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Budget and Appropriations

Trump Administration Expected to Release FY26 Budget Proposal Slashing HUD Funding, with “Skinny Budget” Expected This Week – Take Action

TAG: Budget & Appropriations

Keywords: Appropriations, FY26

The Trump Administration is expected to release a fiscal year (FY) 2026 budget proposal by mid-May, with an outline – known as a “skinny budget” – sometime this week. The budget will likely propose massive spending cuts to HUD’s vital affordable housing and homelessness assistance programs, including a significant overhaul of the Housing Choice Voucher (HCV) program that will likely decrease the number of assisted households.

Every year, the Administration submits a budget request to Congress in advance of the annual appropriations process. Only Congress has the power to provide funding for federal programs, so the president’s budget request does not carry any legal weight, but it does provide an opportunity for the Administration to signal their priorities in the fiscal year ahead. The anticipated “skinny budget” will likely provide topline funding requests for each of the 12 appropriations bills for FY26, including the Transportation, Housing and Urban Development (THUD) spending bill that funds HUD’s vital affordable housing and homelessness assistance programs. The mid-May request will provide additional details about how the Trump Administration would fund individual federal programs.

During his first term, President Trump repeatedly called for [massive spending](#) cuts to HUD programs, including deep cuts to the Housing Choice Voucher (HCV) program that, if enacted, would have taken housing assistance away from 200,000 households who rely on their HCV to keep a roof over their heads. The previous Trump Administration also pushed Congress to enact policies that would increase barriers to accessing housing assistance, including work requirements, time limits, and minimum rent increases on HUD-assisted households. However, thanks to advocates and congressional champions who worked tirelessly to protect HCVs and other vital HUD programs, these proposed cuts and policy changes were never enacted. NLIHC expects these threats to be raised again as FY26 negotiations take shape.

The Need for Additional Funding for the Emergency Housing Voucher Program

In addition to the need for increased funding in FY26 to cover the cost of HCV renewals, Congress will need to provide funding to ensure the 60,000 households who receive an Emergency Housing Voucher (EHV) do not lose their assistance. The [EHV program](#) was created in the “American Rescue Plan Act of 2021,” which provided \$5 billion for 60,000 new tenant-based rental assistance vouchers specifically targeted to people experiencing or at immediate risk of homelessness, including people escaping intimate partner violence. The EHV program mandates that public housing authorities (PHAs), which are responsible for administering the program, work with their local Continuums of Care (CoCs) to identify people and families at risk

of or experiencing homelessness and connect them to an EHV, plus wrap-around services when needed, for long-term housing stability.

The EHV program has been extremely successful, helping almost 60,000 people and families – in particular families with children – find and maintain stable housing. While funding for the program was originally slated to last until 2030, rapidly rising rent costs over the last four years have caused funding to run out much more quickly than expected. Unless additional funding is allocated by Congress, HUD estimates that funding for the program will likely run out of funding in 2026.

Take Action

As Congress begins their work on FY26, NLIHC will continue to monitor developments and provide updated materials for advocates to take action and demand increased funding for HUD's vital programs in any final FY26 spending bill.

Urge Congress to Pass a FY26 Spending Bill with Increased Funding for HUD's Affordable Housing and Homelessness Programs!

Use NLIHC's toolkits and resources to take action on FY26 funding, including 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/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.](#)

National, state, local, tribal, and territorial organizations can also [join over 2,300 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 FY26.

Congress Returns from Spring Recess to Draft Sweeping Budget Resolution Slashing Funding for Medicaid and Food Assistance

TAG: Budget & Appropriations

Keywords: budget reconciliation, budget resolution

Members of Congress return to their offices on Capitol Hill today after a two-week spring recess. Republican lawmakers will immediately turn their attention to drafting the legislative text of a massive budget reconciliation bill that would spend over \$5 trillion to extend tax cuts, increase funding for immigration enforcement, and fund other Trump Administration priorities, while

also cutting at least \$1.5 trillion in the federal budget through funding cuts to other federal programs, including Medicaid and the Supplemental Nutrition Assistance Program (SNAP).

Before leaving for recess, Republicans in the House and Senate voted to pass a budget resolution (see *Memo*, 4/14). The budget resolution provides the blueprint for the reconciliation bill, outlining how much money each congressional committee is responsible for spending or cutting. “[Reconciliation](#)” refers to a special procedure that allows a bill to pass the Senate with a simple majority of 51 votes, rather than the 60 votes usually required in the chamber, in exchange for limitations on what can be included in the bill. Because Republicans control the House, Senate, and White House, they can use reconciliation to pass a bill without any bipartisan support or input.

While housing assistance has not been named as a potential target for cuts, the anti-poverty programs being considered play a crucial role in economic stability for people and families with low incomes, helping them put food on the table and receive needed medical care. The financial assistance these programs provide also promotes housing stability: by helping families afford the cost of food and other necessities, more money is left over at the end of the month to ensure rent is paid. States can also use Medicaid to cover [health-related social needs](#), including housing.

The threats to Medicaid, which serves over 72 million low-income people around the country, and SNAP, which serves over 42 million people, have triggered widespread outcry from advocates around the country. Public opposition to the proposed cuts to Medicaid and SNAP is pressuring moderate and swing-district Republicans to express concerns about the bill to leadership; as negotiations continue, it will be crucial for advocates – especially those in Republican districts and states – to keep up the pressure on their members of Congress to vote against any reconciliation bill that would cut vital safety net programs.

The National Alliance to End Homelessness launched a [Take Action page](#) for advocates to quickly and easily contact their elected officials and urge them not to support cuts to Medicaid. Take action here: tinyurl.com/3c2ntnnw.

Learn more about how you can advocate for continued SNAP funding at the Food, Research, and Action Center’s (FRAC) website: tinyurl.com/2mzr5pb3.

Fair Housing

PolicyLink Hosts Webinar on How States & Cities Build Durable Frameworks to WIN on Fair Housing

TAG: Fair Housing

Keywords: PolicyLink, Affirmatively Furthering Fair Housing

PolicyLink is hosting an upcoming webinar, “[From Policy to Power](#)” on how states and cities can build and strengthen Affirmatively Furthering Fair Housing (AFFH) and Fair Housing policies on Friday, May 2 from 2 to 3 pm ET. From Policy to Power is not your typical AFFH 101 — this webinar will equip you with the insights, tools, and strategies to help your city or

state lead the way in building durable, community-centered approaches to advancing AFFH. This is your opportunity to hear from national leaders and local changemakers shaping the future of housing equity—from hard-won lessons to model implementation practices.

Speakers include:

- Rasheedah Phillips, PolicyLink
- Demetria McCain, NAACP Legal Defense Fund
- Thomas Silverstein, Poverty & Race Research Action Council
- Margaretta Lin, Just Cities
- Monique King-Viehland, MKV Zithande Consulting
- City of Richmond Representatives

PolicyLink welcomes all to join whether you're a housing advocate, local leader, policymaker, or community-based organizers.

Register for the webinar [here](#).

Congress

Rep. Menendez (D-NJ) Leads 48 Representatives in Condemning HUD's Targeting of Immigrant Communities and Data Sharing with Homeland Security

TAG: Congress

Keywords: Robert Menendez, HUD, Immigrants, Fair Housing Act, DHS

On April 17th, Representative Robert Menendez (D-NJ) led 48 House Democrats in [a letter](#) to HUD Secretary Scott Turner opposing the agency's escalating use of housing programs to target immigrant communities. The letter condemns HUD's new Memorandum of Understanding (MOU) with the Department of Homeland Security (DHS), the rollback of "Fair Housing Act" enforcement, and recent changes to HUD's Federal Housing Administration mortgage eligibility. The lawmakers warn that these actions will deepen fear among immigrant communities and will harm both U.S. citizens' and immigrants' access to housing.

The lawmakers argue that HUD's Memorandum with DHS represents an unprecedented and dangerous interagency data-sharing scheme. The letter raises serious concerns that personally identifiable information collected by HUD could be weaponized to facilitate deportation or "self-eviction" campaigns, in violation of the "Privacy Act." They emphasize that current federal law already bars undocumented immigrants from accessing federal housing benefits and reject Secretary Turner's narrative that further restrictions are necessary to prevent misuse of taxpayer funds.

"We staunchly oppose the use of limited federal housing resources to stoke fear and facilitate deportations," the lawmakers wrote. They continue: "[T]here are rightful concerns about sharing sensitive information, including place of residence, with DHS. These well-founded fears will

deter mixed-status families, U.S. citizens, and other eligible individuals from pursuing housing assistance.”

The letter also denounces HUD’s decision to eliminate eligibility for non-permanent residents seeking FHA-insured mortgages. This change, the lawmakers warn, will exclude refugees, asylees, survivors of violence, and DACA recipients from the possibility of homeownership—even though the Mutual Mortgage Insurance Fund receives no taxpayer subsidies and remains overcapitalized. Rather than increasing access to housing, the policy narrows it and targets immigrant families who have long contributed to the program’s solvency.

Additionally, the letter calls attention to HUD’s rollback of fair housing enforcement mechanisms, including plans to terminate 77% of staff at the Office of Fair and Equal Housing Opportunity and rescind funding for nonprofit enforcement partners. Lawmakers warn that these changes will severely undermine protections against housing discrimination and push immigrant families further into housing precarity.

The lawmakers conclude: “We share your disappointment that HUD can ‘[only serve one out of \[the\] four Americans that \[it\] should be serving](#).’ **Yet immigrants aren’t to blame; Congress’s underfunding of the federal housing budget is.** Your subsequent pledge to provide more U.S. citizens benefits rings hollow as you decimate staffing and funding for our nation’s existing housing infrastructure.”

Signers of the letter include Representatives Menendez (D-NJ), Velázquez (D-NY), Carbajal (D-CA), Soto (D-FL), Holmes Norton (Del-DC), Hank Johnson (D-GA), Espaillat (D-NY), Escobar (D-TX), McGovern (D-MA), Hernández (D-IL), Dexter (D-OR), Correa (D-CA), Ramírez (D-IL), Gomez (D-CA), Tlaib (D-MI), Tonko (D-NY), Cleaver (D-MO), McCollum (D-MN), Balint (D-VT), García (D-IL), Clarke (D-NY), Beatty (D-OH), Ansari (D-AZ), Garcia (D-TX), Linda Sánchez (D-CA), Ruiz (D-CA), Vargas (D-CA), Evans (D-PA), Lieu (D-CA), Smith (D-WA), Jayapal (D-WA), Cisneros (D-CA), Jacobs (D-CA), Williams (D-GA), Thanedar (D-MI), Scott (D-GA), Krishnamoorthi (D-IL), McIver (D-NJ), McBride (D-DE), Bonamici (D-OR), Barragán (D-CA), DeGette (D-CO), Moore (D-WI), Tokuda (D-HI), Rivas (D-CA), Liccardo (D-CA), Ocasio-Cortez (D-NY), Amo (D-RI), and Wasserman Schultz (D-FL)

Read the full letter [here](#).

Read the press release [here](#).

HoUSed

Join Protecting Immigrant Families Webinar on May 1 to Learn About Anti-Immigrant Actions in Trump’s First 100 Days

TAG: HoUSed

Keywords: Protecting Immigrant Families

As the 100th day of Trump's Administration approaches and Congress inches towards signing off on significant cuts to essential safety net programs, the [Protecting Immigrant Families Coalition \(PIF\)](#) is hosting a webinar series titled, "[Feels Like 1,000 Days: PIF Webinar on Trump Actions in His First 100 Days](#)" on Thursday, May 1, from 2:30-3:45 pm ET. The Trump Administration has taken unprecedented actions to harm people in immigrant families by limiting access to health care, food, housing and other programs for immigrants. Join the webinar to learn about policy changes, upcoming threats, and how you can engage.

PIF's webinar series aims to provide updates, action opportunities, policy changes and threats to understand key themes within the administration's actions. There will be an opportunity to participate in a 5-minute action during the webinar to make your voice heard. Speakers will include: Marie Claire Tran Leung, of the National Housing Law Project; Salaam Bahti, from the Food Research & Action Center; Laura MacLeery, from UnidosUS; and Adriana Cadena and Sonya Schwartz, from the Protecting Immigrant Families Coalition.

Register for the May 1 webinar [here](#).

White House

Executive Order Will Eliminate Disparate Impact Liability

TAG: Fair Housing

Key Words: Disparate Impact, DI, EO, Executive Order, fair housing, regulation, Title VIII, Civil Rights Act

Executive Order (EO) "[Restoring Equality of Opportunity and Meritocracy](#)" was posted on the Office of Management and Budget (OMB)/White House website on April 23. The EO intends to eliminate the use of disparate impact liability. An [advance version](#) with EO number 14281 was published in the *Federal Register*'s "[Tomorrow's Documents Today](#)." A [Fact Sheet](#) boils down the legalese of the EO. Among other provisions, the EO instructs the Attorney General to repeal or amend all regulations for all federal agencies (such as HUD) that derive from Title VI of the Civil Rights Act of 1964 that contemplate disparate-impact liability. The EO directs all federal agencies to deprioritize enforcement of statutes (such as Title VIII of the Civil Rights Act of 1968, the Fair Housing Act) and regulations that include disparate impact liability. The EO requires the Attorney General and federal agencies heads to determine whether any federal authorities preempt state laws, regulations, or practices that impose disparate impact liability or whether they have "constitutional infirmities that warrant federal action." In simple terms, "disparate impact" refers to a method of proving housing discrimination without having to show that discrimination is intentional (see Background below). This EO will be formally published in the *Federal Register* on Monday, April 28.

The EO makes outrageous claims, such as:

- A "pernicious movement" seeks a divisive pursuit of "results in preordained by irrelevant immutable characteristics..."

- “Disparate-impact liability, which holds that a *near insurmountable presumption* (emphasis added) of unlawful discrimination exists where there are any differences in outcomes in certain circumstances among different races, sexes, or similar groups, even if there is no facially discriminatory policy or practice or discriminatory intent involved.” (See the three-step “burden-shifting standard” from HUD’s 2013 regulation, below, which demonstrates that there is no “insurmountable presumption.”)
- “Disparate-impact liability *all but requires* (emphasis added) individuals and businesses to consider race and engage in racial balancing to avoid potentially crippling legal liability.” (The 2013 regulation’s burden-shifting standard does not require such a consideration.)
- Disparate impact theory violates the Constitution’s guarantee of equal protection.
- Disparate impact liability is wholly inconsistent with the Constitution and threatens the commitment to merit and equality of opportunity...”
- “Disparate impact liability imperils the effectiveness of civil rights laws by mandating rather than proscribing, discrimination.”
- The [Fact Sheet](#) accompanying the EO embellishes by adding that disparate impact “requires” race-oriented policies and practices to rebalance outcomes along racial lines. The Fact Sheet adds, “Disparate-impact liability undermines civil-rights laws by mandating discrimination to achieve predetermined, race-oriented outcomes, contradicting the Constitution’s guarantee of equal protection and treatment.”

Background

Title VIII of the “Civil Rights Act of 1968,” also known as the “Fair Housing Act,” prohibits discrimination on the basis of race, color, sex, disability, national origin, familial status, or religion (the “protected classes”) in the sale, rental, or financing of dwellings and in other housing-related activities. Section 804(a) of the Fair Housing Act makes it unlawful “[t]o refuse to sell or rent..., or otherwise make unavailable or deny, any dwelling to any person because of race, color, national origin, religion, sex, familial status, or handicap.” (emphasis added).

The Fair Housing Act not only prohibits intentional discrimination, it also prohibits policies that have an unjustified “discriminatory effect” on the protected classes. The discriminatory effects doctrine (which includes “disparate impact and perpetuation of segregation”) is a tool for addressing policies that unnecessarily cause systemic inequality in housing, regardless of whether the policies intended to discriminate

In simple terms, “disparate impact” refers to a method of proving housing discrimination without having to show that discrimination is intentional. There are a number of common examples of disparate impact, including: nuisance ordinances that endanger women experiencing domestic violence; policies that restrict access to housing for people who have arrest records or criminal convictions; restrictive zoning laws and building codes that prevent the development of affordable housing, disproportionately harming people of color and perpetuating segregation; and policies and practices that harm those relying on vouchers who are disproportionately people of color.

On June 25, 2015, Justice Anthony Kennedy announced the 5-4 decision of the Supreme Court of the United States upholding the disparate impact theory in housing discrimination cases, a theory that was challenged by the *State of Texas in Texas Department of Housing and Community*

Affairs (TDHCA) v The Inclusive Communities Project. At issue was whether the Fair Housing Act of 1968 bars not only intentional discrimination, but also policies and practices that have a disparate impact – policies and practices that do not have a stated intent to discriminate but that have the effect of discriminating against the Fair Housing Act’s protected classes. The Supreme Court cited the 2013 HUD Disparate Impact rule and did not suggest in any way that the 2013 rule required modification.

HUD’s 2013 Disparate Impact rule codified 45 years of HUD practice and the decisions of 11 U.S. Courts of Appeals by establishing a uniform standard for determining when a housing policy or practice with a discriminatory effect violates the Fair Housing Act. The rule formalized a three-step “burden shifting standard:”

1. The plaintiff (the party alleging disparate impact) has the burden of proving that a policy or practice caused or predictably will cause a discriminatory effect.
2. If the plaintiff makes a convincing argument (satisfies that burden of proof), then the burden of proof shifts to the defendant (the housing provider, business, government, or other entity) to show that the challenged policy or practice is necessary to achieve one or more of the defendant’s substantial, legitimate, nondiscriminatory interests.
3. If the defendant satisfies the above burden of proof, then the burden of proof shifts again to the plaintiff to demonstrate that the defendant’s substantial, legitimate, nondiscriminatory interests could be served by another policy or practice that has a less discriminatory effect.

Read the advance version of EO 14281 at: <https://tinyurl.com/55b5spfs>

Read the Fact Sheet at: <https://tinyurl.com/ykvdwhvr>

More information about disparate impact is on [page 8-9](#) of NLIHC’s *2024 Advocates’ Guide*.

IDEAS

Want Early Access to the 2025-2026 Collective Application? Fill Out the Interest Form Today!

TAG: IDEAS

Keywords: The Collective, early access, tenant and community leaders

NLIHC’s next Collective cohort for the 2025-2026 year will be accepting applications in late Spring 2025! The Collective is NLIHC’s dedicated group of tenant and community leaders with lived experience of housing insecurity who work to advance housing and racial justice in their communities. NLIHC collaborates with the Collective to inform policy priorities so that they best reflect the needs of low-income renters.

The Collective application is not open yet, but NLIHC staff have created an [interest form](#). If you are a tenant leader in your community and are interested in participating, please [fill out this interest form](#) to receive early access to the Collective application when it is available!

Learn more about the Collective and other NLIHC Tenant Engagement efforts [here](#).

Training Institute for Tenants and Residents Officially Launches with Outstanding Response

TAG: IDEAS

Keywords: Tenant Leadership, Housing Justice, Resident Empowerment, NLIHC

NLIHC proudly launched its Training Institute for Tenants and Residents with over 600 people registered for the kickoff webinar on Wednesday, April 23. The webinar, now available [online](#), marks the soft launch of a first-of-its-kind, tenant-led national training model built by and for tenants and residents. The Institute will focus on shifting power back into the hands of those most impacted by housing injustice. Register for future calls [here](#).

The Training Institute is a direct response to the deepening housing crisis, where more than 11 million households are rent-burdened. Many low-income renters, especially those Black and Indigenous, continue to face unsafe housing conditions, displacement, and criminalization. While policymakers debate housing solutions, tenants and residents are stepping up to lead the way.

Through this Institute, NLIHC is creating space for tenants and residents to build collective power by providing monthly training sessions, toolkits, and peer-led resources that strengthen organizing, leadership, and advocacy efforts nationwide.

“Renters deserve more than just a seat at the table. They deserve the skills, tools, and networks to build the table themselves,” said a low-income renter during the NLIHC Policy Forum. “This is not charity work — this is power building.”

The first series of national training sessions will cover topics such as organizing, fundraising & sustainability, and marketing & branding—each facilitated by experienced tenant leaders and advocates in the movement.

The Institute is more than a series of training sessions; it serves as a launchpad for a larger movement. From neighborhood tenant unions to national campaigns, the mission is clear: **to educate, equip, and empower tenants and residents to lead.**

Register for the Institute [here](#). For more information about upcoming sessions, to access webinar recordings, and to learn more about the Training Institute by visiting: <https://nlihc.org/training-institute>

Recording from the webinar: <https://tinyurl.com/3vawyknv>

PowerPoint from the webinar: <https://tinyurl.com/58dvzydv>

For questions or media inquiries, please contact: ideas@nlihc.org

State and Local Innovation

Treasury Releases Updated Closeout Resource

TAGS: State and Local Innovation

Keywords: Treasury, ERA2

The U.S. Department of the Treasury (Treasury) released an updated [ERA2 Closeout Resource](#) on April 14, which clarifies aspects of the ERA2 program closure process, including audit and record retention requirements. ERA2 financial and statistical records, supporting documents, and non-federal entity records must be retained by recipients for five years, for up to twenty years, if funds were used for affordable rental housing purposes per the [ERA2 Award Terms](#). In terms of audit requirements, recipients that expended \$1M or more in ERA awards during the fiscal year that began on or after October 1, 2024 are required to undergo a single audit or program specific audit for that fiscal year. They are responsible for arranging the audit and ensuring a smooth process and must take prompt corrective action if there are any audit findings.

The Closeout Resource also includes information about the ERA2 closeout process, including when obligations must be paid in full. Recipients have until September 30, 2025, to obligate funds for administrative and program expenses, and 120 days from that point to expend the funds. Funds paid out after September 30 may only cover housing stability services, rent, utility, and energy expenses, rental arrears, affordable rental housing projects, and eviction prevention activities arising before September 30.

Recipients must submit a final closeout report within 120 calendar days after September 30, then Treasury begins the closeout review process, including determining if recipients need to return funds. Once recipients return funds (if applicable), Treasury sends the recipient a notification of completion. Recipients may undergo an early closeout process before the September 30 deadline if award objectives, including administrative actions and operational activities, are completed before September 30. The recipient then requests early closeout through Treasury's portal, which is reviewed by Treasury. If approved, the recipient submits the final report, and the steps outlined above take place. In both types of closeout processes, funds cannot be obligated or expended once the final report is submitted to Treasury.

After recipients submit the final closeout report, Treasury makes a determination if money is owed. Potential reasons for repayment include excess funds, unobligated balances, improper use of funds or other noncompliance issues. Once Treasury makes a final determination of the final balance owed, recipients have 30 calendar days to repay funds to avoid debt collection. If a recipient enters debt collection, Treasury will issue a demand letter outlining penalties for nonpayment.

Read the Closeout Resource [here](#).

Read the ERA2 guidance [here](#).

New Mexico Passes Legislation to Disclose and Limit Certain Rental Fees, Including Tenant Screening Fees

TAG: State and Local Innovation

Keywords: tenant protections, New Mexico, rental fees, junk fees

On April 8, New Mexico Governor Michelle Lujan Grisham signed into law a comprehensive tenant protection bill that limits certain types of rental fees for tenants – bolstering transparency in the private rental market and ensuring that tenants are not cost-burdened by excessive fees that increase the true cost of rent per month. Under “[Senate Bill 267](#),” which was introduced as a partisan housing bill sponsored by Representative Marianna Anaya (HD-018) and Senators Heather Berghmans (SD-015), Carrie Hamblen (SD-038), Leo Jaramillo (SD-005), and Linda Trujillo (SD-024), the new law targets rental application fees for tenants applying for new housing opportunities, including fees associated with screening prospective applicants and running background checks. The law also includes provisions that require landlords and property owners to notify tenants of any impending rental fee increases or changes during tenancy. With the passage of New Mexico’s new law, [the state joins 21 additional states and eight localities that have taken measures to protect tenants against excessive rental fees](#) – commonly known as “junk fees.”

Of the rental fees mentioned in “Senate Bill 267,” the law begins with a blanket provision that requires landlords and property owners to disclose to prospective rental housing applicants – in plain language – all of the costs associated with renting a dwelling unit. Under the law, landlords and property owners are also required to provide both an itemized list and descriptions of the fees that will be assessed to a tenant during the duration of their lease, including the base cost of renting the unit. Similarly, the law also includes a provision on notifying tenants about any fees that could change during a lease term.

As mandated by the law, landlords and property owners must provide at least 60-days’ notice to a tenant prior before the new charge. Language embedded in New Mexico’s “Senate Bill 267” is similar to that of the State of Idaho, which passed in 2023 “[Senate Bill 1039](#),” a statewide law that requires landlords and property owners be transparent about any fees that are to be charged to tenants prior to the commencement of a lease term or if a fee changes, requiring an at least 30-day’s notice that must be provided to a tenant.

New Mexico’s “Senate Bill 267” then includes several mandates regarding tenant screening and background check fees for prospective housing applicants. Related to tenant screening fees, New Mexico’s law places limits on how much can be charged to a tenant to process a tenant screening report. According to the Consumer Financial Protection Bureau, [a tenant screening report can include a variety of information about a tenant](#), which is compiled together to determine whether a tenant is fit to lease a rental unit. Typically, tenant screening reports can include information on a tenant’s credit history, rental and eviction history, and can offer information on a tenant’s employment. “Senate Bill 267” mandates that a landlord or property owner can only charge \$50 to process a tenant screening report on a tenant and that no other fee can be charged to a tenant to process a rental application. Moreover, the law also stipulates that any prospective tenant that is

not selected for a rental unit is eligible to have their tenant screening fee returned to them within 30 calendar days.

Also related to tenant and background screening checks, New Mexico's new law also allows tenants to reuse the same background check for a single landlord if the screening was completed within 90 days of submitting a rental application. Though New Mexico's new provision for reusable background check only applies to properties under the same ownership, portable background checks are one type of law gaining traction across the country. In Colorado, lawmakers passed in 2023 "[House Bill 23-1099](#)" to allow tenants to reuse their rental background and credit checks for up to 30 days without incurring any additional costs, while in Illinois, a similar law passed in 2024 through "[House Bill 4926](#)" also allows tenants reuse their tenant screening reports as long as the report was prepared by a consumer credit reporting agency within 30 days of submitting a rental application.

Reusable tenant screening reports help prospective renters offset some of the costs of securing new housing opportunities. By allowing tenants to reuse the same tenant screening report multiple times throughout the process of applying for housing, a renter does not incur debt just to secure housing. According to Zillow's [Consumer Housing Trends Report for 2023](#), the typical renter submits two applications during their housing search, paying at least \$40 per application. For renter households of color, notably, the survey found that non-white renters, which includes Black and Latinx households, are reported as submitting five or more rental applications during their housing search. In a report released by the National Consumer Law Center in 2023, it was [found](#) that 89% of tenants were charged rental application fees, ranging from \$25 to as much as \$350. Despite a tenant paying such amount in fees, moreover, there is no guarantee that a tenant will even be approved for a unit.

Overall, laws that limit excessive rental fees for tenants – or include mandates that require disclosure of fees – are important policies that promote housing stability and affordability for renters. When tenants are charged a multitude of fees, typically in excess of what is advertised on a rental listing, the resulting costs can be burdensome to tenants and can lead to housing that is unaffordable.

According to the US Department of Housing and Urban Development, housing is considered affordable if a tenant is not paying more than 30% of their monthly income towards rent and utility costs. When fees are hidden, unpredictable, or charged as a surprise to renters, it can lead to greater shares of a tenant's monthly income to go towards rent and utilities alone – leaving little money left over each month for other necessities such as food, transportation, or healthcare. According to the National Consumer Law Center, a [survey of rental fees in 2023](#) found that tenants are typically charged dozens of fees during tenancy, including rental application fees, excessive late fees, utility-related fees, processing or administrative fees, and even parking fees – bringing the total cost to rent per month hundreds of dollars more than the advertised price on a rental listing in some cases.

More information about New Mexico's new rental fee law can be found [here](#).

Recap of NLIHC's 4/24 SLI State and Local Tenant Protections Network Call

TAG: State and Local Innovation

Keywords: tenant protections, network, evictions, just cause

Thursday, April 24, NLIHC's [State and Local Innovation](#) (SLI) campaign hosted the latest iteration of its State and Local Tenant Protections Network call, focusing on "just cause" eviction protections. "Just cause" protections, which are commonly known as "for cause" or "good cause" protections, limit the permissible reasons for which a landlord or property owner can evict a tenant or refuse to renew a tenant's lease when the tenant is not found to violate any law(s). During the call, attendees had the opportunity to hear from housing advocates and academic researchers who are working to advance and support the passage of just cause laws across the country. Specifically, the call was joined by Alexander Kolokotronis, director of the [Naugatuck Valley Project](#), as well as Kenton Card and Evan Davis from the [University of Minnesota's Center for Urban and Regional Affairs](#), and Jeremy Schwartz from [Loyola University Maryland](#), to discuss their work on this tenant protection policy. Notes from the call can be found [here](#).

NLIHC's State and Local Tenant Protections Network is a virtual convening space comprised of a broad-based coalition of state and local organizations focused on introducing, passing, implementing, and enforcing laws, policies, and programs that strengthen renters' rights; rectify the power imbalance between landlords and tenants; and divert the threat of eviction. Every month, the Network convenes from **3 - 4 pm ET** to troubleshoot and workshop challenges, highlight tenant protection wins, and inquire about technical assistance support to bolster the support needed to advance critical tenant protection policies across the country. Indeed, since no federal-level renter protections exist for renter households in the private rental market, the need for state and local tenant protections is crucial.

Interested advocates can sign up for the Network [here](#)!

During the April 24 call, attendees learned more about what just cause protections are, where they have been implemented, and how these protections impact the housing market overall. Speaking to his own experience as a renter, Alex provided insight into how just cause protections are critical for renters today, especially in his home state of Connecticut where housing advocates have introduced just cause protections this 2025 legislative session through "[House Bill 6889](#)." If enacted, "House Bill 6889" would expand the state's current just cause law, which currently only covers renters who are aged 62 years or older, to allow for renters who live in residences with five or more units to be covered by good cause protections.

Next, researchers Kenton Card, Evan Davis, and Jeremy Schwartz discussed a recent report that highlights the impact of just cause protections on the housing market. Using a case study approach, the researchers analyzed whether just cause protections in California (passed through "[Assembly Bill 1482](#)"), Oregon (passed through "[Senate Bill 608](#)"), and New Hampshire (codified into law through "[State Statute Section 540-2](#)") had an impact on housing production. Through the team's preliminary analysis, it was concluded that such protections do not impact housing production. Further reading of the research report can be found [here](#).

[In the fall of 2024, NLIHC's SLI project released a toolkit highlighting just cause protections in detail.](#) The toolkit provides an overview of this protection and where such protections have been implemented. The toolkit also highlights the core components of such protections, as evidenced by existing just cause protections that have been passed in [11 states and more than 25 localities across the country](#). Just cause protections are essential in promoting housing stability because the presence of such protections offers tenants respite in the face of arbitrary, discriminatory, and retaliatory eviction practices. By delineating the specific causes for which a tenant can be evicted, just cause laws, once implemented, offer tenants a sense of security throughout their lease term.

NLIHC will host its next State and Local Tenant Protections Network call on May 23. The call will be discussion-based and will focus on wrap-ups of the legislative session. Please contact Nada Hussein, Project Coordinator, State and Local Innovation, at nhussein@nlihc.org with any questions related to the State and Local Tenant Protections Network.

Disaster Housing Recovery

FEMA Facing Steep Cuts in Staff, Reorganization, as Hurricane Season Nears

TAG: Disaster

Keywords: Disaster Recovery, FEMA

With the 2025 Atlantic Hurricane Season just weeks away, the Federal Emergency Management Agency (FEMA) is reeling from significant staff departures and facing large scale internal changes driven by the Department of Homeland Security (DHS) and the Elon Musk-led Department of Government Efficiency (DOGE). The disruptions raise significant concerns about the country's ability to respond and recover from what could be an above-average hurricane season.

Roughly 1,000 workers recently accepted a voluntary buyout from DOGE, CNN [reported](#). This constitutes 20% of the agency's permanent, full-time staff. Those departing include senior professionals and people responsible for creating operations, disaster response, and recovery plans. More than 800 already accepted a similar DOGE offer earlier this year. As a result, the agency, which was experiencing a chronic staffing shortage as recently as last year, is significantly undermanned and without the operational expertise and experience it has relied on in the past.

In addition to these departures, FEMA's Cadre of On-Call Response Employees (CORE) and members of the FEMA Reserve, are facing significant issues renewing their on-call positions. These employees, who constitute the vast majority of the agency's workforce, work under FEMA on a part-time basis when disaster response and recovery needs require it. Part-time employees are reviewed and recertified every 2-4 years. However, under a [directive](#) from DHS Secretary Kristi Noem, these renewals now require the direct approval of the Secretary's office. Those with expired certifications are currently only receiving 30-day extensions, creating confusion over future plans and expectations. It is expected that this requirement will further drive departures among part-time employees, who are otherwise ineligible for the voluntary dismissals offered by DOGE.

In an apparent attempt to maintain readiness and shift agency operations away from disaster preparedness and recovery work, as [directed](#) by President Trump, a draft memo obtained by [Reuters](#) reveals that the Acting FEMA Administrator Cam Hamilton plans to direct nearly all of the agency's headquarters staff to deploy directly to disasters in the coming months. While FEMA Headquarters staff have historically taken deployments to disaster impacted areas with relative frequency, the memo creates mandatory deployment requirements of up to three months a year, directly interfering with FEMA Headquarters operations. The memo states that a limited number of employees would be assigned non-deployment roles to "maintain minimum viable agency operations."

With the 2025 Atlantic Hurricane Season starting June 1, these changes could not come at a worse time. While the agency and disaster response/recovery system is in need of significant reform, removing FEMA's ability to prepare, respond, and assist communities in recovering from disasters will risk lives and harm communities with low incomes across the country. [Take Action Here](#) to tell your members of Congress to weigh in with the Administration and reverse these harmful cuts and changes at FEMA.

Opportunity Starts at Home

Opportunity Starts at Home Campaign Joins Panel on Pet Inclusive Affordable Housing at Humane World for Animals Annual Conference

Tag: Opportunity Starts at Home

Keywords: Opportunity Starts at Home, multi-sectors

The [Opportunity Starts at Home](#) (OSAH) campaign participated in a panel presentation, "Exploring the Importance of Cross-Sector Collaboration and Data-Based Pet-Inclusive Housing Policy Advocacy," at the 2025 Animal Care Expo hosted by Humane World for Animals (formerly the Humane Society). The panel focused on the connections between the affordable housing crisis and the well-being of people and pets while highlighting recent legislative efforts to improve outcomes. Panelists included Jessica Simpson, Senior Public Policy Specialist for Companion Animals at Humane World for Animals; Lauren Loney, Attorney/Founder of Lauren Loney Consulting, LLC and Research Assistant at the University of Denver Institute for Human Animal Connection (IHAC); and Julie Walker, OSAH Campaign Coordinator.

Panelists highlighted affordable housing access and tenant protections as critical components of the intersection between housing justice and animal welfare advocacy. Julie Walker provided an overview of the national affordable housing crisis and shared ways that housing and animal welfare advocates are collaborating through the OSAH campaign to advance housing solutions. Lauren Loney shared themes from interviews with tenants in Houston, Texas regarding barriers to finding and maintaining pet-inclusive affordable housing, policy recommendations created in collaboration with tenants, and the frequency of housing-related companion animal relinquishment across 21 animal shelters in the U.S. from a 2019-2023 study. Jessica Simpson defined pet-inclusive housing as "rental housing that welcomes all cats and dogs as pets, regardless of their breed and size; and does not have exorbitant financial barriers, including

nonrefundable fees or high monthly pet rent.” Jessica went on to highlight the severely limited amount of pet-inclusive housing, the additional cost burdens created by monthly pet fees for extremely low-income tenants, and examples of recent pet-inclusive housing legislation and policies.

NLIHC’s 2025 *The [Gap](#)* report finds that nationally nearly 1 in 4 renters have extremely low-incomes, and there is a shortage of 7.1 million rental homes affordable and available to extremely low-income renter households. Humane World for Animals estimates that approximately 20 million pets are living with families below the national poverty line. The shortage of affordable housing is even more constrained for households with extremely low-incomes who have pets, as only 8% of all market rate housing is pet inclusive without breed, weight, and size restrictions. Animal welfare advocates and housing advocates can work together to expand federal affordable housing subsidies and advance tenant protections for households with pets, to ensure that the lowest-income renters can afford safe, stable, and pet-inclusive housing.

Read the companion animal welfare fact sheet [here](#).

Research

The Impact of Rent Control Expansion in San Francisco on Evictions and Wrongful Claims

TAG: Housing Market

Keywords: Rent control, Rental supply, Tenant protections, San Francisco, Eviction, Right to counsel

A recent study published in the *Journal of Housing Economics*, “[Rational eviction: How landlords use evictions in response to rent control](#)” examines the impact of expanding rent control in San Francisco on eviction notices and complaints about wrongful evictions. Rent control policies aim to prevent rapid rent increases and maintain rents below market rates to keep renters more stably housed. As of 2022, several states and over 200 municipalities have adopted some form of rent regulation, while other localities have moved to repeal, weaken, or ban these policies. The study found a substantial increase in no-fault eviction notices and wrongful evictions in San Francisco following expansion of their rent control policy in 1994, especially in lower-income areas and during periods when rent control provisions were more binding. This suggests that rent control may be less effective at promoting housing stability when not paired with stronger tenant protections.

Because rent control policies prevent landlords from raising rents for current tenants to market rates, they tend to reduce returns for landlords and create incentives for them to exit the rental market, reducing the total number of rental units available. To mitigate this exit incentive, some rent control policies incorporate “vacancy decontrol” provisions, allowing landlords to reset rents to market rates upon tenant turnover. However, this allows landlords to benefit financially from turnover and may incentivize them to encourage or force tenants to leave. In the context of 1990s San Francisco, the implementation of rent control and vacancy decontrol provisions were further

complicated by policies that limit the legal reasons landlords could evict a tenant. In 1994, a ballot referendum removed exemptions from San Francisco's existing rent control laws for small (fewer than 5 units), owner-occupied buildings built before 1980, increasing the share of rent-controlled units by roughly 68% per ZIP code on average.

While prior research has explored how landlords respond to rent control measures by exiting the rental market, the study authors sought to understand how San Francisco landlords adjusted their behavior following the 1994 referendum without exiting the market. They hypothesized that evictions would rise in newly rent-controlled buildings, that there would be larger increases in evictions during periods of high market rent pressure, and more eviction activity in neighborhoods where tenant challenges are less likely.

The authors used ZIP code-level data on eviction notices and wrongful eviction claims filed in the years before and after the 1994 rent control expansion from the San Francisco Rent Board. To identify where the policy change had the greatest effect, they relied on the 1999 San Francisco Assessor's Secure Housing Roll, which includes information on unit location, size, and construction year. Buildings with fewer than five units built in 1979 or earlier were considered "newly rent controlled," aligning with the policy change that removed the rent control exemption for such buildings. To address the lag between the 1994 policy and 1999 data, the authors also used building permits and parcel split data.

Descriptive analyses showed that ZIP codes with more newly rent-controlled units saw sharp increases in wrongful eviction claims beginning in 1996. By contrast, neighborhoods with fewer affected units showed no such trends. Evictions spiked during periods of high rent inflation (1995–2005), when market rents far exceeded allowable rent increases, creating stronger incentives for landlords to pursue tenant turnover. The authors note that evictions for reasons "landlords cannot directly control," such as nuisance and non-payment of rent, remained relatively constant after 1994, while those for reasons such as owner move-in or breach of lease increased.

The authors constructed a model to examine the differential impacts of rent control expansion on evictions and wrongful eviction claims across San Francisco ZIP codes. They found that for every additional 1000 newly rent-controlled apartments in a ZIP code, there were approximately 20.07 additional eviction notices filed annually. Wrongful eviction claims rose by 7.63 per 1,000 units, a 125% increase. This represents an 83% increase over the pre-referendum average eviction rate. Focusing specifically on newly rent-controlled units (those with two to four units built before 1980), the study finds 16.88 eviction notices per 1000 newly rent-controlled buildings, indicating that the effects are primarily driven by these properties. Effects were concentrated in low-income neighborhoods and were stronger during periods with larger differences between market rents and allowed increases under rent control. These patterns suggest that landlords were more likely to pursue evictions in areas where tenants had fewer resources to challenge them.

The findings raise concerns about vacancy decontrol provisions in rent control policies can incentivize landlord behaviors that undermine the anti-displacement goals of rent control, resulting in increased housing instability for renters. To address these issues, the authors suggest policies such as tenant anti-harassment ordinances, expanded legal protections, and improved code enforcement. Ensuring access to legal counsel or enabling tenants' attorneys to recover

legal fees could provide additional protection, particularly for low-income renters facing eviction in an already constrained housing market.

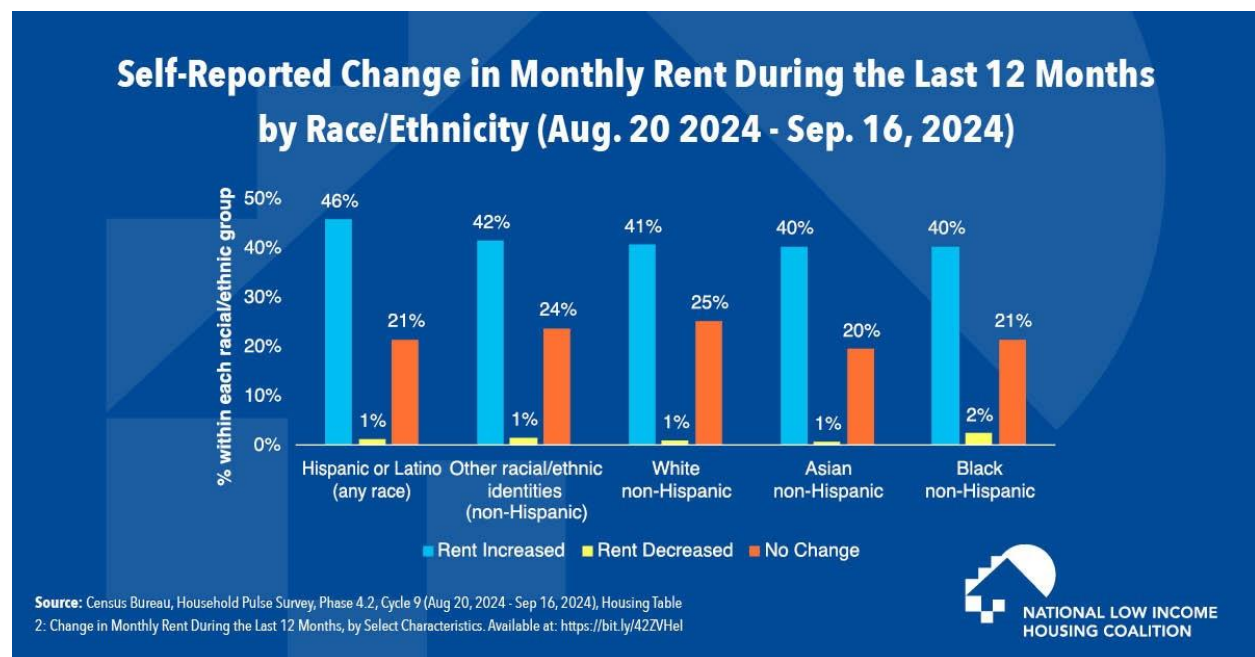
This article can be found at: <https://bit.ly/3RsKRrg>.

Fact of the Week

Across All Racial/Ethnic Groups, Rents Increased for Many Renters Between 2023 and 2024

TAG: Fact of the Week

Keywords: Housing costs



Source: U.S. Census Bureau, Household Pulse Survey, Phase 4.2, Cycle 9 (Aug 20, 2024 - Sep 16, 2024), Housing Table 2: Change in Monthly Rent During the Last 12 Months, by Select Characteristics. Available at: <https://bit.ly/42ZVHel>

NLIHC Careers

NLIHC Seeks Senior Vice President, Public Policy

The Senior Vice President of Public Policy reports to the President and Chief Executive Officer of the National Low Income Housing Coalition (NLIHC) and oversees the policy team. Direct reports include NLIHC's Senior Director of Policy and Director of Disaster Recovery. The salary range for this position is contingent upon experience and is from \$148,000 - \$185,000. This

position requires physical time in the office, and the candidate must be in the metropolitan Washington D.C. area or be able to commute to our office located in D.C. for a hybrid work schedule.

Responsibilities/Duties

Team Management & Development

- Supervise and provide leadership to diverse, high-performing teams, including policy and disaster housing recovery, resilience, and research.
- Foster a collaborative, high-energy work environment where team members are encouraged to innovate, take initiative, and thrive.
- Provide regular coaching, mentorship, and professional development opportunities to ensure team members grow and succeed.
- Promote a culture of inclusion, transparency, and accountability among teams.

Cross-functional Collaboration

- Facilitate collaboration within the organization to ensure alignment with NLIHC's broader objectives.
- Leverage the full range of organizational resources—including policy expertise, compelling research, media relations, field engagement, cross-sector partners, and more—to build effective, integrated advocacy efforts to advance housing justice.
- Collaborate with external partners, coalitions, and stakeholders to strengthen campaigns and amplify national messages.

Policy Development, Analysis, Monitoring, and Influencing

- Oversee and provide strategic direction and support for policy team efforts to advocate, educate and influence federal policymakers in Congress and the Administration to support affordable housing and homelessness investments, programs, and policies and an equitable federal disaster response and recovery.
- Establish the vision and strategy for NLIHC's federal policy efforts, aligning them with our strategic plan and mission to serve the nation's lowest-income households.
- Develop and maintain relationships with legislative and executive branch offices, and with other organizations and coalitions.
- Track, analyze, influence, and report on policy developments.

Board & Senior Leadership Collaboration

- Provide updates and strategic insights to the board of directors.
- 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.

Organizational Support

- Participate in staff meetings, retreats, trainings, and NLIHC events; convene and lead staff meetings in the absence of the President/CEO, as needed.
- Coordinate planning and implementation of aspects of annual conference.
- Represent NLIHC on boards, committees, task forces and work groups, and with media. Engage in public speaking on NLIHC priorities at meetings and conferences, and on Capitol Hill.
- Other duties as assigned.

Qualifications

- 10-15 years of experience in policy, legislative, and/or advocacy campaigns, with a demonstrated record of success at the national level.
- Ability to identify and strategize around shifting political climates to advance housing justice legislatively and administratively.
- Strong understanding of the political, legal, and cultural landscape affecting the lowest-income and most marginalized households and their housing needs.
- Proven ability to lead and motivate diverse teams, with experience managing cross-functional and geographically dispersed staff.
- Excellent strategic thinking, problem-solving, and decision-making abilities, with a knack for balancing long-term vision with short-term operational needs.
- Experience working in or alongside advocacy, grassroots, and coalition-building organizations.
- 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.
- Highly adaptable, initiative-taking, and strategic, with the ability to thrive in fast-paced, high-pressure environments.
- Persuasive communication skills, both written and verbal, with the ability to engage diverse stakeholders, including the media, policymakers, funders, and supporters.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. Interested candidates should submit a resume, cover letter with salary requirement, and a writing sample to Jamaal Gilani, Director of People and Culture, via email at jgilani@nlihc.org.

NLIHC Seeks Director of Communications

NLIHC seeks a Director of Communications to work closely with the NLIHC Vice President of External Affairs to support the implementation of NLIHC's communications strategies. The Director of Communications will manage communication plans, media, brand, and public relations and expand overall visibility and reach in support of the Coalition's mission, vision, goals, and objectives. The Director of Communications will supervise two positions: a Graphic Communications Manager and a Graphic Communications Sr. Coordinator. The salary range for this position is contingent upon experience and is from \$92,000 - \$118,000. This position requires physical time in the office, and the candidate must be located in the metropolitan

Washington D.C. area or be able to commute to our office located in D.C. for a hybrid work schedule.

Responsibilities/Duties

- Manage the development and implementation of the Coalition's internal and external communication strategies, including publications, e-communications, media, digital, public relations, and marketing.
- Develop and maintain key communication channels, adapting and improving the approach in coordination with external trends and housing policy priorities.
- Lead efforts to drive and execute external digital communications, including websites, social media, email campaigns, multimedia.
- Develop and oversee implementation of external marketing and communications strategies, tactics, and deliverables.
- Oversee development and implementation of creative assets.
- Manage content and editorial needs for all digital platforms.
- Collaborate with team leads to drive internal communications to support initiatives and programs.
- Manage communications team workflows for requests, publications, and campaigns.
- Develop/maintain strong relationships with reporters, writers, and opinion leaders in print, broadcast, online, and social media.
- Maintain up-to-date database of all media contacts.
- Pitch stories and secure regular media interviews and editorial board meetings for President/CEO and other Coalition staff and members as appropriate.
- Collaborate with team leads to develop and implement messaging strategy.
- Prepare and distribute press releases and media alerts; manage press events for NLIHC and state partners.
- Manage the process of placing op-eds, letters-to-the-editor, blogs pieces, and other opinion pieces for president/CEO and other Coalition staff and members as appropriate.
- Approve articles for Coalition staff and members as appropriate for placement in partner publications.
- Curate new activation opportunities with media organizations.
- Manage media performance strategy and metrics.
- Develop and implement a comprehensive strategy for use of social media.
- Monitor print, broadcast, online, and social media for coverage of NLIHC, NLIHC campaigns, and NLIHC policy priorities; reach out to amplify or correct as needed.
- Stay abreast of new developments in social media and recommend advances and changes to NLIHC platforms. Maintain records of all media work; produce metrics of all social media contacts; prepare monthly reports.
- Manage content development, writing, and editing of NLIHC publications.
- Manage internal staff and state partners in development of media strategies.
- Develop and implement webinars, workshops, and written materials to aid NLIHC members in use of social media and press strategies.
- Collaborate with teams across the organization to amplify programs, projects, and campaigns.

- Supervise communications team and interns.
- Facilitate opportunities for professional development.
- Assist in implementation of the annual Housing Policy Forum, Leadership Awards Reception, and other events.

Qualifications

This is a full-time position, and candidates must be physically located in the metropolitan Washington, DC area. Applicants must have a bachelor's degree. Applicants must have a strong commitment to social justice and NLIHC's mission. This position would be ideal for someone with five or more years of communications and management experience. Proficiency with Microsoft Office suite and Adobe Creative Cloud is required.

A person will be most successful in this role if you have knowledge and experience in all aspects of communications, digital media, social media, media relations, PR, and brand management.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and a generous benefits package.

Interested candidates should submit a resume, cover letter with salary requirement, and one writing sample to Jen Butler, NLIHC VP of External Affairs, via email at jbutler@nlihc.org.

NLIHC News

NLIHC in the News for the Week of April 21

The following are some of the news stories to which NLIHC contributed during week of April 21:

- "60,000 Americans to lose their rental assistance and risk eviction unless Congress acts," Associated Press, April 21, at: <https://tinyurl.com/ymv2abyj>
- "The Homeless Garden Project: Opening Doors to the Unhoused," CounterPunch, April 18, at: <https://tinyurl.com/3mvv6xhn>
- "Emergency Housing Voucher Program Faces Collapse, Threatening Tens of Thousands Escaping Homelessness and Abuse," BlackPressUSA, April 22, at: <https://tinyurl.com/pt2w5ryh>

Where to Find Us – April 28

- [Congressional DEI Caucus Panel on Advancing Equity in Housing](#) – Washington, DC, April 29 (Sarah Abdelhadi)
- [National Association of Latino Elected and Appointed Officials](#) (NALEO) Educational Fund Policy Institute: Shaping Economic Success for Latinas – Los Angeles, CA, May 7 (Kayla Blackwell)

- [Ulster County CoC Annual Membership Meeting](#) – Kingston, NY, May 13 (Lindsay Duvall)
 - [SWTHA Tri-Annual Meeting](#) – Flagstaff, AZ, May 12-May 14 (Tia Turner)
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NLIHC Staff

Sarah Abdelhadi, Senior Research Analyst
Millen Asfaha, Operations Coordinator
Andrew Aurand, Senior Vice President for Research, x245
Sidney Betancourt, Project Manager, Inclusive Community Engagement, x200
Kayla Laywell, Housing Policy Analyst, x231
Hannah Botts, Our Homes, Our Votes Intern
Victoria Bourret, Project Manager, State and Local Innovation, x244
Jen Butler, Vice President, External Affairs, x239
Alayna Calabro, Senior Policy Analyst, x252
Billy Cerullo, Housing Advocacy Organizer
Adelle Chenier, Director of Events
Esther Colón-Bermúdez, Research Analyst
Lakesha Dawson, Director of Operations
Lindsay Duvall, Senior Organizer for Housing Advocacy, x206
Thaddaeus Elliott, Housing Advocacy Coordinator
Dan Emmanuel, Manager, Research, x316
Sarah Gallagher, Vice President, State and Local Policy Innovation, x220
Jamaal Gilani, Director of People and Culture
Ed Gramlich, Senior Advisor, x314
Raquel Harati, Research Analyst
Danita Humphries, Senior Executive Assistant, x226
Nada Hussein, Project Coordinator, State and Local Innovation, x264
Kenza Idrissi Janati, Tenant Leader Intern
Kim Johnson, Public Policy Manager, x243
Nara Kim, Policy Intern
Sasha Legagneur, Field Intern
Mayerline Louis-Juste, Senior Communications Specialist, x201
Meghan Mertyr, Disaster Housing Recovery Analyst
Khara Norris, Vice President of Operations and Finance, x242
Libby O'Neill, Senior Policy Analyst
Noah Patton, Manager, Disaster Recovery, x227
Mackenzie Pish, Research Analyst
Benja Reilly, Development Coordinator, x234
Katie Renzie, Research Intern
Dee Ross, Tenant Leader Fellow
Gabrielle Ross, Project Manager, Diversity, Equity, and Inclusion, x208
Craig Schaar, Data Systems Coordinator
Brooke Schipporeit, Director, Field Organizing, x233
Carlton Taylor, Jr., Senior Graphic Communications Coordinator
Tejas Telkar, Homelessness and Housing First Policy Intern

Cecily Thomas, Development Coordinator
Tia Turner, Housing Advocacy Organizer
Julie Walker, OSAH Campaign Coordinator
Brandon Weil, Graphic Communications Manager
Chantelle Wilkinson, OSAH Campaign Director, x230
Renee Willis, Interim President and CEO, x247
Tiara Wood, External Affairs Coordinator