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## Budget and Appropriations

### Biden Administration Releases FY25 Budget Request

**TAG: Budget and Appropriations** *Keywords: Biden administration, President Biden, budget request, budget, Marcia Fudge, HUD, Fiscal Responsibility Act of 2023*

President Joe Biden and HUD Secretary Marcia Fudge released today their full fiscal year (FY) 2025 [budget request](#). Overall, the budget request proposes \$72.6 billion – essentially level funding compared to FY24 – through the appropriations process for affordable housing and homelessness programs. The president’s funding proposal is limited by the strict spending caps agreed to by Congress and the White House under the “Fiscal Responsibility Act of 2023,” which allows for a spending increase of only 1% in FY25 compared to FY24. The president’s budget was written before Congress finalized the FY24 spending bill, which was signed into law over the weekend.

President Biden’s FY25 budget proposal also calls for \$258 billion in [historic investments](#) in affordable housing outside the appropriations process through [mandatory spending](#). While this proposal would provide significant federal investments in affordable housing and expanded housing assistance, there is no meaningful opportunity to advance the proposal in a divided Congress this year. For more details, see NLIHC’s [updated budget chart](#).

Despite the severe spending limits, the budget would increase funding for Housing Choice Vouchers to \$32.8 billion and Project-Based Rental Assistance to \$16.7 billion to renew rental assistance for current households. Despite this funding increase, advocates warn that this funding level may not be sufficient to renew all housing vouchers and Congress may need to provide additional funding to ensure housing vouchers are not lost. The budget also provides funding to expand Housing Choice Vouchers to an additional 20,000 households.

Some programs would receive a modest increase in funding compared to FY24, including Homeless Assistance Grants (\$4.06 billion, up by \$9 million), Section 202 Housing for the Elderly (\$931 million, up by \$18 million), Section 811 Housing for Persons with Disabilities (\$257 million, up by \$49 million), Choice Neighborhoods (\$140 million, up by \$65 million), Policy Development & Research (\$145.5 million, up by \$27 million), and Healthy Homes (\$350 million, up by \$5 million). Other programs would receive level funding, including Housing for Persons with AIDs (\$505 million), the HOME Investment Partnerships Program (\$1.25 billion), Housing Counseling (\$57.5 million), and Fair Housing programs (\$86.4 million).

Public Housing, Tribal housing, and Community Development Block Grants (CDBG) would receive cuts in funding. Funding for the Public Housing Capital Fund would be cut by \$98 million to \$3.31 billion, while funding for the Operating Fund would be cut by \$273 million to \$5.23 billion. Funding for the Native American Housing Block Grant would be cut by \$291 million to \$820 million, and the CDBG program would receive a funding cut of \$400 million for formula grants, bringing the total to \$2.9 billion.

The release of the President’s budget request marks the official start of the FY25 appropriations cycle. In the coming months, the U.S. House of Representatives and Senate will start drafting

their own FY25 spending proposals, including proposals for funding HUD's affordable housing and homelessness programs. Congress must finalize this process and enact a final spending bill or enact a Continuing Resolution (CR) by October 1 when the new fiscal year starts, or it risks a government shutdown.

## **Take Action!**

Congress needs to keep hearing from you about the importance of affordable housing and homelessness programs! **Advocates should contact their members of Congress and urge them to support the highest level of funding possible for HUD's affordable housing and homelessness programs in FY25, including significant funding for NLIHC's top priorities:**

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

Advocates can continue to engage their members of Congress by:

- **Emailing or calling members' offices** to tell them about the importance of affordable housing, 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.

## **Detailed Analysis**

### *New Mandatory Funding*

Outside of the appropriations process, the president's budget request calls on Congress to enact \$258 billion in investments to address the housing crisis through mandatory spending. Together, these measures would result in 2 million more affordable homes, according to the administration. Unfortunately, there is no meaningful opportunity to advance the proposal in a divided Congress this year.

This proposal includes expanding and reforming the Low-Income Housing Tax Credit, enacting the “Neighborhood Homes Investment Act,” doubling the contribution made by the Federal Home Loan Banks, and creating a new \$20 billion competitive innovation fund to support the construction of rental homes, incentivize localities to reduce zoning and land use barriers that prevent housing from being built, and spur new models of construction. Moreover, President Biden’s proposal includes a one-time \$7.5 billion investment using mandatory funding to preserve public housing and \$7.5 billion in funding for new HUD Project-Based Rental Assistance (PBRA) contracts.

The President’s budget request aims to ensure rental assistance is universally available to all extremely low-income veterans and youth aging out of foster care through increased mandatory funding – a step towards universal rental assistance for all households in need. To prevent and reduce homelessness, the budget request proposes \$8 billion in mandatory funding to rapidly expand temporary and permanent housing strategies for people experiencing or at risk of homelessness through non-congregate shelter, interim housing, rapid rehousing, permanent supportive housing, and rental housing for extremely low-income households. The budget request proposes \$3 billion in mandatory funding for emergency rental assistance and other eviction prevention and diversion measures and \$3 billion to help communities prevent homelessness among older adults.

Moreover, the administration has outlined additional steps it will take to protect renters from egregious rent increases and other unfair practices that drive up rents, including banning misleading and hidden fees imposed on renters and directing federal agencies to stop illegal behavior by landlords, including anti-competitive, unfair, deceptive, or fraudulent business practices.

### *Tenant-Based Rental Assistance*

President Biden’s budget request would increase funding for tenant-based rental assistance to \$32.8 billion, including \$29.25 billion to renew existing Housing Choice Voucher (HCV) contracts. The president’s budget assumes public housing agencies will use \$963 million from reserves to help cover the cost to renew rental assistance for households currently receiving assistance in 2025. Even with this funding, advocates warn that this level of support may not be sufficient to renew all rental assistance contracts, and Congress may need to provide additional funding to prevent the loss of housing vouchers.

In addition, the budget includes \$241 million for new incremental vouchers to serve an additional 20,000 households, including those who are experiencing or at risk of homelessness or fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.

### *Public Housing*

The budget request calls for \$3.3 billion for the Public Housing Capital Fund, a decrease of \$98 million from FY24-enacted levels. The budget request was likely drafted and finalized before Congress completed its FY24 budget for HUD programs. This funding includes a \$30 million set-aside for climate-related improvements to existing public housing stock. The Public Housing

Operating account would receive \$5.2 billion in FY25, a decrease of \$273 million from the final FY24 bill.

Increased funding is required every year to provide housing agencies with additional resources needed 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 over \$70 billion.

### *Homelessness*

The president's budget requests \$4.06 billion for Homeless Assistance Grants, an increase of \$9 million over the FY24-enacted level. HUD's most recent Annual Homelessness Assessment Report showed a 12% increase in the number of people experiencing homelessness over the last year, revealing the need for resources to prevent and end homelessness is growing more urgent.

### *Eviction Prevention*

The budget request does not specify whether it includes funding for HUD's EPGP program, which provides communities with grants to establish and operate programs that provide legal representation for tenants facing eviction. Legal representation plays a crucial role in protecting tenants, and it can help households resolve a dispute and avoid eviction.

### *Native Housing*

HUD's Native American Housing programs would receive a \$290 million decrease, to \$820 million for FY25, under the budget request. HUD's Native American Housing Block Grant program received an historic \$1.1 billion in FY24, recognizing that generations of displacement and discrimination against Native people have resulted in tribal communities having some of the most dire affordable housing needs in the country. Many households live doubled-up – with more than one family residing in a single home – and a lack of infrastructure can make regular access to electricity and running water difficult.

### *Other Housing Programs*

The bill would provide \$931 million for the Section 202 Housing for the Elderly program, a slight increase of \$18 million compared to FY24. This funding includes \$115 million for grants for service coordinators. The bill also provides \$257 million for the Section 811 Housing for People with Disabilities program, or \$49 million more than FY24. Because the cost of housing rises every year, it is vital to provide these programs with increased funding from one year to the next to maintain the current level of services and the number of households being served.

The budget request proposes \$505 million for the Housing Opportunities for Persons with AIDS (HOPWA) program, level funding from FY24 allocations.

The request would provide \$2.9 billion in formula funding for the Community Development Block Grant (CDBG) program, a decrease of \$400 million from formula grant funding provided in FY24. Of the amounts provided to CDBG, the budget requests up to \$100 million for the Pathways to Removing Obstacles (PRO) Housing program, which will provide grants on a

competitive basis to states, local governments, metropolitan planning organizations, and multi-jurisdictional entities for activities aimed at identifying and removing barriers to affordable housing production and preservation. Funding for CDBG includes a \$30 million set-aside for the development of “recovery housing,” or temporary housing for people seeking treatment for substance use disorder. This funding does not include Community Project Funding, better known as “earmarks,” which made up almost half of the Community Development Fund in FY24.

The budget request does not include funding for the Preservation and Reinvestment Initiative for Community Enhancement (PRICE) program, which was funded at \$10 million in FY24. Named in honor of former House THUD Subcommittee Chair David Price (D-NC), the program funds the preservation and revitalization of manufactured housing communities, including through the support of resident-owned cooperatives.

The president’s request calls for level funding from FY24-enacted levels for the HOME program, for a total of \$1.25 billion in FY25.

The budget would provide \$140 million for HUD’s Choice Neighborhood Initiative program, which helps communities revitalize assisted housing stock and make neighborhood improvements, including developing additional affordable housing stock. This is a \$65 million increase from FY24.

### *Healthy Housing*

The request calls for \$350 million – a \$5 million increase from FY24 levels – to reduce lead-based paint and other health hazards.

### *Fair Housing*

The budget request would provide level funding for HUD’s Office of Fair Housing and Equal Opportunity, for a total of \$86 million.

For more information, contact Sarah Saadian, Senior Vice President of Public Policy and Field Outreach, at [ssaadian@nlihc.org](mailto:ssaadian@nlihc.org), or Kim Johnson, Public Policy Manager, at [kjohnson@nlihc.org](mailto:kjohnson@nlihc.org)

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## **With Final FY24 Spending Bill for HUD Programs Enacted, House Republicans Turn Attention to Slashing Domestic Spending in FY25**

**TAG: Budget and Appropriations** *Keywords: budget, appropriations, FY24, THUD, spending bill, FY25, budget resolution*

Congress passed and President Biden signed into law a final fiscal year (FY) 2024 spending package that includes six appropriations bills, including the Transpiration, Housing and Urban Development (THUD) bill that funds HUD’s vital affordable housing and homelessness assistance programs. The bill – which provides HUD with \$70 billion, or an \$8.3 billion increase over FY23 – passed the House on March 6 by a vote of 339-85 and the Senate on March 8 by a

vote of 75-22. See NLIHC's [analysis](#) of the final FY24 spending bill and our [updated budget chart](#) for FY24.

With six of the 12 annual spending bills finalized, Congress will have until March 22 to finalize and enact the remaining six FY24 appropriations bills. Despite the work ahead in finishing the FY24 bills, House Budget Committee Republicans released on March 6 a [budget resolution](#) for FY25. "Budget resolutions" act as a blueprint to help guide Congress as it makes spending- and revenue-related decisions. While nonbinding – final budgets rarely, if ever, resemble a budget resolution – budget resolutions are a messaging tool for the parties in control of Congress and signal priorities for the year ahead. The budget resolution released by House Budget Committee Republicans proposes massive spending cuts to domestic programs of up to 30% over 10 years, including significant cuts to mandatory programs like Medicare, Medicaid, the Supplemental Nutrition Assistance Program (SNAP), and the Temporary Assistance for Needy Families (TANF) program. The budget resolution does not single out HUD programs specifically, but HUD programs would be included among the domestic programs for which funding is cut over the next decade.

### **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. While the House's budget resolution is nonbinding, it nonetheless signals the probability of contentious spending fights during the next fiscal year. 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 a spending increase 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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## Housing Policy Forum 2024

### Housing Policy Forum 2024 Is Next Week – Register Virtually!

There's just one week to go until NLIHC's Housing Policy Forum 2024: An Unwavering Path Forward to Housing Justice! Taking place March 19-21 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. 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](mailto:events@nlihc.org).

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

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## Congress

### Senators Fetterman and Lummis Introduce Bipartisan “Whole-Home Repair Act”

**TAG: HoUsed** *Keywords: Congress, home repair, affordable housing, homelessness, NLIHC, John Fetterman, Cynthia Lummis, Whole-Home Repair Act, healthy housing*

Senators John Fetterman (D-PA) and Cynthia Lummis (R-WY) introduced the “Whole-Home Repair Act” ([S.3871](#)) in the U.S. Senate on March 5. The bipartisan bill would create a national five-year pilot program that expands on a successful Pennsylvania initiative to support homeowners with critical home repairs and address the country’s housing crisis. NLIHC has endorsed the bill.

High repair and utility costs can force low-income homeowners and renters to live with mold, lead paint, faulty plumbing, and other health and safety risks. When households cannot afford repairs, housing units are lost to blight, further exacerbating the affordable housing crisis.

The bill would create a national version of Pennsylvania’s Whole-Home Repairs Program, which successfully helped thousands of people address urgent repairs. The Whole-Home Repairs Act would help more families afford repairs for their homes and support broader efforts to create resilient and thriving communities.

“We are in a housing crisis – and this is one critical piece of the solution. It’s a perfect example of how government can work in concrete ways to meaningfully improve people’s lives,” said Senator Fetterman in a [press release](#) announcing the bill.

Read the press release at: <https://tinyurl.com/musvff9>

Learn more about the Whole-Home Repair Act at: <https://tinyurl.com/bdzfh5f7>

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

### **FTC and DOJ File Joint Legal Brief on Algorithmic Price Fixing in Housing Market**

**TAG: Housing Market** *Keywords: FTC, DOJ, housing market, competition law, price fixing, legal brief, antitrust laws, affordable housing, NLIHC, algorithm, rental costs*

The Federal Trade Commission (FTC) and the U.S. Department of Justice (DOJ) filed a [joint legal brief](#) on March 1 expressing concerns related to algorithmic price fixing in the housing market. In the brief, the FTC and DOJ focus on the potentially anti-competitive effects of algorithms, which could facilitate collusion or price fixing in violation of antitrust laws. The joint brief underscores growing regulatory scrutiny of the use of algorithms in pricing mechanisms in the residential housing market.

Algorithmic price fixing can undermine healthy market competition, leading to higher costs for consumers. Low-income families often bear the brunt of these price increases. In the brief, the agencies argue that the process of establishing prices by means of an algorithm qualifies as price fixing. The brief aims to safeguard competitive marketplaces, promoting affordability and ensuring that pricing structures are not manipulated to the detriment of vulnerable populations.

“The agencies’ work in this space is especially important given rising residential housing rental prices,” writes the FTC in a [blog post](#) about the brief. “Rent is up nearly 20% since 2020, with the largest increases concentrated on lower- and middle-tier apartments rented by lower-income consumers. About half of renters now pay more than 30% of their income in rent and utilities, and rising shelter costs were responsible for over two-thirds of January inflation.”

The agencies’ call for vigilance by companies using algorithms sends a message that fair and ethical business practices are essential. By discouraging price-fixing algorithms, the FTC and DOJ contribute to an environment where companies are incentivized to adopt pricing models that prioritize fairness and equity, which can positively impact low-income consumers.

Read the joint brief at: <https://tinyurl.com/2swt4cey>

Read the FTC blog post at: <https://tinyurl.com/muryn953>

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## Treasury Announces New Actions to Increase Housing Supply

**TAG: Housing supply** *Keywords: Treasury, American Rescue Plan, ARPA, State and Local Fiscal Recovery Funds, SLFRF, Emergency Rental Assistance, ERA, affordable housing, housing supply, rental assistance, housing development, preservation,*

The U.S. Department of the Treasury (Treasury) [announced](#) new efforts on March 5 to increase housing supply. These actions include updated guidance for the State and Local Fiscal Recovery Funds (SLFRF) program, clarifications to the Emergency Rental Assistance (ERA) program to simplify the process of using remaining funds for affordable housing, and an extension of a risk-sharing initiative between HUD and state and local housing finance agencies to lower the cost of developing and preserving affordable housing. Treasury’s announcement builds on the Biden-Harris administration’s [Housing Supply Action Plan](#), including [new actions](#) announced last week (see *Memo*, [3/4](#)).

Treasury updated [SLFRF guidance](#) (FAQ 2.14) to enable state and local governments to use their remaining funds on more eligible housing projects. An affordable housing project will be considered an eligible use of funds if the project will serve households earning up to 120% of area median income – an increase from 65% – or if the project meets the terms of one or more of a dozen housing programs. States and localities can also fund projects supported by Fannie Mae and Freddie Mac that meet the needs of teachers, firefighters, nurses, and other workers.

Treasury updated its [FAQs](#) and sent a [notice](#) to ERA2 grantees clarifying that grantees that have obligated at least 75% of their ERA2 funds for financial assistance, housing stability services, or administrative costs can use the remaining funds for predevelopment and acquisitions costs for affordable housing serving very low-income families. This is in addition to other eligible uses, like construction, preservation, or rehabilitation of affordable housing. See [FAQ 46](#).

Additionally, Treasury announced an extension of the Federal Financing Bank’s financing support for a [risk-sharing initiative](#) between HUD and state and local housing finance agencies to significantly lower the cost of capital for certain low-risk housing developments. Treasury

estimates that tens of thousands of affordable homes will be developed or preserved through the initiative over the next decade.

Read Treasury's press release at: <https://tinyurl.com/dncr3r3r>

Learn more about the ERA program and access the updated guidance at: <https://tinyurl.com/54rn3wmc>

Learn more about the SLFRF program and access the updated guidance at: <https://tinyurl.com/2b47rcx5>

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## HUD

### **HUD Publishes Final Faith-Based Rule Revisions, Replacing Discriminatory Trump-Era Policies**

**TAG: HUD** *Keywords: faith-based, final rule, HUD, religion, discrimination, notice*

HUD published a [final rule](#) in the *Federal Register* on March 4 reinstating religious freedom protections for people who use HUD-funded services. The revised rule replaces Trump administration policies that removed such protections (see *Memo*, [2/18/20](#), [4/20/20](#), [12/22/20](#)). The final rule also includes similar provisions for eight other federal agencies, including the U.S. Department of Agriculture. The HUD final rule reinstates the requirement that people seeking services be informed of their religious freedom rights, which prohibit discrimination due to a person's religion or because a person is nonreligious; bar requirements to pray or participate in religious activities; and permit the filing of a complaint if a person's religious freedom rights are violated.

The final rule eliminates Trump-era provisions designed to allow social service providers, such as homelessness assistance providers, to refuse to enroll participants into federally funded programs or provide key services offered by federally funded programs based on the religious policies and practices of providers.

The rules for HUD are at 24 CFR part 5.109. The final rule at §5.109(g)(2) reinstates the requirement that providers receiving HUD assistance give prospective beneficiaries a written nondiscrimination notice before a person enrolls in a federally funded program or receives services from a program. Appendix C of the rule contains specific language required for a notice:

1. A provider cannot discriminate against a beneficiary “on the basis of religion, religious belief, a refusal to hold a religious belief, or a refusal to attend or participate in a religious practice...”
2. A provider may not require attendance or participation in any explicitly religious activities.
3. A provider must ensure HUD-supported activities and any privately funded explicitly religious activities are separated in time or location.

4. A person may report an entity's violation of the religious protections, including a denial of services or benefits, by contacting HUD's Center for Faith-Based and Neighborhood Partnerships at [partnerships@hud.gov](mailto:partnerships@hud.gov).
5. A person can seek information about whether there are any alternative federally funded organizations that provide the needed services in their area by contacting the Center for Faith-Based and Neighborhood Partnerships.

The reinstatement of the notice requirement will likely have a wide range of positive consequences. For example, a transgender homeless teen who has fears about receiving services at a shelter affiliated with a religion that condemns LGBTQ+ people might be put at greater ease knowing that religion cannot be infused into the services or that they will be able to refuse to attend religious programming. Likewise, upon reading the notice, the same teen might learn that they may seek alternative sources of the same service from another provider with no religious affiliation.

Read the final rule containing the HUD provisions as well as related provisions for other federal agencies at: <https://tinyurl.com/mryn35r8>

Find an easier-to-read version of the final rule at: <https://tinyurl.com/mr4dwa26> (The HUD-specific provisions start on page 139.)

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## Rural Housing

### Housing Assistance Council Announces New Center for Rural Multifamily Housing Preservation

**TAG:** Rural Housing *Keywords: rural housing, Housing Assistance Council, HAC, Center for Rural Multifamily Housing Preservation, Kristin Blum*

The Housing Assistance Council (HAC) [announced](#) the launch of its new Center for Rural Multifamily Housing Preservation, a cross-disciplinary initiative to preserve rural rental housing, particularly properties financed through the U.S. Department of Agriculture's (USDA) Rural Rental Housing Loan (Section 515) program. HAC's Kristin Blum will lead the initiative, which will provide technical assistance as well as lending, policy, and research support to efforts focused on transforming the preservation process and preserving critically important Section 515 units.

Funding for USDA's Section 515 program – once the principal source of financing for affordable rental homes in rural America – has been cut by more than 95% over the past few decades, limiting rural communities' ability to attract private-sector capital and other federal resources. Rental homes financed by the USDA are located in 87% of all U.S. counties, and the Section 515 program alone has produced 550,000 affordable apartments in rural communities. However, rural renters continue to face severe housing needs and low incomes – for example, the average USDA rental assistance recipient has an income of just [\\$13,696](#). Despite the growing need, there has been no new construction of rural rental homes under the Section 515 program [since 2012](#), and

the fiscal year ([FY\) 2023 Multifamily Housing Occupancy Report](#) calculated USDA's current stock of Section 515 units at only 390,000, down from its peak of 550,000 units produced with USDA Section 515 loans.

The new initiative was announced in time for stakeholders to coordinate newly dedicated funding authority from USDA. The FY2024 appropriations bill included funding for a USDA pilot program to decouple Section 515 mortgages from Section 521 rental assistance. The pilot would allow for the renewal of rental assistance agreements for a maximum of 1,000 units, according to the bill [text](#). Rural Housing Service Administrator Joaquin Altoro highlighted the pilot rental assistance program at the National Council of State Housing Agencies' legislative breakfast on March 6.

Read HAC's press statement announcing the new Center for Rural Multifamily Housing Preservation [here](#).

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## **Opportunity Starts at Home**

### **OSAH Campaign Releases New Fact Sheet on Connections between Child Poverty and Lack of Access to Housing**

**Tag:** Opportunity Starts at Home *Keywords: Opportunity Starts at Home, multi-sectors, child, children, poverty, anti-poverty, Children's HealthWatch, ZERO TO THREE, and Children's Defense Fund*

The Opportunity Starts at Home (OSAH) campaign has released a new [fact sheet](#) describing the connections between child poverty and lack of access to stable, affordable housing. The fact sheet includes research showing that housing is foundational to many outcomes in children, including physical and cognitive development, success in school, health, and safety, and that increasing access to affordable housing is the most cost-effective strategy for reducing childhood poverty. The fact sheet was developed with the help of OSAH campaign partners working to address child anti-poverty and well-being, including Children's HealthWatch, ZERO TO THREE, and Children's Defense Fund.

In total, the OSAH campaign has posted 16 multi-sector fact sheets to its website. Each fact sheet compiles landmark research to help policymakers, opinion leaders, and the public understand the deep connections between housing and other national priorities, from healthcare to education to economic growth. Housing advocates are encouraged to download the fact sheets and use them in making the case for cross-sector collaboration with potential allies in other fields. Broadening the movement for housing justice requires ensuring that allies in other sectors fully appreciate the extent to which housing influences their own priorities and goals.

See the full list of fact sheets [here](#).

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## Our Homes, Our Votes

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

**TAG: OHOV** Keywords: webinars, *Our Homes Our Votes*, nonpartisan campaign, voting, elections

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/>



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## Research

### **Housing Choice Vouchers Reduce Hypertension in Mothers and Lower Parental Stress**

**TAG: Housing Choice Vouchers** *Keywords: Housing Choice Vouchers, rental assistance, health, affordable housing, cost burdens, health outcomes, family health, child health*

A study recently published in *Health Affairs*, “[Experimental Evidence Shows That Housing Vouchers Provided Measurable Benefits, Including Parent Stress Reduction](#),” found that Housing Choice Voucher (HCV) recipients who secured housing with their voucher experienced significant improvements to housing affordability and significant reductions in family stress. Voucher use also improved users’ perceptions of adequate space in their home, adequacy of heat in the winter, and daytime neighborhood safety.

The researchers analyzed data from a randomized controlled trial of families who applied for housing vouchers through a lottery system in Cleveland, Ohio, and Dallas, Texas. The study collected data through surveys with both voucher recipients and those who did not receive vouchers during two time periods: 2017 to 2018 (when families first applied) and 2020 to 2021 (when 49% of voucher recipients had used their vouchers to secure housing). Comparing voucher users and applicants who were not offered a voucher, the researchers tested for associations between voucher use and improved affordability, housing conditions, neighborhood conditions, and family stress.

The authors found that voucher use significantly improved housing affordability, as well as some housing and neighborhood conditions. Voucher use reduced housing cost burdens by 40%, with voucher users paying on average 22% of their income for rent compared to families who were not offered a voucher paying 37%. Voucher use also reduced the likelihood of missing a rent payment by 79%. The researchers found that voucher use reduced the likelihood that families resided in homes with insufficient space by 42% and that the occurrence of inadequate heating in the home virtually disappeared, being experienced by 9% of families not offered a voucher but only 1% of voucher users. Comparing neighborhood conditions, the researchers found that voucher use had an effect on reducing feelings of lack of safety in the neighborhood in the daytime, with 10% of families not offered a voucher but only 2% of voucher users feeling unsafe.

The authors also found that voucher use was associated with reductions in two family stress indicators: mother’s self-reported occurrence of hypertension (high blood pressure) within the last year and parental stress as indicated by statements related to parenting challenges. Voucher use reduced the occurrence of hypertension by 50%, with 12% of voucher users experiencing hypertension compared to 24% of families in the control group. Meanwhile, parental stress declined by 7% for voucher users.

Among affordability, housing conditions, and neighborhood conditions, affordability had the strongest association with reductions in family stress, with lower cost burdens significantly



reducing the likelihood of both hypertension among mothers and parental stress. The researchers conclude that these findings suggest that HCVs benefit families with children beyond providing affordable housing.

Read the article at: <https://bit.ly/3wLsx5x>

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## From the Field

### Housing and Homelessness on the Ballot in California's Super Tuesday Elections

**TAG: From the Field** *Keywords: ballot measures; Our Homes Our Votes; elections; Super Tuesday; bond measures; taxes; California; San Francisco; Santa Cruz; Larkspur; behavioral health; rent control*

On Super Tuesday (March 5), California voters weighed in on a statewide ballot measure and a handful of local ballot measures to address housing and homelessness. At the time of writing, many measures remained too close to call as votes are still being counted. Proposition 1, a statewide \$6.38 billion behavioral health bond paired with reforms to California's Mental Health Services Act, was [narrowly leading](#) on a vote of 50.3 to 49.7 percent. Voters in San Francisco appeared poised to approve a \$300 million affordable housing bond, a waiver of the city's real estate transfer tax for office-to-residential conversions, and a harmful measure that would require compulsory drug screening and treatment for recipients of county-level cash assistance. Santa Cruz voters [approved](#) citywide and county-level sales tax increases that will boost resources for housing and homelessness programs and rejected a measure that would both increase the required percentage of affordable homes in large buildings and require voter approval for height and density increases. Voters in Larkspur, CA, were narrowly split on whether to affirm or reject a city-approved rent control ordinance that caps residential rent increases at either 5% plus inflation or 7% per year (whichever is lower).

#### *Statewide Measure: Proposition 1*

Proposition 1, a two-part statewide ballot measure championed by Governor Gavin Newsom, authorizes a \$6.38 billion behavioral health bond that will fund supportive housing and treatment beds for people experiencing behavioral health crises. The [measure would dedicate](#) \$4.4 billion to the state's Behavioral Health Continuum Infrastructure program to build 6,800 inpatient mental health and substance use disorder treatment beds. Project Homekey, an extension of California's pandemic-era hotel and motel conversion program, will receive \$2 billion to build 4,350 supportive housing units, of which approximately half will be reserved for veterans. Proposition 1 was [narrowly leading](#) on a vote of 50.3 to 49.7 percent at the time of publication.

The measure would also [reform the state's Mental Health Services Act](#), which funds county-level mental health programs with a 1% tax on personal incomes over \$1 million. Proposition 1 would require counties to spend 30% of this tax revenue on housing programs, including rental subsidies and housing navigation. The county would require half of these resources to be spent

on programs that serve people experiencing chronic homelessness or living in encampments. Up to one quarter of the revenue could be spent on building or purchasing housing units.

NLIHC state partners Housing California, California Housing Partnership, and Nonprofit Housing Association of Northern California (NPH) endorsed Proposition 1. In their [endorsement statement](#), California Housing Partnership and Housing California wrote that “[b]y pairing housing resources with the assertive community treatment model proposed in Proposition 1, this initiative will help get people off the street and lead to better outcomes for those with behavioral health needs.”

The measure’s opponents criticized the loss of flexibility for county spending on mental health programs, as the mandate to spend 30% of mental health services funds on housing could redirect funds away from existing programs. Some advocates also opposed the measure due to a [last-minute legislative amendment](#) that removed language prohibiting the money from being used on locked treatment facilities.

### ***Local Measures: San Francisco***

Measure A, a \$300 million affordable housing bond, appears on track to pass in San Francisco, with [68.5 percent](#) of voters’ approval. Local and regional housing bond measures to fund housing and infrastructure in California must meet a two-thirds supermajority vote for passage. The bond [would provide](#) \$270 million to build, acquire, and rehabilitate housing for low-income people (between 0 and 80 percent of AMI). A total of \$30 million would be set aside to create housing for low-income households experiencing trauma-related homelessness, street violence, domestic or sexual abuse, or human trafficking. It is [estimated](#) that Measure A would create more than 1,600 new homes for low-income San Franciscans. NLIHC state partner NPH endorsed the measure.

San Francisco voters also [approved](#) Measure C, which will waive the city’s real estate transfer tax for office-to-residential conversions. Initial results show Measure C leading on a vote [of 54 to 46 percent](#). While the measure could increase housing supply and revitalize downtown neighborhoods, the loss of transfer tax revenues could also decrease resources for affordable housing programs. Critics [point to a provision](#) in the measure that authorizes the Board of Supervisors to “amend, reduce, suspend, or repeal the transfer tax without approval” but would still require voter approval of a transfer tax increase. An [analysis](#) by the San Francisco Bay Area Planning and Urban Research Organization (SPUR) notes that the transfer tax exemption would not be sufficient to close the feasibility gap for most office-to-residential conversion projects.

A harmful proposal, Measure F, is on track to pass with approximately [62 percent](#) of voters’ approval. Measure F requires compulsory drug screening and treatment as a condition for receiving cash assistance from the county of San Francisco. In a joint [statement of opposition](#), the National Alliance to End Homelessness and All Home California, an NLIHC member organization, wrote that “[p]overty is more of a root cause of homelessness than substance use, which is why we oppose cutting people who are already struggling to survive off the cash assistance they rely on. Prop F ignores the evidence on treating substance use and preventing overdoses and would be a significant step backward for San Francisco’s efforts to address the drug crisis and homelessness.”

### ***Local Measures: Santa Cruz***

Voters in the city of Santa Cruz approved Measure L, which increases the city's sales tax rate from 9.25 percent to 9.75 percent. Approximately [60 percent](#) of voters supported the measure. The tax increase is estimated to generate an additional \$8.3 million in annual revenue for the city's general fund, which will support programs including housing and homelessness services. Voters in the county of Santa Cruz approved Measure K, a parallel measure that applies to unincorporated areas of Santa Cruz County, with approximately [54 percent](#) of voters' support. Measure K will increase the county's 9 percent sales tax rate to 9.5 percent, which will raise an estimated \$10 million annually. County supervisors [indicated](#) that they would spend \$1 million of the first year's revenue on housing and essential workforce retention and \$1 million for countywide homelessness services. Housing Santa Cruz County, an NLIHC member organization, [endorsed](#) both measures.

Santa Cruz voters rejected Measure M, a two-part ballot initiative that would have amended the city's inclusionary housing requirements and zoning rules, with [approximately 40 percent](#) of voters in favor and 60 percent opposed. The initiative would have increased the required percentage of deed-restricted affordable units from 20 percent to 25 percent for developments with 30 or more units. Measure M would have also required voter approval for a change to the city's zoning code to allow development of a building higher or denser than current limits. Currently, the Santa Cruz City Council can approve changes to height or density limits; Measure M would have required an election each time a developer sought an amendment to city rules. [Opponents](#) of Measure M, including Housing Santa Cruz County, noted that Measure M would impede the development of affordable homes, despite its stated intentions to increase affordability.

### ***Local Measure: Larkspur***

The Larkspur City Council passed an ordinance last year that caps annual rent increases at the lower of 5 percent plus inflation or 7 percent. Opponents of the ordinance, however, gathered enough signatures to place a referendum on the ballot. The initiative, [Measure D](#), would affirm the rent stabilization ordinance that the city passed in September 2023. In addition to the annual rent increase cap, the ordinance would create a rental registry. The ordinance, which would expire in 2029, [exempts](#) owner-occupied properties, accessory dwelling units (ADUs), and rental homes that came on the market after February 1, 1995. The ordinance also includes provisions for landlords to petition the city for rent increases above the cap. Measure D was leading by [a razor-thin margin of just 46 votes](#) and remained too close to call at the time of publication.

### ***Preview of California Statewide Measures in November 2024 Elections***

California voters will have additional opportunities to approve new resources for housing affordability in the November 2024 elections. Campaigns are underway for statewide housing ballot measures that include:

- [ACA 1](#), which would lower the approval threshold for local and regional housing and infrastructure bonds from two-thirds to 55 percent. Under the 55 percent threshold, [many](#)

[housing bond measures](#) that receive an overwhelming majority of support but fell short of the two-thirds threshold would have been enacted.

- A \$10 billion statewide affordable housing bond. Advocates are pushing the legislature to approve the [Affordable Housing Bond Act of 2024 \(AB 1657\)](#), which would place the bond measure on the November 2024 ballot.
- [SCA 2](#), an amendment that would repeal Article 34 of the state constitution, Article 34 requires local governments to receive voter approval for construction of publicly financed or publicly owned affordable housing projects. This racist provision limited affordable housing development in California in the mid-twentieth century and reinforced segregation. The city of [Millbrae is now using Article 34](#) to block the conversion of a motel into housing for people experiencing homelessness through the Homekey initiative.
- The [Bay Area Regional Affordable Housing Bond](#), a nine-county bond measure that would raise \$10-20 billion to develop up to 45,000 affordable homes in the Bay Area.

Organizers that are working on ballot measure campaigns for upcoming elections, or are considering ballot measures for future election cycles, will find guidance and tools from NLIHC's [Our Homes, Our Votes campaign](#). *Our Homes, Our Votes* is a nonpartisan initiative to boost voter turnout among low-income renters and elevate housing as an election issue.

For *Our Homes, Our Votes* resources on ballot measures, visit: [www.ourhomes-ourvotes.org/ballot-measures](http://www.ourhomes-ourvotes.org/ballot-measures)

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## **NLIHC Collective Member Testifies about Human Rights in Housing at Senate Subcommittee Field Hearing**

**TAG: From the Field** *Keywords: Tenant Collective, tenant leader, advocacy, field hearing, Senate Judiciary Subcommittee on Human Rights and the Law, Miracle Fletcher*

The U.S. Senate Committee on the Judiciary's Subcommittee on Human Rights and the Law held a field [hearing](#), "Human Rights in Housing," on March 3. The hearing took place at City Hall in Roswell, Georgia, and addressed findings from the Subcommittee's ongoing investigation into the mistreatment of families by landlords. The investigation has included site visits and interviews with nearly 100 tenants, landlords, maintenance staff, and housing attorneys in Georgia and across the country, as well as reviews of court records and communications between landlords and tenants. Subcommittee chair Jon Ossoff (D-GA) explained that the investigation has uncovered patterns of housing code violations, harassment of tenants, retaliation, and other illegal activities on the part of landlords that jeopardize the health and safety of tenants, particularly children. NLIHC Collective member Miracle Fletcher provided witness testimony at the field hearing alongside two other tenants and two housing attorneys.

"Too often landlords and large property owners and managers are securing and receiving massive federal subsidies while subjecting vulnerable families and children to dangerously unsafe and unsanitary living conditions," said Subcommittee chair Jon Ossoff (D-GA) in his opening remarks. "Our subcommittee will continue to investigate human rights violations in housing and elsewhere to protect families in Georgia and nationwide."

Miracle Fletcher, a member of NLIHC’s Collective, shared her experience living with her children in unsafe conditions in the Trestletree Villages Apartments in Atlanta. Despite numerous requests for repairs, her family experienced the regular flooding of raw sewage into their apartment. Eventually, her family was relocated to another unit, at which point she began organizing with her neighbors to address their mutual concerns. Miracle learned about the rights afforded to tenants in HUD-subsidized properties but found these rights were repeatedly violated by her building’s management. She and other tenants experienced fines, retaliation, lease violations, threats of eviction, and the placement of their allies and supporters on a criminal trespassing list. “Our rights are violated daily, yet the constant threats of losing our homes weighed heavier than the support we received from HUD,” she explained. Miracle concluded her testimony by challenging HUD to implement a task force comprising tenants with lived experience of housing insecurity. The taskforce would work with HUD to ensure tenant’s concerns about the habitability of their homes are urgently addressed and would hold landlords accountable for violating the rights of tenants.

Two other witnesses, Latysha Odom and DeAnna Hines, described living in similarly unsafe housing conditions with their children, with little to no action by their property managers. These conditions included cockroach infestations, lack of hot water, and regular ceiling cave-ins, which caused fear and trauma among members of their families. The hearing also included as witnesses Esther Graff-Radford and Ayanna Jones, who are both attorneys in Georgia representing tenants in subsidized housing who experience poor housing conditions, retaliation by landlords, housing discrimination, and other unfair practices. They shared additional examples involving clients who live in unsafe and unhealthy conditions in HUD-subsidized properties, pointed to deficiencies with HUD’s process of reviewing and addressing complaints about substandard housing conditions, and offered suggestions for improvements. They also underscored the necessity of listening to and trusting tenants who have experienced violations, involving them in these processes, and holding landlords accountable for their actions.

NLIHC’s [Collective](#) is a cohort of tenant leaders from around the country who work closely with NLIHC and leverage their lived experience to elevate concerns, chart an advocacy path, and ensure that NLIHC effectively addresses the needs of low-income people and families. While Miracle remains active organizing with her neighbors, she hopes her participation in activities such as this hearing and the Collective will lead to more accountability and policy change at a deeper level. “My pain will not be their profit,” she writes. “Our voices raise awareness; applied knowledge creates policy. Powerfully, we apply pressure with accountability. Our fight is in Black and White!”

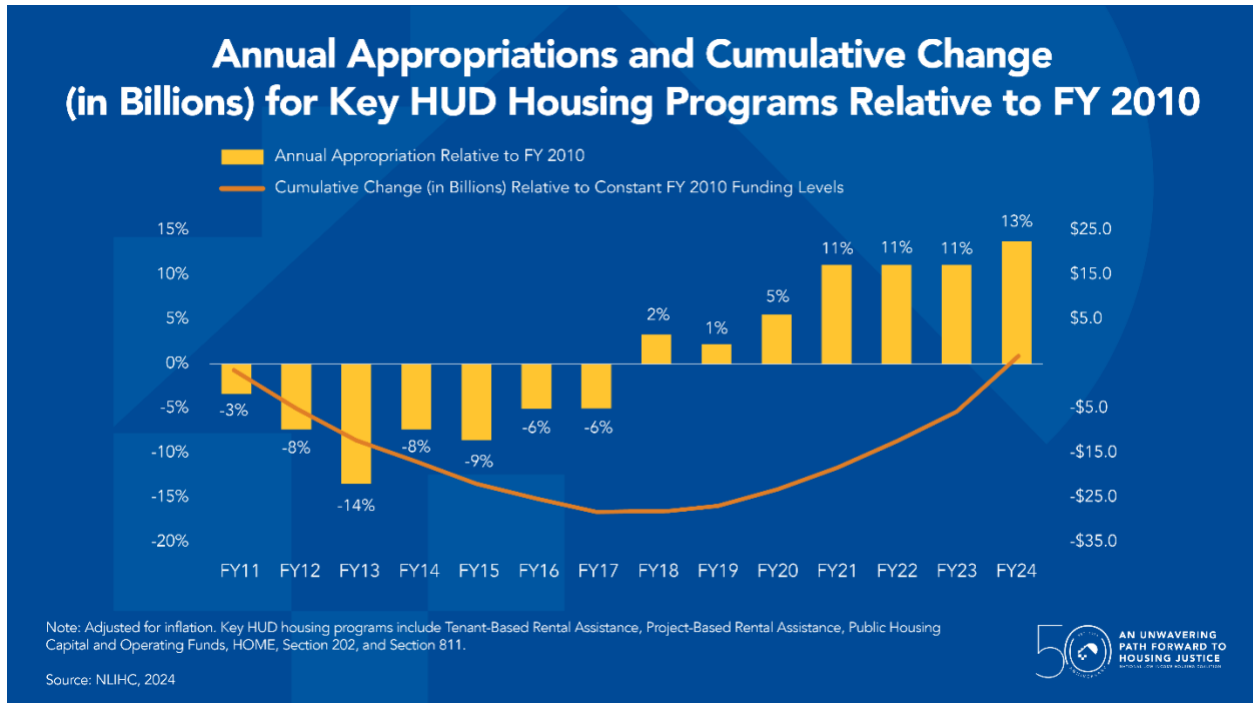
Watch a recording of the full hearing and read the witnesses’ testimonies [here](#).

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## **Fact of the Week**

### **Cuts to Key HUD Programs Have Had Lasting Effects**

**TAG: Fact of the Week** *Keywords: appropriations, budget, funding, HUD, trends*



Note: Adjusted for inflation. Key HUD housing programs include Tenant-Based Rental Assistance, Project-Based Rental Assistance, Public Housing Capital and Operating Funds, HOME, Section 202, and Section 811.

Source: NLIHC, 2024

## NLIHC Careers

### 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](mailto:ssaadian@nlihc.org) and [bschipporeit@nlihc.org](mailto: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](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 3

The following are some of the news stories to which NLIHC contributed during the week of March 3:

- “Eviction Rules Could Change for Thousands of Renters” *Newsweek*, March 7 at: <https://tinyurl.com/29cpbe3z>
  - “‘This Is a Big Deal’: LIHTC Could See Most Significant Reform In Decades” *Bisnow*, March 5 at: <https://tinyurl.com/48ema9sp>
  - “Today, we honor the strength, resilience, and achievements of women everywhere, including those within our housing community.” *Route Fifty*, March 4 at: <https://tinyurl.com/248xvmcx>
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## NLIHC News

### NLIHC Welcomes Raquel Harati as Research Analyst

NLIHC welcomes Raquel Harati as our new research analyst! Raquel worked previously as a research coordinator with the University of California, San Diego’s School of Public Health, where she focused on project and data management for tobacco and cannabinoid policy research projects. She also served as a workforce development program coordinator with the San Diego Housing Federation. Raquel holds a master’s degree in public health from the University of North Carolina, Chapel Hill, and a bachelor’s degree in public health from the University of California, San Diego. In her role as research analyst, she will support NLIHC’s research team through data collection, analysis, and other research-related efforts.

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### Where to Find Us – March 11

- 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)
  - “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)
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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