily properties. Most of these properties are owned by individuals (32% of properties) or limited liability corporations (LLCs) held by a small number of individuals (38% of properties), and many of these owners rely on rents from their properties as a major source of personal income. As a result, owners of 49% of properties reported that most or all their units are rented below market rate, and owners of 20% of properties reported “an even split of above and below market rate units,” primarily to keep good tenants in their units. Owners of over 40% of

properties reported renting below market rate for other reasons like local rent control laws or pandemic-era rent freezes, highlighting the important role these policies play in preserving affordable rental housing.

The report authors also explored owners' responses to delinquent rent payments. Nonpayment of rent was widely believed to be the [most common reason](#) renters are evicted in the U.S. even before COVID-19 and became an issue of greater concern during the pandemic, when unprecedented numbers of low-income renters lost income and fell behind on rent. The researchers reveal that 58% of small multifamily properties reported that rent delinquencies became more frequent during the pandemic and that the owners of three-quarters of properties (73%) experienced only minor cash flow issues as a result of these delinquencies. During the period between 2020 and 2022, owners in less than half of properties surveyed responded to delinquencies by helping tenants apply for pandemic emergency rental assistance (ERA) programs (45%) or offering tenants repayment plans (41%). Furthermore, owners of roughly a third of properties reported that they responded to delinquencies by beginning eviction procedures, and owners of over a quarter of properties initiated collection proceedings. While owners with larger rental portfolios were more likely than those with smaller portfolios to report helping tenants obtain rental assistance, they were also more likely to initiate eviction or collection procedures.

Lastly, the report investigates maintenance practices at small multifamily properties, which make up a third of all rental units rated as being of severely or moderately inadequate quality as per the 2021 American Community Survey. Nearly three-tenths (28%) of properties surveyed were reported by owners as being of fair or poor condition, with substantial work needed either immediately or within the next three years. Owners of nearly a fifth of properties experiencing serious cash flow problems reported that they postpone most maintenance required for the property. Given that small multifamily properties are typically older than larger multifamily properties, these findings raise concerns about the stability of the supply of affordable units in these structures.

Based on the survey results, the report authors emphasize that tenant protections and preservation initiatives are critical to protecting the availability and affordability of rental units in small multifamily properties for years to come. They specifically highlight the need for alternatives to credit checks and similar tenant screening practices to keep this segment of the rental market accessible to lower-income tenants. They also stress the need for increased access to capital improvement funds for owners of small multifamily properties to support proper maintenance and repair.

Read the article at: <https://bit.ly/3liMdQS>

From the Field

New Renter Protections to Take Effect in Santa Monica, Including Rent Stabilization and Anti-Retaliation Measures

A suite of new tenant protections will go into effect for renters in Santa Monica, California, on March 14, 2024. Created by “[Ordinance No. 2776](#),” which was enacted on February 13, the measures will support renters by establishing (1) protections against excessive rental increases that exceed the average market rental rate; (2) relocation assistance for tenants under certain circumstances; (3) stronger anti-discrimination protections for tenants based on their housing status; and (4) added protections against harassment, including prohibitions on lockouts and retaliatory behavior. The law allows for financial penalties of as much as \$20,000 per violation to be imposed on offending parties.

With the passage of the city’s new tenant protections package, Santa Monica joins more than a dozen other localities in the California that have [enacted](#) similar rent stabilization protections for tenants, while also becoming the first jurisdiction in the state to add “[housing status](#)” as a protected class. Under the law, landlords and property owners are prohibited from discriminating against a tenant who may be experiencing homelessness, living in transitional or temporary housing, or lacking a residential rental housing history. Similar laws do not exist at the state-level in California but have been passed elsewhere across the country. In 2022, the District of Columbia became the first jurisdiction in the nation to have enacted such protections, though the scope of its law is not as broad as in Santa Monica. In the District of Columbia in particular, the law distinctly prohibits discrimination against an individual based only on their “homeless status.”

In Santa Monica, the inclusion of housing status as a protected class will likely strengthen already existent source-of-income (SOI) discrimination laws in the city. SOI protections were [passed](#) in 2015 to ensure that renters who receive federal or state public assistance, including individuals participating in the Section 8 Housing Choice Voucher program, are not denied housing based upon the income they use when paying rent. By including a specific clause on housing status in the city’s anti-discrimination housing codes, lawmakers in Santa Monica hope to close a loophole that has continued to allow landlords and property owners to deny Section 8 voucher holders from securing housing – even in the presence of the SOI law.

In a [report](#) released by the Santa Monica City Council in 2024, landlords and property owners have been able to circumvent the law by instead denying public assistance recipients on the grounds of other identifying information, such as if an individual has experienced homelessness. This practice, as a result, has created undue barriers for the lowest-income and most marginalized individuals attempting to gain access to safe, stable, and affordable housing. For individuals who hold a housing voucher, moreover, the denial of housing can increase an individual’s chances of having to return the voucher if it goes unused. Together, this “double negative” has exacerbated the threat of housing instability across the city, and in some instances, can even close off the pathway for individuals experiencing homelessness to enter stable housing.

Addressing housing instability has been a focal point for lawmakers in Santa Monica. In 2023, the Santa Monica City Council even listed housing as one of the Council’s top legislative priorities, in part due to a growing eviction crisis that has raised alarms within the city. At the height of the COVID-19 pandemic in 2021, Santa Monica reported 19 evictions filed that year. By 2023, with pandemic-era tenant protections no longer in place, eviction filings increased to 67 cases reported. Similar trends have been reported across the entire state. In 2023, 12 of the

state's most populous counties [reported](#) eviction averages higher than pre-pandemic levels. In areas such as Santa Clara County ,for example, the county [reported](#) that the average number of evictions filed in August 2023 was 35% higher than in 2019.

By passing “[Ordinance No. 2776](#),” lawmakers in Santa Monica seek to ensure that the 70% of the city’s population who are renters have the necessary safeguards against the threat of eviction. As noted, in addition to classifying housing status as a protected class, the law seeks to protect renters against excessive rent increases. Specifically, the law allows individuals who have had their rent increased substantially to assert an affirmative defense in court if an eviction case has been brought against them for non-payment of rent. The law will cover individuals who are not already protected by existent city or state-level rent control laws.

With the passage of such protection, the city seeks to strengthen existent “just cause” eviction protections. “Just cause” or “for cause” eviction laws limit the reasons for which a landlord and property owner can evict a tenant from their residence. By prohibiting “no cause” evictions, or evictions that occur without reason, a landlord or property owner can instead only evict a tenant with verifiable intent, such as non-payment of rent, criminal activity, or a clear violation of the lease agreement. In 2024, [there are nine states](#) – California, Connecticut, the District of Columbia, Louisiana, Michigan, New Hampshire, New Jersey, Oregon, and Washington – that have passed some form of just cause eviction protections, though the scope and strength of these laws varies based on state context.

In the City of Santa Monica, lawmakers note that landlords have been able to skirt the just cause law by using non-payment of rent as a cover for removing a tenant from their home. Through this practice, a landlord and property owner will increase a tenant’s rent to price them out, making their rent wholly unaffordable in the meantime. Once a tenant has accrued rental arrears, the landlord sets the stage to assert a just cause eviction rationale and remove the tenant from their home.

For tenants who are evicted, the city also offers new relocation assistance protections for tenants under certain circumstances. Under the current city law, tenants are entitled to apply for relocation assistance if they have to move out due to a no-fault eviction or if the tenant has to move due to a large rent increase on their non-rent-controlled property. The new ordinance adds [five additional grounds](#) for relocation assistance, including if a tenant has to move due to an excessive rental increase that exceeds the allowable limits set forth by state law. The tenant will also be covered if the property is deemed uninhabitable.

Finally, to add an additional layer of protection for tenants who may be at-risk of eviction due to threatening, discriminatory, or harassing behavior, “[Ordinance No. 2776](#)” puts forth a number of provisions to outlaw such acts. Under the law, which amends the city’s anti-discrimination housing codes, landlords and property owners are prohibited from refusing to make basic repairs to a dwelling. The law also clarifies what types of actions constitute harassment, including if a landlord (1) changes the locks of a unit to evict a tenant; (2) refuses to accept a tenant’s rental payments; (3) retaliates against a tenant for reporting a housing code violation; and (4) imposes excessive rental increases. For landlords and property owners who engage in such behavior, the maximum penalty set forth by the new law ranges from \$10,000 to \$20,000.

Speaking about the passage of Santa Monica's new protections, including advocacy in securing these renter protection wins, [Santa Monicans for Renters' Rights](#) (SMRR) Steering Committee member Jennifer Kennedy said that "for Santa Monica, a city that is 70% renters, the newly enacted package of renter protections will have a substantial impact. The new laws give renters more power to protect their tenancies, their finances, and their futures. By extending these safeguards to both non rent controlled and rent controlled tenants, the package will enhance housing security for an even larger portion of our renter community. We worked to bring the package to the attention of renters throughout Santa Monica prior to its adoption and its passage underscores the commitment of our organization, and of our community, to ensuring that all tenants feel secure in their homes."

More information on Santa Monica's new law can be found [here](#).

Join Today's (3/4) "Tenant Talk Live" on Bridging the Gap between Communities and Agencies

[Join](#) NLIHC's "Tenant Talk Live," a meeting geared towards tenant and resident leaders, today, March 4, at 6 pm ET. Housing justice advocates work diligently to achieve victories, but these efforts cannot be carried out solely by community members. Instead, advocates must collaborate with agencies to amplify their impact. Likewise, agencies should be aware of the needs of communities and involve individuals with lived experience of homelessness and housing instability in their activities. Collaboration between communities and agencies is crucial for the long-term sustainability of the housing justice movement. In the upcoming meeting, NLIHC staff will be joined by Ashia Wilson, manager of authentic engagement at the Michigan Coalition Against Homelessness (MCAH), to delve deeper into this topic. [Register here](#) to join today's "Tenant Talk Live."

Ashia Wilson is manager of authentic engagement at MCAH. In this role, she helps end homelessness through promoting the design and implementation of new programming, initiatives, and policies that build power and opportunity for people with lived experience of homelessness and that further MCAH's priorities as outlined in the organization's strategic plan. Before joining MCAH, Ashia worked as a program coordinator for Northwest Initiative's program A.R.R.O in Lansing, Michigan. During this time, she advocated for returning citizens and their families, addressing the challenges they face when reintegrating into the community after incarceration. Ashia also facilitated wrap-around services by connecting ex-offenders and their families with various resources, including identification, housing, employment, medical coverage, mentoring, and transportation.

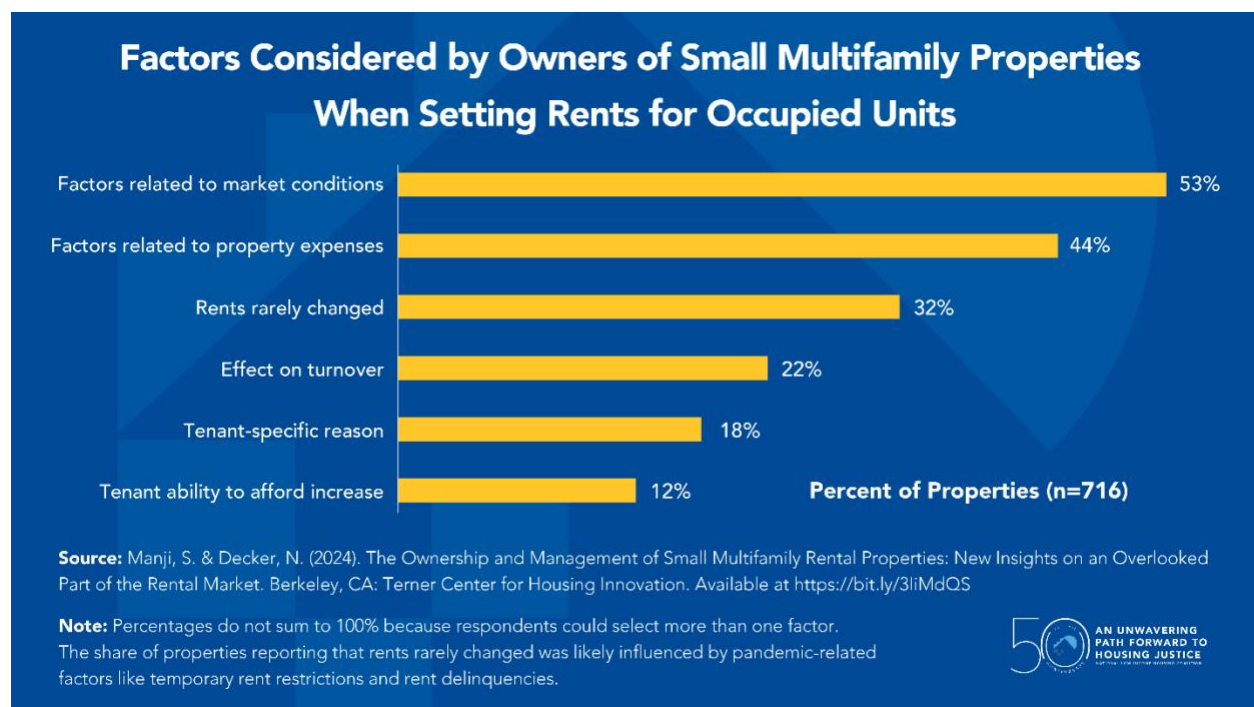
"Tenant Talk Live" meetings are held the first Monday of every month at 6 pm ET. If you are unable to attend Monday's meeting, you can view upcoming or past Tenant Talk Live recordings on our [working group webpage](#). To stay up to date on "Tenant Talk Live" events and connect with other attendees, join the [Tenant Talk Facebook group](#).

Do you have ideas for a future Tenant Talk Live meeting? Please submit them through our [semi-annual Tenant Talk Live Feedback survey](#) by March 31, 2024.

“Tenant Talk Live” would not be possible without tenants like you! We strive to connect and engage with residents and tenant leaders through our meetings. If you are a low-income tenant and have a topic you would like to propose for an upcoming “Tenant Talk Live,” or if you would like to participate as a speaker on an upcoming call or meeting, please email: sbetancourt@nlihc.org. Meetings like “Tenant Talk Live” also depend on the support of our members. Become an NLIHC member [here!](#)

Fact of the Week

Tenants’ Ability to Afford Rent Increases Rarely Considered When Landlords Set Rents for Occupied Units in Small Multifamily Properties



Source: Manji, S. & Decker, N. (2024). The Ownership and Management of Small Multifamily Rental Properties: New Insights on an Overlooked Part of the Rental Market. Berkeley, CA: Turner Center for Housing Innovation. Available at: <https://bit.ly/3liMdQS>

Note: Percentages do not sum to 100% because respondents could select more than one factor. The share of properties reporting that rents rarely changed was likely influenced by pandemic-related factors like temporary rent restrictions and rent delinquencies.

NLIHC Seeks Housing Advocacy Coordinators/Organizers

NLIHC seeks three housing advocacy coordinators/organizers (depending on experience) who will be responsible for building relationships around the country, mobilizing advocates to take action on NLIHC's federal policy priorities and campaign efforts, and maintaining and expanding NLIHC membership with individuals and organizations. Housing advocacy coordinators/organizers will report to the director of field organizing.

Responsibilities:

- Build and maintain relationships with NLIHC state and tribal partners, members, people directly impacted by housing instability and homelessness, and other housing and homelessness advocates and service providers.
- Conduct outreach to maintain and expand NLIHC's membership with individuals and organizations through monthly mailings, emails, and phone calls.
- Mobilize NLIHC's network of advocates to take action on federal affordable housing policy issues.
- Present at meetings and conferences in D.C. and around the country to share NLIHC's research, policy priorities, and how advocates can get engaged in NLIHC's work.
- Respond to requests for information from NLIHC state and tribal partners, members, the media, and the public.
- Track field activity in assigned region and promote activities of NLIHC's network, especially state and tribal partners and members, through NLIHC's communication platforms.
- Create and maintain advocacy tools in collaboration with the Policy Team, such as NLIHC's Legislative Action Center, advocacy toolkits, how-to tutorials, sample emails and phone call scripts, and sign-on letters.
- Contribute to field communications, including NLIHC's weekly e-newsletters *Memo to Members and Partners* and *The Connection*, calls to action and other eblasts, website pages and materials, blog posts, social media, and NLIHC's *Tenant Talk* publication.
- Maintain contact database in Salesforce and other platforms. Produce membership reports and lists as needed to support the work of NLIHC.
- Identify and cultivate potential new state and tribal partners in places where NLIHC seeks to build a stronger base of advocates.
- Support planning and implementation of NLIHC's annual Housing Policy Forum, including speaker recruitment and organizing participants of Capitol Hill Day.
- Participate in NLIHC staff meetings, staff training, monthly state and tribal partner Zoom meetings, and other meetings as assigned.
- Other duties as assigned.

Qualifications:

- A housing advocacy coordinator will hold a bachelor's degree (master's degree preferred) and have up to two years of experience in policy advocacy, community or macro organizing, membership coordination, or direct assistance to low-income communities. People with lived experience of housing instability or homelessness who hope to shape

housing policy at a national level and who have experience in lieu of a degree are encouraged to apply.

- A housing advocacy organizer will hold a master's degree and have at least two years of work experience in policy advocacy, community or macro organizing, membership coordination, or direct assistance to low-income communities. Candidates with an additional three years of work experience in lieu of a master's degree will be considered.
- Candidates should have the ability to work in a diverse, fast-paced environment; strong organizational skills; oral and interpersonal communication skills; networking skills; writing skills; and attention to detail.
- Strong commitment to social, racial, and housing justice and knowledge of the fundamentals of affordable housing or homelessness.
- Demonstrated ability to cultivate positive relationships with marginalized individuals, including those with lived experiences with housing insecurity and homelessness.
- 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.
- Ability to travel to speaking engagements several times a year.
- Proficiency in the Microsoft Office suite and Zoom. Familiarity with Salesforce, Mailchimp, GiveSmart, or Phone2Action a plus.

An equal opportunity, affirmative action employer, NLIHC offers a competitive benefits package. These are full-time positions located in Washington, D.C. on hybrid work schedules. The housing advocacy coordinator salary range is \$67,000-\$90,000 (depending on experience). The housing advocacy organizer salary range is \$87,000-\$102,000 (depending on experience).

How to Apply:

Interested candidates should submit a resume, cover letter, and two writing samples to Sarah Saadian, senior vice president of public policy and field organizing, and Brooke Schipporeit, director of field organizing, at: ssaadian@nlihc.org and bschipporeit@nlihc.org

NLIHC Seeks Data Systems Coordinator

NLIHC seeks a data systems coordinator to ensure effective and efficient organization-wide use of Salesforce, related data, and integrated platforms to support the organization's fundraising, membership, and advocacy initiatives and boost staff and organization efficiency and productivity. The data systems coordinator reports to the director of operations and works collaboratively with all Salesforce users across the organization.

Responsibilities:

- Manage day-to-day administration of the Salesforce Nonprofit CRM, supporting 10+ users across several teams.

- Strategize with teams about the most effective use of data systems and make database customizations to streamline workflows, making Salesforce the central hub for the organization.
- Oversee integrations between Salesforce and other platforms – including Mailchimp, GiveSmart, Phone2Action, and Zoom – using declarative API services (like Zapier) and other solutions.
- Customize Salesforce objects, fields, flows, and lists.
- Build custom reports, forms/surveys, and dashboards specific to job functions.
- Generate process maps for workflows related to membership, donations, grants, and events.
- Manage data integrity, data reporting and dashboards, and standard data processes within the system.
- Conduct data audits, update required information, and eliminate duplicate and/or outdated records.
- Maintain control of access rights, security settings, and user privileges.
- Provide organization-wide training on the importance of Salesforce as a central hub for the organization and how staff work is connected, including non-CRM users. Provide additional training to CRM users and meet regularly to discuss best practices and troubleshoot issues.
- Serve as liaison to all vendor solutions.
- Identify opportunities for growth and understand how to make those changes happen.
- Stay abreast of new platform features and determine value to organization, update database, and train staff as appropriate.
- Explore future options for vendors as necessary.
- Coordinate future special projects, including integration of Salesforce with Sage Intacct Accounting software and managing email operations related to building email subscriber lists and segments of contacts.
- Other duties as assigned.

Qualifications:

This is a full-time position in Washington, DC. Applicants must have a strong commitment to social justice and NLIHC's mission. Other requirements include:

- Bachelor's degree, or equivalent combination of education and experience.
- Minimum two years' experience supporting Salesforce, preferably in a non-profit environment, with experience creating and managing flows, donor records, revenue tracking, campaigns, custom objects, and the integration of other platforms.
- Strong project management, data management, and training and support skills.
- Strong written and oral communication skills.
- Strong computer and technical skills, including advanced MS Excel Skills.
- Ability to develop strong relationships and effectively work with individuals across all levels and departments.
- Effective time management, organization, and leadership skills.

- People-oriented person with customer-service approach to supporting colleagues who can work collaboratively to understand/address data-related concerns of various teams.
- Resourceful and willing to learn, constantly thinking and learning about innovation and process.
- Ability to be innovative, identify areas of improvement, and grow and change as the organization changes.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and a generous benefits package. The salary range for this position is \$67,000 to \$90,000.

How to Apply:

Send a cover letter and resume to: Director of Operations Lakesha Dawson (NLIHC, 1000 Vermont Avenue, N.W., Suite 500, Washington, DC 20005) at ldawson@nlihc.org. The cover letter should describe the candidate's interest in and relevant experiences for the position and include salary requirements. Please also include names and contact information for at least three people serving as candidate references. (NLIHC will not contact references before consulting with the candidate.)

NLIHC in the News

NLIHC in the News for the Week of February 25

The following are some of the news stories to which NLIHC contributed during the week of February 25:

- “‘I eat or I pay my bills’: Americans describe rent burden fears, concerns,” *ABC News*, March 1, at: <https://tinyurl.com/3nxb3kyy>
- “Getting to More Accessible, Affordable Inclusive Housing: a Shelterforce Webinar,” *Shelterforce*, March 1, at: <https://tinyurl.com/26ubd5t3>
- “Why Template Legislation is a Terrible Political Play of Homelessness,” *Invisible People*, March 1, at: <https://tinyurl.com/4jym9n6a>

NLIHC News

Where to Find Us – March 4

- National Alliance to End Homelessness, [2024 Innovations and Solutions for Ending Unsheltered Homelessness](#) Preconference – San Francisco, CA, March 4 (Courtney Cooperman)
- Congressional Hispanic Caucus Policy Roundtable – Washington, DC, March 6 (Sid Betancourt)

- [Housing California 2024 Annual Conference](#) – Long Beach, CA, March 6-8 (Sarah Saadian)
- Housing CA 45th Annual Conference: Celebrating Successes, Shaping the Future – Long Beach, CA, March 7 (Diane Yentel)
- [United Native American Housing Association](#) Annual Meeting – Denver, CO, March 25-26 (Kayla Laywell)
- “Justice and Housing in America” course, Binghamton University – Virtual, April 10 (Lindsay Duvall)
- Columbia Business School – New York, NY, April 17 (Diane Yentel)
- The Housing Ohio Conference – Columbus, OH, May 7-8 (Diane Yentel; Courtney Cooperman)

NLIHC Staff

Sarah Abdelhadi, Senior Research Analyst
 Lindsey Aramah, Communications Intern
 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
 Matthew Clarke, Director, Communications, x207
 Courtney Cooperman, Project Manager, Our Homes Our Votes, x263
 Lindsay Duvall, Senior Organizer for Housing Advocacy, x206
 Dan Emmanuel, Manager, Research, x316
 Ed Gramlich, Senior Advisor, x314
 Sarah Gallagher, Vice President, State and Local Policy Innovation, x220
 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
 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
 Gabrielle Ross, Project Manager, Diversity, Equity, and Inclusion, x208
 Sarah Saadian, Senior Vice President for Public Policy and Field Organizing, x228
 Brooke Schipporeit, Director, Field Organizing, x233
 Lauren Steimle, Web/Graphic Design Specialist, x246
 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