



Memo To Members & Partners

A weekly newsletter from the National Low Income Housing Coalition

Volume 31, Issue 14
April 20, 2026

Budget and Appropriations

- House Appropriations Committee Begins FY27 Markups, with HUD Spending Bill Markup Scheduled for May 21
- Congressional Republicans Considering Reconciliation Bill Funding ICE and CBP

HUD

- Proposed HUD Rules Would Jeopardize Housing Assistance; Mixed-Status Proposed Rule Comments Due TOMORROW - Take Action!
- Deadline to Submit Comments on HUD's Proposed Mixed-Status Rule Tomorrow, Tuesday, April 21; Take Action!
- NLIHC Hosting Office Hours for Tenant and Resident Leaders to Respond to Proposed HUD Rules; Take Action on Mixed-Status Proposal by Tuesday, April 21!

Housing Supply

- Council of Economic Advisors Releases Annual Economic Report to the President, Including Recommendations for Increasing Housing Supply

Opportunity Starts at Home

- *Opportunity Starts at Home* Campaign Releases New Podcast Episode on the Intersection of Animal Welfare, Disaster Recovery, and Housing Justice

Our Homes, Our Votes

- In-Person Event – Join NLIHC's *Our Homes, Our Votes* "From Housing Justice to Civic Power: Vermont Action Summit" on 4/25 in Partnership with Vermont Housing, Civic Engagement, and Voting Rights Leaders

Strategic Partnerships & Campaigns

- Join NLIHC's 4/20 Fireside Chat: Continued Conversation on How Art & Research Reimagine Housing Justice
- Belonging Through Music and Community: New Episode of "The Common Ground" Podcast Coming Soon

Research

- Longer Eviction Moratoria Associated with Less State-Level Homelessness, While Disaster-Related Property Damage Associated with More

Fact of the Week

- Severe Housing Cost Burdens are Common and Widespread for the Lowest-Income Renters but Not for Higher-Income Renters

NLIHC Careers

- NLIHC Welcomes Kayla Gilchrist as Senior Housing Advocacy Organizer
- NLIHC Seeks Senior Vice President, Advancement

NLIHC News

- NLIHC in the News for the Week of April 13
 - Where to Find Us – April 20
-

Budget and Appropriations

House Appropriations Committee Begins FY27 Markups, with HUD Spending Bill Markup Scheduled for May 2

By Kim Johnson, NLIHC Senior Director of Policy, and Alayna Calabro, NLIHC Senior Policy Analyst

Keywords: Budget and Appropriations, THUD, HUD, FY27

The House Appropriations Committee released the first two of 12 spending bills to fund federal programs and agencies through fiscal year (FY) 2027, which begins October 1, 2026. The House’s Transportation, Housing and Urban Development (THUD) spending bill, which funds HUD’s vital affordable housing, homelessness, and community development programs, has not been released yet, but the House THUD Appropriations Subcommittee is expected to hold a review of their draft FY27 spending bill—known as a “markup”—on May 21, with a full committee markup scheduled for June 4. The House’s FY27 THUD spending bill will need to be released before the May 21 subcommittee markup.

Appropriators are also meeting with members of the Trump administration in a series of congressional hearings on the president’s FY27 budget request, during which cabinet secretaries will be asked about the rationale and justification behind the administration’s spending proposals. The House Appropriations Committee’s hearing for HUD Secretary Scott Turner is currently scheduled for May 12. While the Senate Appropriations Committee’s markup schedule and a hearing date for Secretary Turner have not been announced, Committee Chair Susan Collins (R-ME) is aiming to finish markup of all 12 spending bills for FY27 before the end of June.

Take Action: Tell Congress to Provide the Highest Possible Funding for Affordable Housing and Homelessness Programs in FY27!

NLIHC is calling on Congress to once again reject funding cuts and harmful policy changes proposed in the White House’s budget request, and instead provide the highest possible funding

for HUD's affordable housing, homelessness, and community development programs, including for NLIHC's top priorities:

- Full funding to renew all existing Housing Choice Voucher (HCV) contracts, including ensuring continued assistance for Emergency Housing Voucher holders.
- At least \$5.1 billion for HUD's Homeless Assistance Grants program to address the needs of people experiencing homelessness.
- Increased funding for public housing operations and capital needs to help maintain and efficiently operate public housing.
- Increased investments in programs that support the construction and preservation of deeply affordable, accessible housing, including full funding for all Section 811 PRA and PRAC renewals, at least \$424 million for new Section 811 PRA contracts, and full funding to renew all existing contracts under the Section 202 Housing for the Elderly program.
- At least \$15 million for HUD's Eviction Prevention Grant Program (EPGP), to provide communities grants to establish right to counsel and other programs that help people avoid eviction and remain housed.
- At least maintained funding of \$1.1 billion for the Indian Housing Block Grant (IHBG) program and increasing funding to \$150 million for the IHBG-Competitive program.

Advocates can take action today 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!
- 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.](#)

Visit [NLIHC's Advocacy Hub](#) for more information and resources that can help you take action and help protect the affordable housing programs people rely on.

Congressional Republicans Considering Reconciliation Bill Funding ICE and CBP

By Kim Johnson, NLIHC Senior Director of Policy, and Alayna Calabro, NLIHC Senior Policy Analyst

Keywords: Budget and Appropriations, THUD, HUD, FY27

Congressional Republicans are considering passing additional funding for Immigration and Customs Enforcement (ICE) and Customs and Border Patrol (CBP) through [reconciliation](#), a special legislative procedure that allows bills to pass the Senate with a simple majority of 51 votes, instead of the 60 votes usually required.

With control of the House, Senate, and White House, Republicans can use reconciliation to pass a bill without any support from Democrats; last year, Republicans used reconciliation to pass H.R.1, the “One Big Beautiful Bill Act,” which extended tax cuts and provided an additional \$325 billion in spending on immigration enforcement and defense. To pay for these provisions, the bill cut over \$1 trillion in funding for vital safety net programs, including Medicaid and the Supplemental Nutrition Assistance Program (SNAP; see *Memo*, [7/7/25](#)).

The new reconciliation bill is expected to provide an additional \$70 billion for ICE and CBP, circumventing Democrats’ attempt to block funding for the agencies unless guardrails are placed on federal immigration agents and enforcement activity. Democrats have been holding out on passing a final fiscal year (FY) 2026 spending bill for the Department of Homeland Security (DHS), which houses ICE and CBP, without these guardrails in place. While the Senate passed on March 27 a spending bill funding DHS programs and agencies except for ICE and CBP, House Speaker Mike Johnson (R-LA) stated he will not bring the bill for a vote in the House until a reconciliation bill funding ICE and CBP is passed.

The reconciliation bill is expected to be narrowly focused on funding ICE and CBP, but some Republicans are calling for a larger bill that would potentially include additional defense spending, provisions of the voter suppression bill, the “Safeguard American Voter Eligibility (SAVE) America Act,” as well as additional cuts to safety net programs to offset spending increases. House Budget Committee Chair Jodey Arrington (R-TX) has mentioned specifically the Earned Income Tax Credit ([EITC](#)), a refundable tax credit for low- and moderate-income individuals and families in the workforce, and “low-income housing tax credits” as potential targets for cuts in another reconciliation bill (see *Memo*, [3/30](#)).

HUD

Proposed HUD Rules Would Jeopardize Housing Assistance; Mixed-Status Proposed Rule Comments Due TOMORROW – Take Action!

By NLIHC Policy Team

Keywords: mixed status, housing assistance, HUD, verification, immigrant, work requirements, time limits, eviction

Since February, HUD has published several proposed regulatory changes that would have harmful impacts on HUD tenants:

- HUD’s [proposed Mixed-Status rule](#), which would require families with mixed immigration statuses (mixed-status families) in certain HUD programs to choose between remaining together and losing their housing assistance;
- HUD’s [proposal](#) to repeal the requirement that PHAs and project-based rental assistance (PBRA) owners provide households with at least a 30-day termination notice prior to filing an eviction action for nonpayment of rent (30-Day Notice Proposal); and

- HUD’s [proposed rule](#) that would allow public housing agencies (PHAs) and HUD-assisted owners to adopt work requirements and time limits on assistance.

Comment periods are ending very soon; the remainder of this article outlines how you can take action.

Mixed-Status Proposed Rule – Comment Deadline TOMORROW, April 21

HUD has published [proposed changes](#) that would require families with mixed immigration statuses (mixed-status families) in certain HUD programs to choose between remaining together and losing their housing. In 2025, the Center on Budget and Policy Priorities (CBPP) [estimated](#) that nearly 80,000 people, including 37,000 children, could lose their rental assistance if such changes are enacted.

NLIHC supports the National Housing Law Project (NHLP) and Protecting Immigrant Families (PIF) Coalition’s [Keep Families Together campaign](#) to mobilize opposition to the proposal and urges advocates to [submit comments](#) opposing the rule by TOMORROW, April 21, at 11:59 pm ET!

NLIHC has joined an organizational [sign-on comment letter](#) from PIF and urges housing organizations to cosign in support of housing for immigrant families by TODAY, April 20, at 5:00 pm ET!

Take action on the Mixed-Status Proposed Rule:

1. **Submit your own comment letter** urging HUD to withdraw the proposed rule.
Comments are due TOMORROW, April 21, at 11:59 pm ET!
 - a. Organizations can use this [comment template](#), tailored to your unique perspective, to elaborate on the harms of the proposal.
 - b. Individuals, including housing advocates and tenant unions, can use [prompts](#) from the Keep Families Together webpage.
2. **Join PIF’s organizational [sign-on comment letter](#)** by TODAY, April 20, at 5:00 pm ET!

30-Day Notice Proposal – Comment Deadline April 27 (One Week from Today)

In February 2026, HUD issued “[Revocation of the 30-Day Notification Requirement Prior to Termination of Lease for Nonpayment of Rent](#).” If these changes are finalized, certain tenants in HUD-assisted housing would have less time to catch up on rent to avoid eviction. HUD would also no longer require PHAs and PBRA owners to provide information such as itemized lists of rent owed. HUD’s proposal would remove additional HUD protections, such as a prohibition on evicting tenants for nonpayment if they caught up on rent during the 30-day notice period.

Although HUD recently announced it [has postponed](#) when these changes would go into effect, the rulemaking is still moving forward. Comments opposing this proposal are crucial.

Take action on the 30-Day Notice Proposal by:

1. **Submitting [your own comment](#)**, urging HUD to withdraw the proposed rule. The comment deadline is April 27 at 11:59 pm ET.
 - a. NHLP has created templates for tenants and organizations. Please reach out to Hannah Adams, hadams@nhlp.org, for more information.
2. **Learning more about how this proposal will harm HUD tenants:**
 - a. NLIHC staff are ready and available to help advocates learn more about the proposal and support your comments. Reach out to outreach@nlihc.org to learn more!

Work Requirements and Time Limits Proposed Rule – Comment Deadline May 1 (Next Friday)

On March 2, HUD [proposed](#) allowing public housing agencies (PHAs) and HUD-assisted owners to impose work requirements and time limits on assisted families. A recent CBPP [analysis](#) found that a two-year time limit on assistance would result in an estimated 3.3 million people losing their rental assistance, including 1.7 million children.

HUD’s [Notice of Proposed Rulemaking \(NPRM\)](#), “Establishing Flexibility for Implementation of Work Requirements and Term Limits,” would allow “well-performing” PHAs and PBRA owners to adopt work requirements for “work-eligible” adults of up to 40 hours per week. “Work-eligible” adults are defined in the NPRM as individuals ages 18 to 61 who are not people with disabilities, pregnant, or enrolled in higher education. The “work-eligible” definition also excludes primary caretakers for: a person with a disability, a child under six, or a person who is temporarily incapacitated.

The NPRM would also allow for time limits on assistance after two years for “non-elderly, non-disabled families.” The definitions of “elderly family” and “disabled family” in current HUD regulations are written in a way that, under HUD’s proposal, individual household members who are elderly or who have disabilities could be impacted by a time limit if the household itself is considered “non-elderly” and “non-disabled.”

The NPRM would apply to the following programs: public housing, Housing Choice Vouchers (HCV), Project-Based Vouchers (PBV), and PBRA.

Take action on the Work Requirements and Time Limits Proposed Rule by:

1. **Submitting [your own comment](#)**, urging HUD to withdraw the proposed rule. The comment deadline is May 1 at 11:59 pm ET.
 - a. Use [NLIHC’s comment template](#) to draft a comment that reflects your perspective.
2. **Learning more about the harms of time limits and work requirements:**
 - a. NHLP—jointly with NLIHC, the Center for Law and Social Policy (CLASP), Justice in Aging, and Southern Poverty Law Center—published a resource titled, [“Work Requirements and Time Limits in Rental Assistance Programs Will Worsen Housing Instability.”](#) This document outlines the ways in which imposing work requirements and time limits in HUD programs is counterproductive.

- b. NLIHC, NHLP and CLASP have also synthesized CBPP data and NLIHC data to [create fact sheets for each state and the District of Columbia](#). These fact sheets are posted online as a single, searchable PDF. Consider using this information to inform your comments.
- c. NHLP has released a [legal analysis of the proposed rule](#). This analysis includes “a summary of HUD’s lack of legal authority to promulgate the rule, and the substantive drafting errors that appear in the rule (such as where there are discrepancies between the policies stated in the preamble and the proposed regulatory text).” NHLP’s analysis also includes a detailed comparison chart outlining how the proposal would apply across programs covered by the NPRM.
- d. Justice in Aging has published “[HUD’s Proposal on Work Requirements and Time Limits Would Take Away Housing Assistance From Older Adults](#).”
- e. CLASP has posted a [compilation of resources](#), including template letters.

NLIHC’s Preventing Benefit Cuts page can be found [here](#).

Deadline to Submit Comments on HUD’s Proposed Mixed-Status Rule Tomorrow, Tuesday, April 21; Take Action!

By Sarita Kelkar, NLIHC Policy Intern and Kayla Blackwell, NLIHC Senior Housing Policy Analyst

Keywords: HUD, mixed status, comment, eligibility, housing assistance, immigration, citizenship, verification, documentation, RIA, U.S. citizens, nationals

The comment period for the Department of Housing and Urban Development (HUD)’s [proposed mixed-status rule](#) closes on **Tuesday, April 21, at 11:59 pm ET**. NLIHC urges housing advocates to comment in opposition to the proposed mixed-status rule using resources provided by the [Keep Families Together campaign](#). Organizations can also sign a [comment letter](#) from the Protecting Immigrant Families (PIF) Coalition by April 20 at 5:00 pm ET. HUD must review and consider all submitted comments—making comments imperative to defeating this harmful proposed rule! Submit your comment directly on the *Federal Register* [here](#).

Background on Mixed-Status Families and the Proposed Rule

Mixed-status families are households with at least one U.S. citizen or immigrant eligible for federal housing assistance programs living with ineligible members. Eligibility is determined, in part, by immigration status. U.S. citizens and nationals, lawful permanent residents, asylees and refugees, parolees, persons granted withholding of removal, victims of trafficking, individuals residing in the U.S. under the Compact of Free Association (COFA), and immigrants admitted for lawful temporary assistance are eligible for federal housing assistance. Some immigrants do not qualify for housing assistance despite legal status; e.g., individuals with student visas or Temporary Protected Status (TPS).

Under the current mixed-status rule, eligible family members applying for assistance undergo citizenship or immigration status verification. Ineligible family members, however, have the option to not contend eligibility (see NHLP's [Know Your Rights in HUD-Assisted Housing resource](#) for a helpful flow chart). While ineligible members do not receive rental assistance, mixed-status families can still live together while receiving prorated assistance: housing subsidy that covers *only* eligible members.

However, the proposed rule would remove the option for ineligible household members to not contend eligibility, ending prorated assistance, and consequently, force about 20,000 immigrant families to choose between family separation (for some members to maintain assistance) or self-eviction and potential homelessness. The proposed rule would also impose additional verification and documentation requirements, threatening access to assistance even for the eligible—undercutting HUD's guiding argument for the proposed rule of furthering eligible individuals' access to housing assistance.

Regulatory Impact Analysis (RIA) Reveals Significant Costs to Housing Providers, Families

HUD's Regulatory Impact Analysis (RIA), [released](#) on February 20, reveals the costs tenants and housing providers face if the proposed rule is implemented:

- **The average replacement households—fully eligible households on waiting lists for HUD-funded housing assistance—would require a higher amount of assistance than the average outgoing mixed-status family.** Moreover, the replacement household would receive a full subsidy rather than a prorated amount. HUD estimates that it would take, on average, \$4,900 more per person to subsidize a replacement household.
- **Due to increased costs per household, HUD will be able to serve fewer people in the impacted programs.** Without funding beyond the amount of assistance lost from mixed-status households, HUD's analysis states, “[t]he immediate effect would be a reduction in the number of households and eligible persons assisted.”
- **HUD acknowledges that the proposed rule could force housing providers to reduce their services to the community and raise the possibility of PHAs leaving units vacant.** The RIA notes that PHAs may need to respond by “offering fewer” Housing Choice Vouchers to tenants “or delaying issuing vouchers.” PHAs may also choose to lower payment standards or use reserves. Regarding public housing, HUD states, “A PHA cannot eliminate or downsize the number of existing Public Housing units as easily as Housing Choice Vouchers. Instead, a PHA could leave some units vacant, which would defer the costs of turnover and operation. A more likely response by affected PHAs would be to reduce overall project expenses such as housing maintenance, protective services, management and leasing services, and/or self-sufficiency programs for tenants.”
- **If the proposal were finalized, HUD would need over \$300 million in additional funds to serve the same number of families.** Additional funding of \$311-\$385 million would be needed to maintain the same number of assisted family members.

Take Action – Keep Families Together!

The comment period ends TUESDAY, April 21, at 11:59 pm ET. NLIHC supports the Keep Families Together campaign, led by National Housing Law Project and the Protecting Immigrant Families Coalition, to oppose the mixed-status rule. The Keep Families Together [website](#) includes resources to educate housing and immigration advocates about the real harms of HUD's proposed changes, if finalized, would cause. Advocates are encouraged to monitor the Keep Families Together website and NLIHC's resources for updates.

Take action to oppose HUD's Mixed-Status Rule:

- **Draft and submit your comment using the *Keep Families Together* website by April 21 at 11:59 pm ET!**
 - The website includes prompts for specific communities, including children, families, Latino, Black, and Asian American and Pacific Islander communities.
- **Add your organization to a comment letter led by the Protecting Immigrant Families Coalition by TODAY, April 20 at 5:00 pm ET!**
 - The comment letter summarizes how the proposed rule punishes U.S. citizens, while doing nothing to increase the availability of affordable housing.

Submit comments via [regulations.gov](https://www.regulations.gov) by 11:59 pm ET on Tuesday, April 21.

Read HUD's RIA [here](#).

Explore the [National Housing Law Project's analysis](#) and [CBPP's](#) research.

Learn more about mixed status families' access to housing assistance in [Chapter 6](#) of NLIHC's 2026 *Advocates' Guide*.

NLIHC Hosting Office Hours for Tenant and Resident Leaders to Respond to Proposed HUD Rules; Take Action on Mixed-Status Proposal by Tuesday, April 21!

By Kayla Blackwell, NLIHC Senior Housing Policy Analyst

Keywords: mixed status, housing assistance, HUD, verification, immigrant, work requirements, time limits, eviction

In response to HUD's proposed rules that would have harmful impacts on HUD tenants, NLIHC is hosting office hours for tenants or residents who have questions about the proposed rules and how they can take action to oppose the rules. Office hours will take place on Wednesday, April 22 and Wednesday, April 29 at 12:00 pm ET. Attendees must register to attend, and tenants and resident leaders can [register here](#)!

Three HUD rules are currently open for public comment: HUD's [proposed Mixed-Status rule](#), which would require families with mixed immigration statuses (mixed-status families) in certain HUD programs to choose between remaining together and losing their housing assistance; HUD's [proposed rule](#) that would allow public housing agencies (PHAs) and HUD-assisted

owners to adopt work requirements and time limits on assistance; and HUD's [proposal](#) to repeal the requirement that PHAs and project-based rental assistance (PBRA) owners provide households with at least a 30-day termination notice prior to filing an eviction action for nonpayment of rent (30-Day Notice Proposal). Notably, the HUD proposed Mixed-Status rule comment period ends Tuesday, April 21 at 11:59 pm. Take action using partner resources below!

Mixed-Status Proposed Rule – Take action by Tuesday, April 21!

HUD has published [proposed changes](#) that would require families with mixed immigration statuses (mixed-status families) in certain HUD programs to choose between remaining together and losing their housing. In 2025, the Center on Budget and Policy Priorities (CBPP) [estimated](#) that nearly 80,000 people, including 37,000 children, could lose their rental assistance if such changes are enacted. NLIHC supports the National Housing Law Project (NHLP) and Protecting Immigrant Families (PIF) Coalition's [Keep Families Together campaign](#) to mobilize opposition to the proposal and urges advocates to [submit comments](#) opposing the rule by **April 21 at 11:59 pm ET!**

NLIHC has joined an organizational [sign-on comment letter](#) from PIF and urges housing organizations to cosign in support of housing for immigrant families by April 20 at 5:00 pm ET!

Take action on the Mixed-Status Proposed Rule:

1. **Submit your own comment letter** that urges HUD to withdraw the proposed rule. Comments are due April 21 at 11:59 pm ET!
 - a. Organizations can use this [comment template](#), tailored to your unique perspective, to elaborate on the harms of the proposal.
 - b. Individuals, including housing advocates and tenant unions, can use [prompts](#) from the Keep Families Together webpage.
2. **Join PIF's organizational [sign-on comment letter](#)** by April 20 at 5:00 pm ET!
3. **Host your own comment party** or share the proposal in your regular meetings!
 - a. NLIHC staff are ready and available to help advocates learn more about the proposal and support your comments. Reach out to outreach@nlihc.org to learn more!

Work Requirements and Time Limits Proposed Rule – Take action by May 1!

On March 2, HUD [proposed](#) allowing public housing agencies (PHAs) and HUD-assisted owners to impose work requirements and time limits on assisted families. A recent CBPP [analysis](#) found that a 2-year time limit on assistance would result in an estimated 3.3 million people losing their rental assistance, including 1.7 million children.

HUD's [Notice of Proposed Rulemaking \(NPRM\)](#), "Establishing Flexibility for Implementation of Work Requirements and Term Limits," would allow "well-performing" PHAs and PBRA owners to adopt work requirements for "work-eligible" adults of up to 40 hours per week. "Work-eligible" adults are defined in the NPRM as individuals ages 18 to 61 who are not people with disabilities, pregnant, or enrolled in higher education. The "work-eligible" definition also

excludes primary caretakers for: a person with a disability, a child under six, or a person who is temporarily incapacitated.

The NPRM would also allow for time limits on assistance after two years for “non-elderly, non-disabled families.” The definitions of “elderly family” and “disabled family” in current HUD regulations are written in a way that, under HUD’s proposal, individual household members who are elderly or who have disabilities could be impacted by a time limit if the household itself is considered “non-elderly” and “non-disabled.”

The NPRM would apply to the following programs: public housing, Housing Choice Vouchers (HCV), Project-Based Vouchers (PBV), and PBRA.

Take action on the Work Requirements and Time Limits Proposed Rule by:

1. **Submitting [your own comment](#)**, urging HUD to withdraw the proposed rule. The comment deadline is May 1 at 11:59 pm ET.
 - a. Use [NLIHC’s comment template](#) to draft a comment that reflects your perspective.
2. **Learning more about the harms of time limits and work requirements:**
 - a. The National Housing Law Project (NHLP)—jointly with NLIHC, the Center for Law and Social Policy (CLASP), Justice in Aging, and Southern Poverty Law Center—published a resource entitled, “[Work Requirements and Time Limits in Rental Assistance Programs Will Worsen Housing Instability](#).” This document outlines the ways in which imposing work requirements and time limits in HUD programs is counterproductive.
 - b. NLIHC, NHLP and CLASP have also synthesized CBPP data and NLIHC data to [create fact sheets for each state and the District of Columbia](#). These fact sheets are posted online as a single, searchable PDF. Consider using this information to inform your comments.
 - c. NHLP has released a [legal analysis of the proposed rule](#). This analysis includes “a summary of HUD’s lack of legal authority to promulgate the rule, and the substantive drafting errors that appear in the rule (such as where there are discrepancies between the policies stated in the preamble and the proposed regulatory text).” NHLP’s analysis also includes a detailed comparison chart outlining how the proposal would apply across programs covered by the NPRM.
 - d. Justice in Aging has published “[HUD’s Proposal on Work Requirements and Time Limits Would Take Away Housing Assistance From Older Adults](#).”

30-Day Notice Proposal – Take Action by April 27!

In February 2026, HUD issued “[Revocation of the 30-Day Notification Requirement Prior to Termination of Lease for Nonpayment of Rent](#).” If these changes are finalized, certain tenants in HUD-assisted housing would have less time to catch up on rent to avoid eviction. HUD would also no longer require PHAs and PBRA owners to provide information such as itemized lists of rent owed. HUD’s proposal would remove additional HUD protections, such as a prohibition on evicting tenants for nonpayment if they caught up on rent during the 30-day notice period.

Although HUD recently announced it [has postponed](#) when these changes would go into effect, the rulemaking is still moving forward. Comments opposing this proposal are crucial.

Take action on the 30-Day Notice Proposal by:

1. **Submitting [your own comment](#)**, urging HUD to withdraw the proposed rule. The comment deadline is April 27 at 11:59 pm ET.
2. **Learning more about how this proposal will harm HUD tenants:** NLIHC staff are ready and available to help advocates learn more about the proposal and support your comments. Reach out to outreach@nlihc.org to learn more!

Housing Supply

Council of Economic Advisors Releases Annual Economic Report to the President, Including Recommendations for Increasing Housing Supply

By Libby O’Neill, NLIHC Senior Policy Analyst

Keywords: CEA, FY26 budget request

The [Council of Economic Advisors \(CEA\)](#) released its annual [Economic Report to the President](#) on April 13. The CEA must send this report to Congress within ten days of the administration submitting its new fiscal year budget; President Trump released a fiscal year (FY) 27 budget request on April 3 (see *Memo*, [4/6](#)). The report includes 14 chapters covering topics of importance to the economy and the administration’s agenda. This memo focuses on Chapter 6 of the report, “[Protecting and Rebuilding the American Dream of Homeownership](#),” which describes the housing affordability crisis mostly in terms of homeownership becoming increasingly out of reach for most Americans—with renter and multifamily housing included to a lesser extent—and the main cause of the housing affordability crisis as excessive regulation.

The CEA is an agency within the Executive Office of the president, tasked with giving the president advice on domestic and international economic policy. The agency has a chair nominated by the president and confirmed by the Senate, one additional member economist appointed by the president, and a staff of economists.

The housing chapter of the report highlights two “culprits” behind increasingly unattainable homeownership: two “adverse sources” of competition for buying a home, institutional investors and immigration; and a “government bureaucrat tax,” which the CEA defines as the cumulative impact of regulations, fees, mandates, and bureaucracy on the cost of construction and renovation.

The Trump administration has repeatedly used immigrants as a scapegoat for the affordable housing crisis. High housing costs are due to a myriad of systemic drivers, including the severe shortage of affordable, accessible, and available homes for people with low incomes, and the growing gap between income and the cost of housing, particularly for those with the lowest incomes. NLIHC and the Protecting Immigrant Families Coalition (PIF) released a [fact sheet](#) explaining why immigration is not the cause of the affordable housing crisis.

The impact of institutional single-family rental investors on the housing market has shifted since they entered the market in a meaningful way following the Great Recession. While these investors helped reduce the number of foreclosed and abandoned homes after the housing crash, this is no longer their primary function. These investors purchase homes within neighborhoods and rent them out, often outbidding other homebuyers who would live in the home. Institutional investor activity in this space is relatively low nationwide but is concentrated in certain metropolitan areas where they have an outsized impact. The administration and Congress have proposed ideas to address this issue in the housing market, but lawmakers have not yet come to an agreement on a final approach.

A significant portion of the housing chapter of the report focuses on the impact of primarily state and local regulations, mandates, and fees on the cost of construction, framing these collectively as a “bureaucrat tax” that leads to higher housing prices. The report also calls out federal energy efficiency policies of the Biden administration, calling them “coercive” and calling on States and localities to implement best practices that would lower construction costs and lead to increased supply. It is important to note that while the policies cited in the report may add costs (upfront and/or ongoing) to housing, many achieve an important public purpose and provide long-term benefits (and sometimes even cost savings, as with energy efficiency improvements).

Policy changes by state and local governments can both lower costs and encourage more production of new housing. Certain local zoning and land use regulations, like those encouraging more low-density, single-family housing and discouraging multifamily housing, or setting minimum lot sizes, set-back, or parking requirements, constrain housing supply and increase the cost of housing development. These policies limit housing opportunities, in particular for households with low incomes, by prohibiting or limiting the types of housing that are more likely to be affordable, including large and small multifamily housing developments. In addition to zoning and land use reforms, local governments can evaluate where processes can be streamlined to reduce delays and fees. NLIHC has endorsed legislation that encourages local governments to adopt policies that increase supply, such as the “Housing Supply Frameworks Act” ([S.1299/H.R.2840](#); see *Memo*, [4/14/25](#)).

While zoning and land use reforms are necessary, they are insufficient to solve the affordable housing crisis. According to [NLIHC’s research](#), there is a national shortage of over 7 million

rental homes affordable and available to families with the lowest incomes. This shortage has been decades in the making, as rents continued rising faster than wages and Congress failed to invest in the programs that help communities afford the cost of building, operating, and maintaining deeply affordable homes, like public housing, project-based rental assistance, and the national Housing Trust Fund. NLIHC supports needed reforms to alleviate zoning barriers and streamline development processes, which can help bring down the cost of construction and ensure the private market can continue to serve middle-income households, but only sustained federal investments in the construction and preservation of deeply affordable housing will meet the housing needs of people with the lowest incomes.

Read the full CEA annual report to the president [here](#).

Opportunity Starts at Home

***Opportunity Starts at Home* Campaign Releases New Podcast Episode on the Intersection of Animal Welfare, Disaster Recovery, and Housing Justice**

By Ella Izenour, NLIHC *Opportunity Starts at Home* Intern

Keywords: multi-sector, podcast, animal welfare, disaster

The [Opportunity Starts at Home](#) (OSAH) campaign released a new podcast episode, “Animal Welfare, Disaster Recovery, and Housing Justice.” The episode, hosted by Julie Walker, features a discussion with Meghan Mertyris, senior policy analyst at the National Low Income Housing Coalition; Christine Kim, executive director of My Dog is My Home, and Shari Myers, disaster operations coordinator at The Partnership for Inclusive Disaster Strategies. The guests discuss the intersection of housing, disaster recovery, and animal welfare. Analysis of this issue reveals that while short-term protections for survivors and their pets exist, long-term protections are limited.

The episode highlights the lack of consistent policies ensuring that survivors can remain with their animals beyond the immediate aftermath of a disaster. For many individuals, especially those experiencing housing insecurity, pets are not just companions but essential sources of emotional stability. Yet, accessing long-term affordable housing often includes restrictive pet policies or fees, creating recovery inequities that disproportionately impact low-income survivors. The conversation also emphasizes challenges faced by people with disabilities. Survivors who rely on service animals may encounter barriers when seeking housing due to inadequate enforcement of accessibility laws or a lack of awareness among hotels and landlords. Even when legal protections exist, such as those requiring reasonable accommodations, limited accessible housing stock poses a problem for survivors.

The episode also emphasizes the importance of intersectionality in disaster recovery solutions. Discussion examines the disproportionate impact of restrictive pet and recovery policies on marginalized communities. Guests advocate policy reforms such as the suspension of breed and weight requirements, including pet-related costs in disaster assistance, and prohibiting

pet fees during disaster recovery periods. The episode also points to promising models like California's Pet Assistance and Support program, which has helped thousands of people experiencing homelessness to maintain custody of their pets while accessing services.

Overall, the discussion calls for more inclusive, long-term housing and recovery policies that recognize the vital role pets play in survivors' stability and well-being.

Listen to the episode on [Spotify](#), [Apple](#), and [Soundcloud](#).

Learn more about the NLIHC Disaster Housing and Recovery Coalition [here](#).

My Dog is My Home is a member of the *Opportunity Starts at Home* campaign's Opportunity Roundtable. Learn more [here](#).

Learn more about the Partnership for Inclusive Disaster Strategies [here](#).

Our Homes, Our Votes

In-Person Event – Join NLIHC's *Our Homes, Our Votes* “From Housing Justice to Civic Power: Vermont Action Summit” on 4/25 in Partnership with Vermont Housing, Civic Engagement, and Voting Rights Leaders

By Tia Turner, NLIHC Project Manager, *Our Homes, Our Votes*

TAG: Our Homes, Our Votes

Keywords: OHOV, voting rights, local event, Vermont, Vermont Action Summit

NLIHC's [Our Homes, Our Votes](#) campaign, a nonpartisan initiative to increase voter turnout among low-income renters and elevate housing as a key election issue, is partnering with a coalition of Vermont-based housing justice, civic engagement, and voting rights organizations to host the “[From Housing Justice to Civic Power: A Vermont Action Summit](#)” as part of Vermont's annual Fair Housing Month.

Each April, Fair Housing Month brings together partners across Vermont to honor the passage of the Fair Housing Act through education, community engagement, and advocacy efforts that address housing discrimination and promote equitable access to housing. This summit builds on that tradition by centering the connection between housing justice and democratic participation at a critical moment for both issues.

The Vermont Action Summit will convene tenant leaders, housing advocates, civic engagement organizations, and Vermont residents for a dynamic, action-oriented event focused on strengthening civic power among renters and advancing equitable housing policies. At a time when barriers to voting persist and housing instability continues to impact communities across

the country, the summit will provide space for participants to explore how these issues intersect and what it will take to ensure renters are both housed and heard.

The summit will feature an opening panel moderated by Tia Turner, NLIHC Project Manager for *Our Homes, Our Votes*, with speakers including David Foss, Tenant Leader; Rev. Mark Hughes of the Vermont Racial Justice Alliance; Lindsay St. Amour of Disability Rights Vermont; and Alex Karambelas of the American Civil Liberties Union (ACLU). Panelists will examine the current landscape of housing and voting rights, highlighting the barriers facing tenants and historically marginalized communities, and identifying opportunities for advocates to take action.

Following the panel, participants will engage in interactive Action Labs designed to move from conversation to strategy. Each lab will support participants in identifying key challenges and developing concrete, actionable steps to advance housing justice and civic engagement in their communities.

To close out the event, participants will have the opportunity to take immediate civic action through a voter registration effort supported by the League of Women Voters, the Burlington Board of Voter Registration, and the Vermont Secretary of State's Office, ensuring attendees leave not only with strategies, but with tools to act.

The Vermont Action Summit reflects OHOV's broader commitment to equipping advocates, tenant leaders, and community partners with the tools and strategies needed to protect voting rights and build long-term civic power. By bringing together partners from across the housing and democracy fields, the summit aims to strengthen collaboration, elevate tenant voices, and advance a more inclusive and representative democracy.

Additional details, including the full agenda and registration information, can be found [here](#). We encourage all partners and advocates in Vermont to join us for this timely and action-driven convening.

This is an in-person event. If you're in the Vermont area on April 25, register [here](#) to attend.

Strategic Partnerships & Campaigns

Join NLIHC's 4/20 Fireside Chat: Continued Conversation on How Art & Research Reimagine Housing Justice

By May Louis-Juste, NLIHC Project Manager, Strategic Partnerships

Keywords: Fair Housing Month, fireside chat

Today, April 20, at 3:00 pm ET, in honor of Fair Housing Month, NLIHC invites you to a discussion on moving beyond acknowledging historic housing discrimination and working toward meaningful repair.

Join NLIHC President and CEO Renee M. Willis, artist and activist Tonika Lewis Johnson, and housing researcher Amber S. Hendley for a discussion about how art, research, and community leadership can challenge harmful narratives and restore dignity to communities impacted by discriminatory housing practices.

Register for the fireside chat [here](#).

Belonging Through Music and Community: New Episode of “The Common Ground” Podcast Coming Soon

By May Louis-Juste, NLIHC Project Manager, Strategic Partnerships

Keywords: The Common Ground, podcast, National Voices of Resilience Homeless Choir

“What does housing justice sound like?” In an upcoming episode of “[The Common Ground](#),” we explore this question through a powerful, in-depth conversation with members of the National Voices of Resilience Homeless Choir. The choir brings together artists, advocates, and community members who use music to turn lived experience into something shared: connection, healing, and purpose.

This episode asks listeners to look past familiar narratives of homelessness and sit with something less expected: joy, creativity, and the quiet power of collective care. For the choir's members, the work goes beyond performance. It's about making space to be heard, to be valued, and to belong.

To hear more about this important discussion, you can listen to “The Common Ground” on [Spotify](#), [Apple Podcasts](#), and [SoundCloud](#). Subscribe to join us as we explore our shared commitment to finding common ground.

Research

Longer Eviction Moratoria Associated with Less State-Level Homelessness, While Disaster-Related Property Damage Associated with More

By Raquel Harati, NLIHC Research Analyst

Keywords: homelessness, eviction moratorium, disasters, eviction moratoria

Research published in the *JAMA Network Open* journal, titled “[Factors Associated with Rising Homelessness Within US States, 2019 to 2024](#),” found that states with longer eviction moratoria during the COVID-19 pandemic saw smaller increases in homelessness. Alternatively, they found that states with more climate disaster-related property destruction saw greater increases in homelessness in the following years after these events. These research

findings indicate a need for eviction prevention, climate change mitigation, a greater focus on housing stability in disaster response plans, and more climate-resilient housing.

Nationally, homelessness rose 33% between January 2020 and January 2024, with significant variation across states. Some states saw much greater increases, while others saw decreases. The authors examined several potential factors that could explain the differences in homelessness across the 50 states and Washington, DC. These factors included average rents, unemployment rates, COVID-19 pandemic-era housing supports (emergency rental assistance and eviction moratoria), overdose deaths as a measure of the severity of the state's substance use epidemic, immigration, and climate-related disaster events. Data from 2021 were excluded due to the 2021 Point in Time (PIT) homelessness count being limited by pandemic-era restrictions.

The average state-level year-over-year increase in homelessness was 7%, but the annual change varied widely across states. The most significant contributing factors to state-level changes in homelessness were the length of state eviction moratoriums during the COVID-19 pandemic and the amount of climate-related property destruction. States with longer eviction moratoria saw smaller year-over-year increases in homelessness, while states that experienced more climate-related disaster property destruction saw greater increases. The remaining factors of average rents, unemployment, ERA distribution, overdose deaths, and immigration were not consistently significant factors in year-over-year changes in homelessness. However, average rents and unemployment levels were associated with the total number of people experiencing homelessness in a state at any given time. The authors suggest that sudden shocks like disasters may drive year-over-year changes in homelessness, while long-term structural factors explain the general prevalence of homelessness at any particular time.

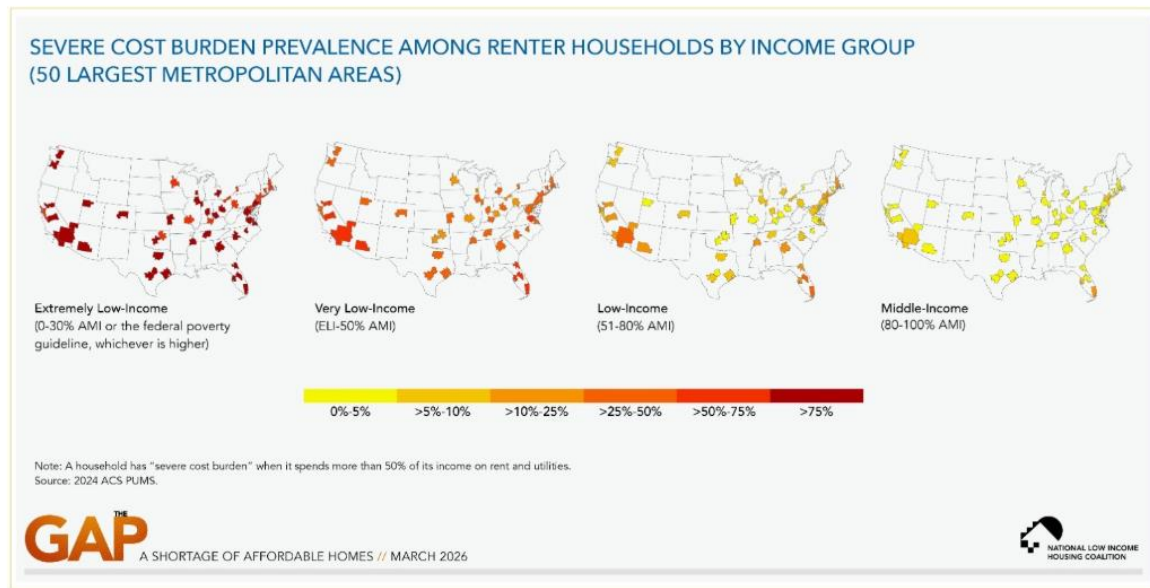
These findings demonstrate that policymakers hoping to alleviate rising rates of homelessness should focus on policies that prevent evictions. Equally, the growing number of climate-related disasters and their large-scale impacts on housing call for a larger focus on housing stabilization in disaster response. Additionally, efforts to mitigate climate change and improve the resiliency of existing housing stock could also reduce the risk of homelessness after disasters.

The full research article can be found [here](#).

Fact of the Week

Severe Housing Cost Burdens are Common and Widespread for the Lowest-Income Renters but Not for Higher-Income Renters

Keywords: cost burdens, metros, metropolitan areas, housing costs, extremely low-income renters, census data



Note: A household has “severe cost burden” when it spends more than 50% of its income on rent and utilities.

Source: 2024 ACS PUMS.

NLIHC Careers

NLIHC Welcomes Kayla Gilchrist as Senior Housing Advocacy Organizer

By Kayla Gilchrist, NLIHC Senior Housing Advocacy Organizer

NLIHC extends a warm welcome to Kayla Gilchrist (she/her/ella), who is joining us as a senior housing advocacy organizer on the Field Strategy & Innovation team. In collaboration with grassroots groups across the country, Kayla will work with people most directly impacted by housing injustice and support communities with the tools and strategies needed to build people power and fight for systems change at the local, state, and national level.

Kayla has worked as a community organizer and nonprofit leader for over 15 years. Previously, she served as a senior organizer on the Housing Justice Team at Community Change, working in collaboration with directly impacted people across the United States to build community power and launch strategic campaigns. Before moving to Washington, DC, she organized for nearly a decade in South Carolina, where she served at the Charleston Area Justice Ministry (CAJM), and later co-founded and led Midlands Organized Response for Equity and Justice (MORE Justice), organizations that deeply engage with community members to achieve systems change around intersecting issues such as wage theft, housing and food insecurity, mental health, and racial profiling by police. She has extensive facilitation, strategic planning, and grassroots fundraising experience and a developed anti-racist lens through which she does her work.

Kayla earned her undergraduate degrees from St. Louis University in Madrid, Spain, and the American University in Cairo, Egypt. She completed her graduate work at the Monterey Institute of International Studies in California and there earned a MA in Spanish Translation and Interpretation and a MA in International Policy Studies, with a focus on Conflict Resolution and Community Development. She is a graduate of the Anne Braden Anti-Racist Organizing Fellowship and Catalyst Project's anti-racist facilitation training.

NLIHC Seeks Senior Vice President, Advancement

The Senior Vice President, Advancement will report to the President and Chief Executive Officer of the National Low Income Housing Coalition (NLIHC) and will lead the organization's comprehensive advancement strategy, overseeing all philanthropic revenue and donor engagement efforts to sustain and grow NLIHC's impact.

This position is responsible for designing and executing a multi-year resource development strategy aligned with NLIHC's strategic priorities. The role will lead all aspects of development, including major gifts, planned giving, institutional fundraising, sponsorships, and fund development campaigns. The SVP will serve as a key member of the senior leadership team, contributing to organization-wide strategy and ensuring alignment between revenue generation and programmatic goals.

The salary range for this position is contingent upon experience and is from \$165,000 - \$185,000. This is a remote position with regular travel to Washington, DC required. Regular travel to Washington, DC is required for senior leadership retreats, board meetings, and key organizational events. The SVP is expected to travel significantly for face-to-face cultivation and solicitation of principal and major gift prospects across the country. The nature of the role also requires a proactive communication style to maintain a deep integration with the DC-based staff and the organizational culture.

Core Responsibilities

Executive Leadership & Organizational Strategy

- Serve as a senior advisor to the president and CEO and a core member of the senior leadership team, helping shape and execute the organization's strategic vision, growth trajectory, and long-term sustainability.
- Lead the development and implementation of an integrated advancement strategy aligned with organizational priorities, including policy impact, field building, and systems change.
- Lead the development and execution of a comprehensive, multi-year fundraising strategy aligned with organizational priorities.
- Identify and pursue new revenue and partnership models that support scale, innovation, and long-term impact.

- Define and implement a structured donor tiering system and portfolio management framework to formalize the organization's engagement across all levels of giving.
- Provide the board and CEO with high-level forecasting, trend analysis, and risk mitigation strategies.
- Ensure revenue strategies are integrated with programmatic goals and racial equity commitments.

Fundraising and Strategic Partnerships

- Lead strategy and relationships for foundation, philanthropic, and institutional funders, including national foundations and aligned grantmaking entities.
- Oversee the development of compelling, forward-looking proposals that position the organization for large, multi-year, and strategic investments, partnering with the Director of Fund Development and team to guide proposal strategy and complex grant narratives.
- Anticipate and respond to shifts in philanthropic trends, aligning organizational opportunities with funder priorities.
- Ensure strong stewardship, reporting, and long-term partnership development with institutional funders.
- Set ambitious revenue goals and ensure strong forecasting, pipeline development, and performance tracking across all funding streams.
- Oversee and coordinate with events and communications teams to elevate the organization's brand, visibility, and donor experience through events, including the Leadership Awards Reception.
- Identify opportunities to innovate event models (e.g., curated salons, donor briefings, strategic roundtables).
- Ensure events are designed not only as revenue drivers but as platforms for influence, storytelling, partnership-building, and member engagement.
- Partner with the president and CEO and senior leadership to deepen relationships with key donors and expand funding aligned with strategic priorities.

Major Gifts, Donor Engagement, and Stewardship

- Design the organizational road map for prospect identification, cultivation, and stewardship and personally manage a select portfolio of high-capacity principal and major donors.
- Oversee organizational major gifts strategy, including prospect identification and stewardship.
- Lead expansion of planned giving initiatives and long-term donor engagement.
- Ensure consistent donor recognition and stewardship practices.

Board & Senior Leadership Collaboration

- Partner with the Board of Directors, especially fund development leadership, to strengthen board engagement in fundraising, relationship-building, and strategic growth.

- Support and coach board members and senior staff in donor engagement, cultivation, and solicitation strategies.
- Collaborate across teams to ensure alignment between programmatic priorities and advancement efforts.
- Participate actively in senior leadership meetings, contributing to organizational strategy, decision-making, and resource allocation.
- Advise on emerging opportunities, potential risks, and innovative approaches to strengthen NLIHC's influence and reach.

Team Leadership and Management

- Lead, mentor, and manage a high-performing advancement/fund development team, fostering a culture of collaboration, accountability, and innovation.
- Ensure the development team operates with clarity, accountability, and high performance through clear goals, metrics, and processes.
- Support professional development and capacity building.
- Partner closely with the Director of Fund Development to translate strategy into execution.

Development Operations and Systems

- Oversee advancement operations, including CRM systems, data integrity, reporting, and analytics.
- Build and maintain systems for pipeline management, donor tracking, and revenue forecasting.
- Partner with the finance team on gift processing, reconciliation, and financial reporting.
- Monitor fundraising pipelines and revenue projections.

Organizational and Team Support

- Participate in staff meetings, retreats, trainings, and Coalition events.
- Promote a culture of philanthropy across the organization, ensuring all staff understand their role in advancing relationships and impact.
- Champion equity and inclusion in advancement strategy, ensuring fundraising approaches reflect and support the org

Position Requirements

- Bachelor's degree required; advanced degree preferred, along with 10-15 years of progressive, senior-level experience in advancement, fundraising, or external affairs, ideally within a national nonprofit or advocacy organization.
- Unwavering commitment to racial and social equity in all aspects of work and a demonstrated ability to develop strategies and tactics to create equitable and inclusive outcomes.

- Excellent communication skills, both written and verbal, with the ability to engage diverse stakeholders, including the media, policymakers, funders, and supporters.
- Demonstrated success in securing major gifts and leading multi-million-dollar fundraising strategies.
- Strong proficiency with Salesforce or comparable CRM systems.
- Proven ability to lead and manage complex fundraising portfolios and teams.
- Strategic thinker with the ability to translate vision into execution and results.
- Familiarity with housing policy, social justice, or advocacy landscapes is strongly preferred.
- Highly adaptable, proactive, and strategic, with the ability to thrive in fast-paced, high-pressure environments.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. **Interested candidates should submit a resume, cover letter (including salary requirements), writing sample, and a portfolio of advancement accomplishments to Jamaal Gilani, Director of People and Culture, via email at jgilani@nlihc.org.**

NLIHC News

NLIHC in the News for the Week of April 13

The following are some of the news stories to which NLIHC contributed during the week of April 13:

- “Tenants unions gain ground across Missouri as renters fight for affordable housing,” *The Beacon: Missouri*, April 13, at: <https://tr.ee/UEieQ9>
 - “Illinois bill would curb homelessness penalties,” *Axios Chicago*, April 17, at: <https://tr.ee/Bapnz1>
 - “‘Untenable position’: Federal rule could force people to choose between family and housing,” *Union Bulletin*, April 17, at: <https://tr.ee/t06ZQD>
-

Where to Find Us – April 20

- [Florida Disaster Collaboration Conference](#) – Orlando, FL, April 20-21 (Noah Patton)
- [From Housing Justice to Civic Power: A Vermont Action Summit](#) – Burlington, VT, April 25 (Tia Turner)
- [National VOAD Conference](#) – Reno, NV, May 4-7 (Noah Patton & Meghan Mertyris)
- [52nd Annual Convention & Tradeshow and the Housing Our Relatives Summit: Collaborative Solutions for Native Communities](#) – Anchorage, Alaska, May 4-8 (Renee M. Willis, Mayerline Louis-Juste & Kayla Blackwell)
- [National Adaptation Forum](#) – Pittsburgh, PA, May 12-14 (Noah Patton)
- [NeighborWorks Montana Housing Conference](#) – Fairmont Hot Springs, MT, May 18-20 (Nada Hussein)

- [Minnesota's Affordable Housing Summit 2026](#) – Minneapolis, MN (in-person), June 4 (Renee M. Willis, Keynote Speaker)
 - [Influencing Social Policy](#) – virtual, June 10 (Tia Turner)
 - [AASC Conference](#) – Austin, TX, August 23-24 (Tia Turner)
-

NLIHC Staff

Sarah Abdelhadi, Manager, State and Local Research
 Andrew Aurand, Senior Vice President for Research, x245
 Bridgette Barbosa, Graphic Design Intern
 Sidney Betancourt, Manager, Inclusive Community Engagement, x200
 Kayla Blackwell, Senior Housing Policy Analyst, x231
 Victoria Bourret, Manager, State and Local Innovation Outreach, x244
 Alayna Calabro, Senior Policy Analyst, x252
 Billy Cerullo, Manager, Training and Innovation
 Adelle Chenier, Senior Director of Events
 Esther Colón-Bermúdez, Research Analyst
 Lakesha Dawson, Director of Operations and Accounting
 Ramina Davidson, Vice President of Field Strategy & Innovation
 Neha Darisi, Field Intern
 Lindsay Duvall, Manager, Member Engagement, x206
 Thaddaeus Elliott, Housing Advocacy Organizer
 Dan Emmanuel, Director, Research, x316
 Janelle Flowers, Operations Coordinator
 Jamaal Gilani, Director of People and Culture
 Kayla Gilchrist, Senior Housing Advocacy Organizer
 David Gonzalez Rice, Senior Vice President of Public Policy
 Raquel Harati, Research Analyst
 Danita Humphries, Executive Operations Manager, x226
 Nada Hussein, Research Analyst, State and Local Innovation, x264
 Ella Izenour, OSAH Intern
 Kenza Idrissi Janati, Housing Advocacy Coordinator
 Kim Johnson, Senior Director of Policy, x243
 Sarita Kelkar, Policy Intern
 Mayerline Louis-Juste, Program Manager, Strategic Partnerships, x201
 Lisa Marlow, Senior Director of Communications, x813
 Meghan Mertyris, Senior Disaster Housing Recovery Analyst
 Julian Mura-Kröger, Research Intern
 Khara Norris, Senior Vice President of Operations and Finance, x242
 Libby O’Neill, Senior Policy Analyst
 Noah Patton, Director, Disaster Recovery, x227
 Mackenzie Pish, Research Analyst
 Oliver Porter, DHR Intern
 Benja Reilly, Development Coordinator, x234
 Zenayah Roache, Housing Advocacy Organizer

Dee Ross, Tenant Leader Fellow
Gabrielle Ross, Manager, IDEAS, x208
Craig Schaar, Data Systems Analyst
Brooke Schipporeit, Senior Director, Field Organizing and Innovation, x233
Kristen Stehling, Fund Development Director
Carlton Taylor, Jr., Senior Graphic Communications Coordinator
Cecily Thomas, Development Coordinator, x810
Tia Turner, Project Manager, *Our Homes, Our Votes*
Julie Walker, Project Manager, *Opportunity Starts at Home*
Brandon Weil, Graphic Communications Manager
Chantelle Wilkinson, Vice President, Strategic Partnerships & Campaigns, x230
Renee Williams, Senior Advisor for Public Policy
Renee M. Willis, President and CEO, x247
Tiara Wood, Communications Coordinator