

**Volume 29, Issue 11**  
**March 18, 2024**

*Memo* will be on hiatus next week and will resume on April 1.

### **Housing Policy Forum 2024**

- Housing Policy Forum 2024 Begins Tomorrow (3/19)!

### **HUD**

- HUD Secretary Marcia Fudge Announces Retirement
- HUD PIH Launches Source-of-Income Protections Website

### **Research**

- Latest *Gap* Report Reveals Only 34 Affordable and Available Homes Exist for Every 100 Extremely Low-Income Renter Households
- Nonprofit Homelessness Services Providers in California Face Challenges Addressing Rising Rates of Homelessness Due to Funding Restraints

### **Budget and Appropriations**

- With Final FY24 HUD Spending Bill Secure, Congress Works to Finalize Remaining FY24 Spending Bills by March 22 Deadline while Planning for FY25

### **Native Housing**

- HUD Announces Deadline Extension and Updated FAQs for IHBG Competitive Grants

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

- Senate Committee on Banking, Housing and Urban Affairs Holds Hearing on Housing Affordability
- Recap of 3/11 National HoUsed Campaign Call

### **Disaster Housing Recovery**

- Disaster Housing Recovery Update – March 18, 2024

## **Opportunity Starts at Home**

- New Article from Urban Institute Examines Effects of Housing Instability on Educational Outcomes

## **Resources**

- NHLA Invites Applications from Federally Subsidized Residents for Tuition Scholarships

## **From the Field**

- Pennsylvania Survey Reveals How Landlords Can Be Persuaded to Participate in Homelessness Assistance Programs

## **Fact of the Week**

- No State Has an Adequate Supply of Affordable Rental Housing for the Lowest-Income Renters

## **NLIHC Careers**

- NLIHC Seeks Housing Advocacy Coordinator/Organizer
- NLIHC Seeks Database Systems Coordinator

## **NLIHC in the News**

- NLIHC in the News for the Week of March 10

## **NLIHC News**

- Where to Find Us – March 18

## **Housing Policy Forum 2024**

### **Housing Policy Forum 2024 Begins Tomorrow (3/19)!**

NLIHC's Housing Policy Forum 2024: An Unwavering Path Forward to Housing Justice begins tomorrow (March 19)! Taking place at the Hilton Washington DC Capitol Hill Hotel in Washington, D.C., this year's Forum 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. This year's Forum will also celebrate NLIHC's 50-year anniversary by commemorating our organization's history, achievements, and partners. A complete recap of the event will be included in the next *Memo* (4/1).

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## **HUD**

### **HUD Secretary Marcia Fudge Announces Retirement**

U.S. Housing and Urban Development Secretary Marcia Fudge announced her retirement on March 11. During her tenure at HUD, Secretary Fudge has worked to address housing inequality, homelessness, and the racial wealth gap in homeownership, while also tackling a range of other housing issues affecting low-income families and communities across the country. NLIHC thanks Secretary Fudge for her service and wishes her the best in her retirement.

“Secretary Fudge consistently – and rightfully – says housing is a human right, and her actions at HUD have utilized all administrative levers to make it so,” said NLIHC President and CEO Diane Yentel. “Her signature initiatives at HUD have been addressing homelessness, engaging with and supporting tenant leaders, and reducing the racial wealth gap in homeownership. On each initiative, she has left an indelible mark, moving our nation closer to achieving housing justice.”

Secretary Fudge's leadership has been instrumental in advancing policies and initiatives aimed at expanding access to safe, decent, and affordable housing for all Americans. Her commitment to equity and inclusion has left a lasting impact. The Biden-Harris administration has taken historic action to address America's affordable housing and homelessness crisis. Under Secretary Fudge's leadership and through the [House America](#) national initiative, the administration exceeded its ambitious goals to rehouse [more than 140,000](#) people experiencing homelessness and to add 40,000 deeply affordable housing units to construction pipelines. Secretary Fudge has engaged with, and supported, tenants' leadership in new and important ways, including by providing new funding for tenant organizing, holding listening sessions with subsidized tenants throughout the country, and facilitating a conversation with tenant leaders at NLIHC's 2023 Housing Policy Forum – a first for a HUD Secretary.

In addition, under Secretary Fudge's leadership, HUD has:

- Made important progress in disaster housing recovery by creating a [new program](#) to address the post-disaster housing needs of people experiencing homelessness.
- Worked to address unsheltered homelessness, using an all-of-government approach, through its [ALL Inside initiative](#).
- Protected and advanced important tenant protections provided under the “CARES Act,” including a 30-day notice requirement for evictions.
- Consistently called for – and proposed funding for – universal rental assistance vouchers for veterans and youth aging out of foster care, an historic step towards providing universal assistance for all eligible households in need.

Further, the Biden-Harris administration’s [Blueprint for a Renters’ Bill of Rights](#) included commitments from key agencies, including HUD, the Federal Housing Finance Agency, the Consumer Financial Protection Bureau, and the Federal Trade Commission, to advance renter protections. With its Housing Supply Action Plan, the administration is helping to reduce barriers to housing, increase access to financing, and promote the conversion of commercial space to residential housing. The administration has also launched a pilot program to allow states struggling to address homelessness to use Medicaid funds to provide affordable, stable homes for people exiting homelessness.

Read Secretary Fudge’s press statement on her retirement at: <https://tinyurl.com/ytbyahs4>

## **HUD PIH Launches Source-of-Income Protections Website**

HUD’s Office of Public and Indian Housing (PIH) launched a new “[Source of Income Protections](#)” website. The new website was announced in an email sent on March 13 to public housing agency (PHA) directors by Principal Deputy Assistant Secretary Richard Monocchio. In the email, Mr. Monocchio writes that “[d]iscrimination against families and individuals with vouchers is a problem that weighs heavily on me. It is senseless and is harmful to our tenants.” He notes that “[t]he impact of source of income discrimination remains severe, limiting housing options and making it difficult or even impossible for tenants to lease housing.” PDAS Monocchio also observes that “[w]hile some landlords refuse to accept vouchers outright, others attempt to discriminate in less obvious ways by adding extra requirements for voucher holders or requirements that have no bearing on their ability to pay rent or lease their suitability as tenants.”

The new website explains that source-of-income (SOI) discrimination refers to a landlord’s refusal to accept Housing Choice Vouchers (HCVs, vouchers) to pay rent. NLIHC notes that SOI discrimination can also include refusing to rent to a household whose income is derived solely from Social Security or Supplemental Security Income (SSI); alimony or child support payments from a missing spouse; or Temporary Assistance to Needy Families (TANF). PIH indicates that indirect source-of-income discrimination includes:

- Requiring larger security deposits.
- Imposing additional fees or penalties.
- Imposing additional or unreasonable screening criteria.

- Requiring additional references.

The PIH website reminds readers that properties assisted with the Low-Income Housing Tax Credit (LIHTC) are required by law to accept applicant households with vouchers. The website should also remind readers that properties assisted with the HOME Investment Partnership (HOME) program are also required by law to accept vouchers and that properties assisted with the national Housing Trust Fund (HTF) are required by regulation to accept applicant households with a voucher.

The website provides a map showing cities, counties, and states that have laws barring source-of-income discrimination. Advocates should also refer to “[Appendix B: State, Local, and Federal Laws Barring Source-of-Income Discrimination](#)” updated periodically by the Poverty & Race Resource Action Council (PRRAC).

Even if a household is in a jurisdiction that does not have source-of-income protections, the household still has rights under the “Fair Housing Act,” which prohibits discrimination on the basis of race, color, national origin, sex, family status (e.g., households with children under the age of 18), disability, or religion – the “protected classes.” For example, a landlord might claim that they are rejecting a household because they do not accept vouchers but might in fact be rejecting the household because it has characteristics of one of the protected classes.

The website suggests that a voucher household that thinks it is experiencing source-of-income discrimination should contact its PHA, a local fair housing organization, a HUD-assisted [Fair Housing Initiatives Program](#) (FHIP) organization, or a local legal aid office. A household can file a complaint with HUD’s [Office of Fair Housing and Equal Opportunity](#) (FHEO) or a state [Fair Housing Assistance Agency](#) (FHAP) if one exists.

PIH encourages PHAs in jurisdictions with source-of-income protections to provide HCV households with information about SOI during their HCV briefing and inform households about whom they can contact regarding source-of-income discrimination. The website encourages PHAs to educate owners about SOI protection laws and to dispel negative myths about the voucher program.

The website has materials from three reputable sources:

- [Crafting a strong and effective source of income discrimination law](#) (PRRAC)
- [Advocacy Tips for Using Source of Income Laws to Prevent Evictions and Increase Emergency Rental Assistance Utilization](#) (National Housing Law Project, PRRAC, and the National Homelessness Law Center)
- [Your Money’s No Good Here: Combatting Source of Income Discrimination in Housing](#) and Webinar Series [Part 1](#) and [Part 2](#) (American Bar Association)

Explore the PIH Source of Income Protections website at: <https://tinyurl.com/y4jz7wd9>

The latest version of the Poverty & Race Research Action Council (PRRAC) Source of Income “Appendix B” is at: <https://tinyurl.com/yexywepm>

Information about Housing Choice Vouchers is on [page 4-1](#) of NLIHC's *2024 Advocates' Guide*.

Information about FHIP and FHAP is on [page 8-5](#) of NLIHC's *2024 Advocates' Guide*.

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## Research

### **Latest *Gap* Report Reveals Only 34 Affordable and Available Homes Exist for Every 100 Extremely Low-Income Renter Households**

NLIHC released on March 14 the latest version of its annual report [The Gap: A Shortage of Affordable Homes](#). This year's report reveals that the lowest-income renters in the U.S. face a shortage of 7.3 million affordable and available rental homes. As a result, nearly three-quarters of renters with extremely low incomes are severely cost-burdened, spending more than half of their income on rent. They account for nearly 70% of all severely cost-burdened renters in the U.S.

*The Gap* demonstrates that just 34 affordable and available homes exist for every 100 renter households with extremely low incomes. Extremely low-income renters account for nearly a quarter of all renters in the U.S. These renters typically work in low wage jobs or have characteristics that limit their income-receiving potential: they are more likely than other renters to be seniors, householders with disabilities, householders in school, or single-adult caregivers of young children or household members with disabilities.

This shortage of rental homes disproportionately impacts Black, Latino, and Indigenous households, as these households are both more likely to be renters and to have extremely low incomes: 19% of Black non-Latino households, 16% of American Indian or Alaska Native households, and 13% of Latino households are extremely low-income renters, compared to only 6% of white non-Latino households. This disparity is the product of historical and ongoing injustices that have systematically disadvantaged people of color, contributing to lower homeownership rates, income, and wealth accumulation.

The deficit of affordable and available rental homes impacts every state and the District of Columbia, resulting in widespread housing cost burdens. The states with the most severe shortages – Nevada, Arizona, California, Alaska, Florida, and Texas – have fewer than three affordable rental homes available for every 10 extremely low-income renters, with Nevada having fewer than two. Even states with the least severe shortages still have significant shortfalls, having fewer than six rental homes affordable and available for every 10 extremely low-income renters.

The report explains that the private market cannot adequately serve renters with extremely low incomes and funding for housing assistance is insufficient, creating a systemic national problem. Despite this, some interest groups and decisionmakers at the federal level continue to prioritize housing subsidies targeted to middle-income renters. Although a growing number of middle-income renter households are facing affordability challenges, these issues are localized and relatively small in scale – middle-income renters continue to account for merely 1% of all

severely cost-burdened renter households. Local solutions could readily address these concerns, while concerted efforts at the federal level are necessary for remedying the nationwide shortage of affordable, available housing for extremely low-income renters.

Congress must make sustained investments in deeply income-targeted programs such as the national Housing Trust Fund, Housing Choice Vouchers, and public housing to address this significant gap in affordable rental housing. Furthermore, greater federal investment is needed in the preservation and expansion of the affordable housing stock and emergency assistance for renters who experience an unexpected short-term financial shock.

Read the full *Gap* report and find an interactive map at: <https://nlihc.org/gap>

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## **Nonprofit Homelessness Services Providers in California Face Challenges Addressing Rising Rates of Homelessness Due to Funding Restraints**

Researchers at the University of California, Berkeley’s Turner Center for Housing Innovation, the University of California, San Francisco’s Benioff Homelessness and Housing Initiative, and Abt Associates published a report, “[Stretched to Capacity: The Challenges Facing California’s Homelessness Service Providers](#),” describing challenges facing the main providers of services, shelter, and housing for people at risk of or experiencing homelessness in California. Drawing from surveys and interviews with key stakeholders across the state, the report demonstrates that a continued lack of affordable, accessible housing in California has contributed to a rise in homelessness that nonprofit service providers are struggling to address, primarily due to the inconsistent, inflexible, and often inaccessible nature of public and private funding sources.

The report presents findings from a survey of California-based nonprofit homelessness services providers conducted in 2022. Over 500 direct service providers from 20 Continuums of Care (COCs) were initially invited to partake in the survey, and respondents were encouraged to share the survey with their professional networks. The analysis included 120 of the 148 total responses received, including a diverse set of organizations providing services in 40 out of California’s 58 counties. The report also includes insights derived from interviews with 100 service providers and 79 interviews with people with lived experience of homelessness, local government staff, housing authorities, and other relevant parties.

The report reveals that many providers have been struggling to serve all people in need of assistance because available resources have not kept pace with the growing number of people experiencing homelessness each year. Seventy percent of service providers said their organizations served more people in 2022 than in 2019, a finding supported by statewide data: according to the California Homeless Data Integration System, the number of people served by nonprofit and public homelessness service providers increased from 238,000 in 2017 to 317,000 in 2022. Roughly two-thirds of service providers said their organizations are often unable to serve every person seeking at least one of their main services due to a lack of space or beds, inadequate funding, or insufficient staff or volunteer capacity.

This phenomenon can be attributed to the deficit of affordable rental housing available in California, which has contributed to rising housing instability and rates of homelessness. NLIHC's [2024 Gap report](#) shows that there are only 24 affordable, available rental units for every 100 extremely low-income renter households in California. Interviewees with lived experience of homelessness also identified the lack of affordable housing as the main barrier to exiting homelessness, as they struggled to find an affordable place to live even when receiving public benefits or housing vouchers.

Most providers surveyed (57%) said that funding for their organization can be inconsistent year to year, complicating long-term planning and development efforts as well as their ability to address the rising demand for services. This unpredictability is common across funding types, from state government sources to philanthropic funds to small donations. Interviewees from service providers shared that although COVID-19 relief funds helped many organizations rapidly expand their services, much of this growth could not be sustained after these funds were expended. Although 87% of service providers surveyed reported receiving public funds, many organizations expressed frustration with the process of applying for, securing, and fulfilling the requirements of federal, state, and local funding, as well as the lack of flexibility in eligible uses for funding. Smaller organizations in particular admitted to struggling with the complicated application processes, detailed compliance and reporting requirements, and competitive nature of federal and state funding programs. Service providers noted that private funding is often more flexible and imposes less of an administrative burden on organization staff but is not equally accessible to all providers. For example, one interviewee explained that California's Central Valley is underserved by philanthropic funding relative to other regions of the state.

The insufficient and inconsistent funding available for homelessness services complicate nonprofit providers' ability to address not only housing-related needs but also related concerns like physical disabilities, mental health needs including substance use disorders, exposure to domestic violence and other traumatic experiences, and discrimination that can make it more difficult for clients to secure stable housing. For example, while 86% of providers surveyed said most of the clients they serve present needs related to substance use challenges, only 36% provide services to address these challenges (e.g., addiction recovery services or NARCAN or naloxone for treating overdoses). The report states that "interviewees emphasized that mental health and substance use challenges were the most common unmet service needs that they encountered."

The report concludes with several recommendations for stakeholders to consider in order to better support the work of nonprofit homelessness services providers in California. Primarily, it urges private and public funders at the federal, state, and local levels to consider increasing the flexibility in eligible uses of funding sources, as well as the duration of award application cycles and performance periods. These changes would provide the versatility providers need to establish and sustain innovative programs that better serve clients' needs. The report also encourages stakeholders to support nonprofit service providers' involvement in local homelessness system planning to allow for better coordination and use of available resources.

Read the article at: <https://bit.ly/48YCcmY>

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## Budget and Appropriations

### **With Final FY24 HUD Spending Bill Secure, Congress Works to Finalize Remaining FY24 Spending Bills by March 22 Deadline while Planning for FY25**

The U.S. Congress enacted and President Biden signed into law last week the fiscal year (FY) 2024 spending bill for HUD, along with five other appropriations bills, bringing to a close the FY24 process for HUD. However, Congress must still pass six remaining FY24 spending bills before midnight on March 22 or risk a partial government shutdown. Since HUD's budget has already been passed, HUD programs would not be impacted by the potential shutdown. See NLIHC's [analysis](#) of the final FY24 spending bill and our [updated budget chart](#) for FY24.

Despite the work remaining for FY24 appropriations, Congress and the White House are already turning their attention to the fiscal year ahead. With the current fiscal year half over, Congress has only until October 1 – the start of FY25 – to draft and pass 12 new appropriations bills for FY25. Republican members of the U.S. House of Representatives Committee on the Budget released on March 6 a [budget resolution](#) for FY25 calling for spending cuts as high as 30% to domestic programs, and President Biden released on March 11 his [FY25 budget request](#), which called for essentially level funding for HUD programs in FY25. The president's budget request also included a mandatory spending proposal that would invest \$258 billion in affordable housing, vouchers, and other vital programs. However, this proposal does not have the political backing necessary to be passed by Congress.

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

Congress will have until October 1 – the beginning of the new fiscal year – to reach an agreement on, draft, and pass 12 new spending bills for FY25. Appropriators will also need to draft their FY25 spending bills according to the limitations of the “Fiscal Responsibility Act,” the 2023 agreement to raise the federal debt ceiling for two years in exchange for capping FY24 spending at roughly FY23 levels and allowing for spending increases of only 1% in FY25.

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

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

- Full funding to renew all existing contracts for the Housing Choice Voucher (HCV) program.
- Increased funding for public housing operations and repairs.
- Increased funding for HUD's Homeless Assistance Grants (HAG) program.
- At least \$20 million for the Eviction Prevention Grant Program.
- \$1.3 billion for Native Housing.

Advocates can continue to engage their members of Congress by:

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

National, state, local, tribal, and territorial organizations can [also join over 2,200 organizations on CHCDF's national letter](#) calling on Congress to support the highest level of funding possible for affordable housing, homelessness, and community development resources in FY25.

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## **Native Housing**

### **HUD Announces Deadline Extension and Updated FAQs for IHBG Competitive Grants**

HUD has extended the deadline for Tribes and Tribally Designated Housing Entities (TDHEs) to submit their fiscal year (FY) 2023 Indian Housing Block Grant (IHBG) Competitive applications from March 19, 2024, to April 19, 2024. HUD also made technical corrections to the Notice of Funding Opportunity following Tribal feedback. Further details on the associated Notice of Funding Opportunity can be found [here](#), and updated FAQs are available [here](#). Approximately \$150 million will be made available in IHBG Competitive Grant funds.

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

### **Senate Committee on Banking, Housing and Urban Affairs Holds Hearing on Housing Affordability**

The U.S. Senate Committee on Banking, Housing and Urban Affairs held a [hearing](#), "Examining Proposals to Address Housing Affordability, Availability, and Other Community Needs," on March 12. Witnesses included Matt Josephs, senior vice president of policy at the Local Initiatives Support Corporation; Dr. E. J. Antoni, research fellow and public finance economist at the Heritage Foundation; and Peggy Bailey, vice president of housing and income security at the Center on Budget and Policy Priorities. The hearing focused on rising housing costs, policies to address housing shortages and increase the affordable housing supply, and approaches to promoting homeownership and rental affordability.

“In every part of the country, everywhere you turn, housing is too expensive, and families have too few housing options,” said Committee Chair Sherrod Brown (D-OH) in his opening statement. “We see more and more renters and homeowners in Ohio and across the country whose only option is to pay more than they can afford for housing. Because rents keep rising faster than paychecks, high costs have pushed even more families – including parents working full-time jobs – into homelessness.”

Chairman Brown highlighted the NLIHC-endorsed “[Eviction Crisis Act](#),” a bipartisan bill which would create a permanent program to provide emergency rental assistance and housing stability services to help low-income households facing housing instability due to an unexpected economic shock. In response to a question from Chairman Brown, Ms. Bailey explained that the Eviction Crisis Act would help households stave off evictions and the costs associated with them, including homelessness.

To address rising rental costs, Ms. Bailey encouraged the Senate to expand and improve rental assistance for the lowest-income families, increase capital funding for deeply affordable rental housing, prevent the loss of existing affordable housing, and remove barriers to homeownership. Ms. Bailey also addressed the need to adequately fund tribal housing in response to an inquiry from Senator Elizabeth Warren (D-MA) on how tribal communities have been affected by the federal government’s failure to adequately fund tribal housing programs. Senator Warren introduced on March 12 the “[Tribal Rural Housing Access Act](#)” (S.3906), which would guarantee federal funds for rural tribal communities facing severe housing shortages and significant barriers to finding housing and making much-needed repairs.

Senator Chris Van Hollen (D-MD) discussed the NLIHC-endorsed “[Family Stability and Opportunity Vouchers Act](#)” (S.1257, H.R.3776), a bipartisan bill to provide 250,000 housing vouchers targeted to low-income families with young children and mobility-related services. Mr. Josephs and Ms. Bailey expressed their support for expanding access to vouchers.

View a recording of the hearing and the witnesses’ testimony at: <https://tinyurl.com/yt9py4nm>

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## Recap of 3/11 National HoUsed Campaign Call

NLIHC held a national HoUsed campaign call on March 11. During the call, we were joined by Dr. Daniel Brisson of the University of Denver’s Center for Housing and Homelessness Research for a discussion about a new basic income project being implemented in Denver, Colorado. Jesse Rabinowitz of the National Homelessness Law Center’s Housing Not Handcuffs Campaign provided updates on *City of Grants Pass, Oregon v. Johnson*, the most significant case on homelessness to be considered before the U.S. Supreme Court in decades. We received field updates from Christie Stewart of the Center for Housing Opportunity and Julian Pierce from the Fairfield County Community Foundation, and Kim Johnson of NLIHC provided an overview of the final fiscal year (FY) 2024 spending bill and President Biden’s FY25 budget request.

Dr. Brisson discussed [Denver’s Basic Income Project](#) and findings from recent analyses of the program’s impact. The program provides 12 months of unconditional, direct cash assistance to

people experiencing homelessness in Denver, with the goal of determining the feasibility and impact of guaranteed income programs. A recent analysis of the program's impact showed that, at six months, program participants were more likely to report living in rented or owned homes and having full-time jobs than individuals who did not participate. Participants were also less likely to report sleeping outside and less likely to report using public health services like emergency rooms.

Jesse Rabinowitz shared updates on the pending U.S. Supreme Court case [\*City of Grants Pass, Oregon v. Johnson\*](#), which will decide whether cities are allowed to punish people experiencing homelessness for engaging in life-sustaining activities, like sleeping, outdoors, even when there are no safe shelter options available to them. The Supreme Court will hear oral arguments on the case on April 22, with a decision expected by the end of June. The National Homelessness Law Center, National Coalition for the Homelessness, NLIHC, and a growing list of allies are organizing a rally on April 22 to get the message out that poverty and homelessness are not crimes and that criminalization makes homelessness worse. Learn more and register to attend the rally [here](#).

Christie Stewart and Julian Pierce highlighted their work on the [Center for Housing Opportunity](#), a program developed in collaboration between statewide and regional partners in Connecticut that brings together a broad array of stakeholders to increase capacity and resources available to create and preserve affordable homes. Kim Johnson provided an overview of the final FY24 budget for HUD and a preview of the appropriations fights that lie ahead for FY25.

A recording of the call, as well as the presentation slides, are now available.

The next NLIHC national HoUSED campaign call will be held on April 8 from 2:30 to 3:30 pm ET. Register for the call here: <https://tinyurl.com/ru73qan>

### **Resources discussed on the 3/11 call:**

- Denver Basic Income Project – Daniel Brisson, Center for Housing and Homelessness Research, University of Denver
  - Learn more about the [Denver Basic Income Project](#) (DBIP).
  - [DBIP Research Overview](#)
- *City of Grants Pass, Oregon v. Johnson* Update – Jesse Rabinowitz, Housing Not Handcuffs Campaign, National Homelessness Law Center; Brooke Schipporeit, NLIHC
  - Learn more about *Grants Pass v. Johnson* [here](#).
- Field Update: Fairfield County Center for Housing Opportunity Initiative – Christie Stewart, Center for Housing Opportunity & Julian Pierce, Fairfield County Community Foundation
  - Learn about the [Fairfield County Center for Housing Opportunity](#).
- Policy Update – Kim Johnson, NLIHC
  - NLIHC's [Analysis](#) of FY2024 Transportation, Housing and Urban Development (THUD) Bill
  - NLIHC [Memo](#) on President Biden's FY2025 Budget Request

Register for the next webinar [here](#)!

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## Disaster Recovery Housing

### Disaster Housing Recovery Update – March 18, 2024

Representatives from HUD spoke recently at the [United Nations Buildings and Climate Forum](#) in Paris, France, about the agency’s efforts to decarbonize and increase resiliency within its programs and housing portfolio. In addition to helping address the climate crisis, investing in energy efficiency measures makes homes more resilient to climate-fueled disasters and reduces energy expenses, according to the representatives. These goals are particularly important for supporting low-income Americans, who face disproportionate energy costs. The NLIHC-led Disaster Housing Recovery Coalition will continue working to ensure that federal disaster recovery efforts reach all impacted households, including the lowest-income seniors, people with disabilities, families with children, veterans, people experiencing homelessness, and members of other at-risk populations, who are often the hardest-hit by disasters and have the fewest resources to recover afterwards.

Additionally, HUD was among those agencies from 70 countries that endorsed the [Declaration de Chaillot](#), an agreement focused on fostering global cooperation to encourage progress toward the rapid, fair, and effective transition of the building industry to zero emissions.

HUD’s participation in the Buildings and Climate Forum reflects the agency’s commitment to build more sustainable, resilient, and efficient communities. To date, HUD has allocated more than [\\$368 million](#) in support of clean energy and climate resilience improvements across 84 multifamily housing properties. These initiatives will benefit over 9,000 homes, targeting very low-income households, the elderly, and individuals with disabilities.

### Congressional and National Updates

The U.S. Senate Committee on Homeland Security & Governmental Affairs held a [hearing](#), “A Nation on Fire: Responding to the Increasing Wildfire Threat,” on March 14. Members and witnesses discussed gaps in federal resources for responding to and preventing wildfires.

The U.S. House of Representatives Committee on Transportation and Infrastructure held a [hearing](#), “Disaster Readiness: Examining the Propriety of the Expanded Use of FEMA Resources,” on March 12. Witnesses discussed FEMA resources dedicated to combatting the spread of COVID-19 and for use in the US-Mexico border region.

Representative Jill Tokuda (D-HI) and Senator Brian Schatz (D-HI) have introduced a [bill](#) (H.R.7604/S.3896) to provide enhanced disaster unemployment assistance to victims of the Hawaii wildfires of 2023.

### State and Local Updates

#### Arizona

In 2023, Maricopa County, Arizona, [reported](#) a significant and alarming increase in heat-associated deaths, which reached 645 – 50% more heat-related deaths than during the previous year – setting a new record in the area. This surge in deaths, primarily among those aged 50 and older, coincided with Phoenix experiencing its hottest summer on record. Public health officials are calling for a community-wide effort to prevent such deaths, emphasizing the need for enhanced protective measures for vulnerable populations. In response to the escalating issue, Arizona appointed its first statewide heat officer as part of an extreme heat preparedness plan. Efforts to combat the effects of extreme heat include the establishment of cooling stations, increased tree planting, and initiatives to raise awareness about and the accessibility of these resources. The findings underscore the growing impact of climate change and the urgent need for comprehensive strategies to mitigate its effects, particularly in regions susceptible to extreme heat.

## **California**

An early-March [flash flood](#) in North Monterey County, triggered by a heavy storm, caused significant damage, particularly on the lower side of Ralph Lane and near the Bolsa Knolls neighborhood. The incident led to the displacement of approximately a dozen families, though no injuries have been reported. First responders carried out water rescues, and several homes have been labeled as unsafe for habitation. To aid those affected, the county established a temporary evacuation point at the Prunedale Library, and the American Red Cross of the Central Coast is assisting with sheltering services and other needs. The flooding, described as bringing water levels near waist height in some areas, was part of a larger pattern of severe weather in the region. Recovery efforts are underway and focusing on finding permanent housing for the displaced, while also providing financial assistance and cleaning supplies. The flooding event occurred in the context of a winter marked by severe weather warnings, including a tornado warning earlier in March.

Nearly three months after a [devastating storm](#) and flash floods struck the San Diego area, causing fatalities and displacement, the State of California introduced one-time Disaster CalFresh benefits to support recovery efforts. These benefits are available to those who lived or worked in the affected areas on January 21, the day of the storm, provided they meet certain eligibility criteria, including income limits, loss of food or income, or the incurring of evacuation-related expenses. A family of four could receive up to \$973 if their monthly income does not exceed \$3,380. However, the application period is short, ending on March 15, with benefits provided through an electronic debit card for those who qualify. Disaster impacted households can apply regardless of their immigration status, but those already receiving CalFresh benefits are ineligible, although they may qualify for supplemental benefits. The program was launched in response to the considerable damage and displacement caused by the storm.

## **Hawaii**

More than 1,000 survivors of the Maui fire plan to [sue](#) Kamehameha Schools, state entities, and utility companies in an attempt to hold them responsible for the catastrophic blaze in Lahaina last August. Attorneys Jan Apo and Jon Givens claim the fire started in a gully filled with dry vegetation and was exacerbated when Hawaiian Electric Company re-energized downed power lines amid hurricane-force winds. This led to the destruction of thousands of homes and over 100

deaths. They argue that if the land, owned by Kamehameha Schools, had been properly maintained, the disaster could have been averted. The case, which will be tried in Maui due to a new federal ruling, is expected to grow as more survivors join the lawsuit.

Advocates are highlighting the struggles faced by [non-English speakers](#) in accessing emergency services and information. Many residents have encountered barriers due to the lack of interpreters for languages like Tongan, leading to frustrations and a reluctance to seek help. The situation underscores the broader problem of language accessibility in disaster response, as approximately a third of Lahaina's residents are foreign-born and a significant portion do not speak English at home. Efforts by FEMA and local organizations to address these needs, including the contracting of interpreters and the establishment of multilingual hotlines, revealed the urgent need for better preparedness and a more coordinated response for limited English speakers in future disasters.

A state-backed settlement initiative, the [Maui Wildfires Compensation Program](#), also known as the One Ohana Fund, has garnered attention with its receipt of 17 applications from victims of the devastating Lahaina wildfires. Overseen by retired Judge Ron Ibarra, the fund aims to provide compensation for both loss of life and injuries resulting from the tragic August 8 fire. The program stipulates a maximum of \$1.5 million for the estates of deceased victims, contingent upon waiving legal action against various entities, including the state and Hawaiian Electric Industries. While the fund's administration is claiming transparency, details on public access to information about the fund's operations and applicants remain somewhat ambiguous.

The Maui County Council unanimously [approved](#) funding for two affordable housing projects in Central Maui after contentious debates over the selection process and location choices. Concerns were raised about the projects being in Kahului and Wailuku instead of fire-affected West Maui. Despite criticisms regarding the selection committee's transparency and selection criteria, the projects, Hale Pilina and Aikanaha, received grants and loans totaling up to \$24 million from the county's Affordable Housing Fund. The controversy highlighted tensions over geographic priorities and the evaluation process, but ultimately the council moved forward with the funding in an effort to address the housing crisis.

## **Massachusetts**

Massachusetts Governor Maura Healey has [formally appealed](#) FEMA's decision not to designate parts of Worcester, Hampden, and Bristol counties as disaster zones following severe rainstorms and flash floods in September. An approval would mean federal funds and emergency aid for affected families, businesses, and governmental bodies. Despite the state releasing \$10 million in aid and planning the release of an additional \$5 million, Governor Healey has argued that the needs exceed state resources. She criticized FEMA's assessment for not including certain costs and requested a detailed explanation for the rejection of proposed repair projects in Leominster, a city significantly impacted by the storms. Healey highlighted the ongoing recovery challenges and the broader context of climate change's escalating impacts. She also pointed out the discrepancy in FEMA's response compared to its response to Providence County, Rhode Island, which received a disaster declaration for the same event. FEMA's denial was based on the belief that the damage was within the state and local capabilities to manage. In response to such climate

emergencies, Healey proposed creating a disaster relief and resiliency fund for more flexible response to disasters.

## **Minnesota**

Following a severe late-[winter blaze](#) that scorched between 1,500 and 1,700 acres in Waseca County, Minnesota, local first responders and fire prevention authorities are reflecting on the incident. The fire, which occurred on March 3, was initially sparked by a smaller man-made brush fire. By 10 pm, the fire was fully contained, with crews remaining on site the next day to monitor and address any remaining hot spots. To combat the blaze, local farmers employed heavy equipment to till the soil, creating barriers that prevented the fire from damaging nearby homes. Despite the fire's proximity to residential areas, no homes or structures were harmed. In response to the fire and ongoing risk conditions, the Waseca County Sheriff's Office has declared the county a no-burning zone until further notice.

## **Texas**

An [op-ed](#) published in *The Trinitonian* warns against extreme political rhetoric and conspiracy theories, which erupted in the wake of the Smokehouse Creek Fire, the largest wildfire in Texas history, which ravaged over 1 million acres in the Texas Panhandle.

Experts from the Texas A&M AgriLife Extension Service emphasize the importance of recognizing signs of [mental distress](#) and the need for professional help in coping with the emotional aftermath of disasters. The wildfires that struck the Texas Panhandle in early March resulted in the loss of homes and livestock and have also posed long-term mental health challenges for those affected. The Disaster Assessment and Recovery (DAR) program focuses on both physical and emotional recovery, offering Mental Health First Aid training to support community members. This training helps individuals recognize mental health struggles and provides them with tools to offer first-aid-level care and support, underlining the importance of community and professional support in overcoming the traumatic effects of natural disasters like these wildfires.

The wildfires in Texas's panhandle region have caused [extensive damage](#), affecting both the state's agriculture and the cattle industry. Despite hopes that the fires will soon be extinguished, the agricultural community anticipates a long recovery period. The blazes have destroyed thousands of square miles of grasslands, essential for cattle, resulting in the deaths of 3,600 animals, with more expected to be euthanized due to injuries. The recovery of grasslands, crucial for cattle grazing, could take years, and the cost of rebuilding infrastructure like fencing and barns, not covered by insurance, is expected to be substantial. The disaster follows a cycle of flooding and drought in the region, with experts linking such events to global warming and its exacerbation of weather extremes. The Smokehouse Creek Fire, which may become the third-largest wildfire in U.S. history, highlights the challenges of managing land in an era of climate change. Despite the immediate focus on recovery, the region is bracing for possible future fires, driven by expected strong seasonal winds in the coming months, adding to concerns over wind-driven erosion on already damaged lands. Aid and support mechanisms, including a dedicated hotline for farmers and ranchers, are being mobilized to assist those affected as they navigate the challenges of rebuilding and recovery.



Governor Greg Abbott [announced](#) that the U.S. Small Business Administration (SBA) approved disaster declarations for Texas Panhandle communities affected by the Smokehouse Creek and Windy Deuce wildfires, covering a range of counties. This approval, requested by Abbott on March 11 following assessments of the damage, enables affected Texans to access low-interest loans for rebuilding homes and businesses. The SBA will offer Home Disaster Loans, Business Physical Disaster Loans, and Economic Injury Disaster Loans to qualifying individuals and businesses. Applicants can seek assistance online, via phone, or in person at Disaster Loan Outreach Centers in Hemphill County Courthouse and The Dome Civic Center in Borger. The state continues to prepare for critical fire weather conditions, urging residents to practice wildfire prevention measures. This SBA assistance is part of broader efforts to recover from widespread wildfire activity, for which a disaster declaration was issued on February 27, encompassing 60 counties, with the possibility of including more as conditions evolve.

## Wisconsin

[Severe flooding](#) that occurred five years ago in Fond du Lac led to extensive community displacement and damage, but the city and community members responded swiftly with evacuation efforts, utilizing creative means for rescuing residents and pets, and setting up shelters for displaced individuals. The subsequent aftermath saw a unified clean-up and recovery effort, with the Community Church providing shelter and various organizations assisting in the recovery process. Efforts to prevent future occurrences are ongoing and include infrastructure improvements and proactive measures to manage river ice.

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## Opportunity Starts at Home

### New Article from Urban Institute Examines Effects of Housing Instability on Educational Outcomes

Opportunity Starts at Home (OSAH) roundtable member the Urban Institute released an [article](#) last month through its *Housing Matters* initiative. The article examines the effects of housing instability on student educational outcomes, identifies challenges in accurately assessing the number of students experiencing housing instability, and provides policy recommendations to improve outcomes and support students' housing needs. Policy recommendations include providing more resources to school districts to identify students experiencing housing instability, expanding the ability of school districts to support students' housing needs, and building partnerships between school districts and housing support systems.

The article reviews the broad definition of housing instability and explores how this definition complicates attempts to generate an accurate count of the number of people in unstable housing situations. When it comes to assessing the housing needs of students, for example, HUD's annual report on worst-case housing needs includes data on children younger than 18 but does not include data for school-age children specifically, making it difficult to accurately count the number of such students experiencing unstable housing. The article also highlights how disparities resulting from housing discrimination make students of color more likely than white students to belong to households with extremely low incomes and more likely to experience

homelessness, both of which may lead to particularly negative academic effects. The article goes on to review the ways in which housing instability disrupts learning, including the long-lasting effects of eviction filings on school attendance, the effect of frequent moves on high school completion, and the effect of overcrowding on child well-being and academic achievement. The article concludes with a list of evidence-based strategies that state and federal policymakers can adopt to best reach students in unstable housing situations.

Read the article [here](#).

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## Resources

### **NHLA Invites Applications from Federally Subsidized Residents for Tuition Scholarships**

Every year, the National Leased Housing Association (NLHA) awards scholarships through its Education Fund to residents assisted through federal programs like the Section 8 Project-Based Rental Assistance, Housing Choice Vouchers, Low-Income Housing Tax Credit, and Rural Housing Service Section 515/8 programs. NHLA is currently seeking applicants for the scholarship program and is accepting applications through April 24, 2024. NHLA encourages high school seniors, current undergraduates, non-traditional students, and those seeking a technical/vocational degree to apply. Since launching in 2007, the program has awarded \$1.5 million in tuition assistance funds to support the educational goals of residents of federally assisted housing.

The scholarship program includes four different scholarships, though applicants may only apply for one. The four scholarships are:

- The AIR Gives Opportunity Scholarship, designed to assist first-year college students or returning undergraduates.
- The Bill Gandert Memorial Vocational Scholarship, which is meant to assist graduating high school seniors interested in studying a specific trade.
- The Mary Lou Manzie Memorial Scholarship, which aims to benefit nontraditional students (i.e., students who have been out of high school for at least three years) who are pursuing an associate or undergraduate degree.
- The Neil Churchill Memorial Scholarship, which supports graduate level coursework.

*Please note that public housing residents are not eligible unless their housing has been recapitalized with Low-Income Housing Tax Credits or has been converted under the Rental Assistance Demonstration (RAD) program.*

Interested applicants should begin the process by creating an account at <https://nlhascholars.communityforce.com/> and selecting the scholarship for which they are applying.

Learn more by [viewing NHLA's press release](#) or its [FAQs](#) page. Residents are encouraged to share the [NHLA Education Fund flyer](#) with interested parties.

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## From the Field

### **Pennsylvania Survey Reveals How Landlords Can Be Persuaded to Participate in Homelessness Assistance Programs**

The [Housing Alliance of Pennsylvania](#), an NLIHC state partner, has released the results of a [survey](#) concerning landlord attitudes about homelessness assistance programs. The survey sought to determine the extent to which various incentives can persuade landlords to accept housing subsidies and reduce their screening criteria. Results from the survey of 660 landlords show that nearly two-thirds of landlords are willing to work with homelessness assistance programs and negotiate their screening practices if they are given their top choice of incentives. The Housing Alliance hopes that the survey results can be used to expand local landlord engagement strategies that broaden affordable housing opportunities for low-income households that are too often screened out when landlords consider new tenants.

The survey included questions about a dozen different landlord incentives, such as risk mitigation funds, sign-on bonuses, and housing navigator services. The survey also inquired about landlords' screening practices, as well as the business challenges that might prevent them from participating in homelessness assistance programs. Of the total respondents, 442 were for-profit landlords, 150 were already working with a tenant-based subsidy program, and 56.8% owned 20 units or fewer.

Key findings from the survey include the following:

- Given their top choice of incentive, 58% of landlords are willing to lease to tenants with case management and rental assistance.
- Given their top choice of incentive, 40% of landlords are willing to adjust tenant screening criteria to accept households with additional barriers.
- Over 80% of landlords find risk/damage mitigation funds to be a very beneficial incentive for renting to tenants with multiple barriers to housing served through homelessness assistance programs.
- Seventy percent of landlords find an increased payment standard to be a very beneficial incentive for renting to tenants with multiple barriers to housing served through homelessness assistance programs.
- Over 60% of landlords find an automatic rent increase to be a very beneficial incentive for renting to tenants with multiple barriers to housing served through homelessness assistance programs.

There are various barriers that prevent landlords from renting to people searching for housing through homelessness assistance programs. The survey finds that the barriers that landlords are most willing to overlook include having an income less than three times the cost of rent, having no rental history, or having a low credit score. Landlords are least willing to overlook having a

record of a violent crime or sexual offense, having no income, or having a past eviction. These results are consistent with major findings from a [past survey](#) of housing locators conducted by Housing Alliance of Pennsylvania.

The Housing Alliance Pennsylvania is using the results of the survey to educate stakeholders on the financial challenges faced by landlords. Their hope is that those with decision-making power will support relevant financial incentive policies for landlords who choose to strengthen their communities by renting to folks through homelessness assistance programs. Housing Alliance Pennsylvania believes that developing a broad array of landlord incentives will lead to more stability among renters who have experienced homelessness, with fewer households interacting with the courts or returning to homelessness.

“We cannot wait for more affordable housing to be built,” said Phyllis Chamberlain, executive director of Housing Alliance of Pennsylvania. “This is a practical strategy of figuring out what we can provide landlords today to encourage them to change their practices to rent to people with housing subsidies they would otherwise screen out. And it’s working... in one community they cut the time it takes low-income households to find a rental unit in half. Another reduced their housing search time by one week. This means one less week that a household is experiencing homelessness. We need more affordable housing, but in the meantime, it works to help landlords to help us help lower income households find an affordable rental unit.”

Find Housing Alliance of Pennsylvania’s Landlord Engagement Resource Library [here](#) and the survey results [here](#).

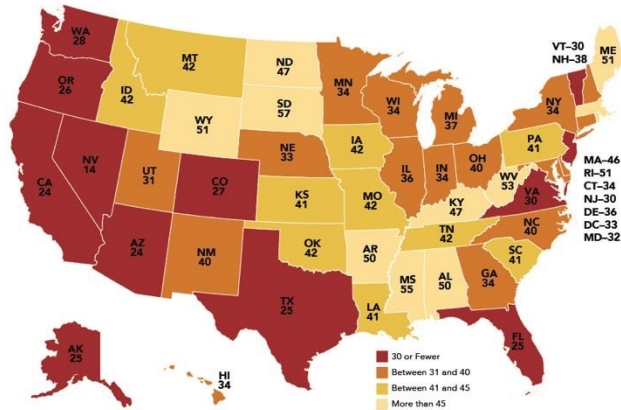
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## **Fact of the Week**

**No State Has an Adequate Supply of Affordable Rental Housing for the Lowest-Income Renters**

# THE GAP

RENTAL HOMES AFFORDABLE AND AVAILABLE PER 100  
EXTREMELY LOW-INCOME RENTER HOUSEHOLDS BY STATE



Note: Extremely low-income (ELI) renter households have incomes at or below the poverty level or 30% of the area median income. SOURCE: NLIHC TABULATIONS OF 2022 1-YEAR ACS PUMS DATA.



Note: Extremely low-income (ELI) renter households have incomes at or below the poverty level or 30% of the area median income.

Source: NLIHC tabulations of 2022 1-Year ACS PUMS data.

## NLIHC Careers

### NLIHC Seeks Housing Advocacy Coordinator/Organizer

NLIHC seeks a housing advocacy coordinator/organizer (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. The housing advocacy coordinator/organizer 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:**

- The 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.
- The 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](mailto:ssaadian@nlihc.org) and [bschipporeit@nlihc.org](mailto:bschipporeit@nlihc.org)

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## **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](mailto: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.)

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## NLIHC in the News

### NLIHC in the News for the Week of March 10

The following are some of the news stories to which NLIHC contributed during the week of March 10:

- “The biggest winners and losers in Biden’s housing plan – from first-time home buyers to developers” *Market Watch*, March 9 at: <https://tinyurl.com/yc7u6uc9>
  - “Biden’s HUD secretary resigns ahead of presidential race” *Market Watch*, March 11 at: <https://tinyurl.com/5j597fb2>
  - “4 of the most competitive rental markets in the country added virtually no new apartments in 2023. It shows the housing crisis isn’t going away.” *Business Insider*, March 15 at: <https://tinyurl.com/bdds356d>
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## NLIHC News

### Where to Find Us – March 18

- [State Bar of Texas Disaster Law Task Force CLE, Updates to FEMA Individual Assistance Program](#) – Virtual, March 18 (Noah Patton)
  - Green New Deal for Public Housing Press Conference – Washington, D.C., March 21 (Diane Yentel)
  - Renters Agenda Press Conference – Washington, D.C., March 21 (Diane Yentel)
  - [United Native American Housing Association](#) Annual Meeting – Denver, CO, March 25-26 (Kayla Laywell)
  - [South Central Climate Resilience Forum](#) – Dallas, TX, April 2 (Noah Patton)
  - “Justice and Housing in America” course, Binghamton University – Virtual, April 10 (Lindsay Duvall)
  - Columbia Business School – New York, NY, April 17 (Diane Yentel)
  - [2024 National Voluntary Organizations Active in Disaster Conference](#) – Phoenix, AZ, May 6 (Noah Patton)
  - The Housing Ohio Conference – Columbus, OH, May 7-8 (Diane Yentel; Courtney Cooperman)
  - [2024 National Mass Care Exercise](#) – Shippensburg, PA, May 23 (Noah Patton)
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## 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  
Raquel Harati, Research Analyst  
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  
Dee Ross, Tenant Leader Fellow  
Gabrielle Ross, Project Manager, Diversity, Equity, and Inclusion, x208  
Sarah Saadian, Senior Vice President for Public Policy and Field Organizing, x228  
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