

Volume 30, Issue 30
August 18, 2025

The NLIHC office will be closed Friday, August 22, through Monday, September 1. Memo to Members & Partners will be on hiatus during this period and will resume on Monday, September 8.

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Budget and Appropriations

Democratic Leaders Plan Meeting with President Trump Ahead of October 1 Federal Funding Deadline—Take Action!

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: Chuck Schumer, Hakeem Jeffries, Jeff Merkley, recissions request, THUD

Senate Minority Leader Chuck Schumer (D-NY) and House Minority Leader Hakeem Jeffries (D-NY) may meet with President Donald Trump ahead of a looming October 1 federal funding deadline. Congress has until October 1, the beginning of fiscal year (FY) 2026, to reach an agreement on and enact 12 federal appropriations bills, including the Transportation, Housing and Urban Development (THUD) bill that funds HUD’s vital affordable housing, homelessness, and community development programs. Without final spending bills, Congress will need to pass a short-term funding extension called a “continuing resolution” (CR) to continue funding federal programs and avoid a partial government shutdown.

The president and Leaders Schumer and Jeffries are hoping to reach an agreement on a CR that will allow them to avoid a shutdown on October 1, giving Congress more time to negotiate and enact a final FY26 spending package. President Trump expressed skepticism, noting that “we will meet, but nothing’s going to come out at the meeting.”

Possible recessions request threatens potential for bipartisan spending agreement

In addition to the funding disagreements that typically arise during annual appropriations negotiations, the FY26 process has been marred by the threat of a recissions request from the White House. A “recissions request” is a request submitted by the president to Congress, asking Congress to rescind, or take back, money that it has already appropriated. Once a request is submitted, Congress has 45 days to vote on the request. If they do not vote, it is automatically considered “rejected” by Congress.

While passing appropriations bills through the Senate requires 60 votes—essentially mandating that appropriations bills have bipartisan support—a rescissions request only requires a simple majority of 51 votes to pass the Senate. As a result, when one party controls the House, Senate, and White House, a rescissions request can pass without bipartisan support. In July, congressional Republicans passed, and President Trump signed into law, a rescissions request clawing back \$9.4 billion in spending that had previously been approved by Congress.

During the Senate Appropriations Committee review of their FY26 THUD budget, Senator Jeff Merkley (D-OR) proposed an amendment that would require any rescissions requests targeting the money appropriated by Congress in the FY26 spending bills to first be approved by the Appropriations Committee; while both Committee Chair Susan Collins (R-ME) and Senator Lisa Murkowski (R-AK) expressed support for bipartisanship in the rescissions process, they argued that such a decision does not fall under the jurisdiction of the Appropriations Committee. The amendment failed along a party-line vote.

Take Action

Members of Congress will need to address the need for continued federal funding before the new fiscal year begins on October 1. While members will not be back in their D.C. offices until September 2, August recess is a great time to share with your federal elected officials the important work being done with HUD funding and to highlight the need for increased investments to ensure the continuation of vital programs and services. Keep the pressure on your representatives by contacting your members of Congress and urging them to protect and expand investments in vital affordable housing and homelessness programs!

- [Contact](#) your members of Congress
- [Set up](#) an in-district meeting or invite them to tour your programs to see firsthand how HUD funding is positively impacting your community.
- Access NLIHC’s advocacy toolkit, “[Opposing Cuts to Federal Investments in Affordable Housing](#),” for talking points, advocacy materials, media templates, and more.

Congress needs to hear from you about why these vital resources are needed in FY26 in order for individuals and communities to thrive, including NLIHC’s priorities:

- At least \$35.65 billion to renew all existing TBRA contracts, plus urgently needed funding to ensure the 59,000 households who rely on an EHV to keep a roof over their heads [do not lose their assistance](#).
- \$5.7 billion for public housing operations, and at least \$5 billion to address public housing capital needs.
- \$4.922 billion for HUD’s Homeless Assistance Grants (HAG) program.
- \$15 million for the Eviction Protection Grant Program (EPGP), as provided in the Senate’s spending bill.
- At least \$1.3 billion for HUD’s IHBG program and \$150 million for IHBG-C funds targeted to Tribes with the greatest needs.

National, state, local, Tribal, and territorial organizations can also [join over 2,700 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.

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.

Congress

Representatives Cleaver (D-MO) and Nunn (R-IA) Reintroduce “Rural Housing Service Reform Act”

By Alayna Calabro, NLIHC Senior Policy Analyst and San Kwon, NLIHC Policy Intern

Keywords: rural housing, RHS, USDA, Emanuel Cleaver, Zach Nunn, Rural Housing Services Reform Act, Tina Smith, Mike Rounds

Representatives Emanuel Cleaver (D-MO) and Zach Nunn (R-IA) reintroduced the bipartisan “Rural Housing Service Reform Act” ([H.R.4957](#)) on August 14. The bill—a companion to a bipartisan Senate bill of the same name (see *Memo*, [4/14](#))—aims to preserve affordable housing, improve the administration of housing programs run by the U.S. Department of Agriculture’s (USDA) Rural Housing Service (RHS), and expand access to affordable housing in rural communities. NLIHC endorses the “Rural Housing Services Reform Act” in both the House and Senate. The Senate version recently advanced through the Senate Banking Committee as part of the bipartisan “Renewing Opportunity in the American Dream (ROAD) to Housing Act” (see *Memo*, [8/4](#)).

The bill proposes several reforms to the existing RHS program, including making Section 515 properties easier for non-profits to acquire, creating a permanent USDA pilot program, aligning USDA’s income measuring to HUD, modernizing the USDA’s foreclosure process, updating home repair loan rules, expanding Section 502 loan guarantees to include accessory dwelling and home daycare, and requiring faster loan approval timelines.

“Tragically, as communities struggle to build more housing and rural housing programs are unable to keep up with demand, residents in rural Missouri and beyond are struggling to stay afloat,” said Representative Cleaver in a [press release](#) for the bill. “Congress must take action to lower costs by cutting through unnecessary red tape and modernizing existing housing programs to maximize efficiency and draw more private investment—which is precisely what the bipartisan Rural Housing Service Reform Act will do.”

“Too many programs meant to help are outdated, buried in red tape, and no longer work for the families they were created to serve. This bipartisan bill cuts through that bureaucracy to protect affordable housing, speed up repairs, and modernize USDA’s tools—so rural families, seniors, and workers can build their future right here in Iowa,” said Representative Nunn in a [press release](#).

“NLIHC is proud to support the bipartisan ‘Rural Housing Service Reform Act,’ which would make much-needed, common-sense improvements to USDA Rural Housing Service programs to ensure they better meet the affordable housing needs of rural communities,” said NLIHC

President and CEO Renee M. Willis. “Rural areas have some of the most pressing—and most challenging—affordable housing needs, and I applaud Representatives Cleaver and Nunn for leading this bill.”

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

Read the bill text [here](#).

Native Housing

Join Upcoming 8/26 Webinar from Western Governors’ Association on “Improving Housing for Native American Communities”

By Kayla Blackwell, NLIHC Housing Policy Analyst and San Kwon, NLIHC Policy Intern

Keywords: Native housing, Native American, indigenous, National American Indian Housing Council, NAIHC, United Native American Housing Association, UNAHA

The Western Governors’ Association is hosting a webinar, “[Improving Housing for Native American Communities](#),” on August 26 at 2:00 pm ET. The webinar will explore federal policy recommendations concerning Tribal housing and homelessness and highlight innovative, Native-led solutions across the West to address affordable housing challenges and enhance quality of life for Native American communities.

Speakers include Rudy Soto, Executive Director of the National American Indian Housing Council (NAIHC); Dave Castillo, CEO of Native Community Capital; and Jody Cahoon Perez, Executive Director of Salish and Kootenai Housing Authority and board member of the United Native American Housing Association (UNAHA), NLIHC’s Tribal Partner.

Native Americans, whether living on or off Tribal lands, experience disproportionately higher rates of substandard housing and homelessness and face significantly lower levels of homeownership than other populations. NLIHC works with Tribal partners to increase access to affordable housing for extremely low-income Native communities.

Register to attend the webinar [here](#) to learn how to best advocate for improving housing for Native American communities.

Opportunity Starts at Home

OSAH Campaign Releases Statement on the Bipartisan “Renewing Opportunity in the American Dream (ROAD) to Housing Act”

By Julie Walker, NLIHC National Campaign Coordinator

Keywords: Opportunity Starts at Home, multi-sectors

The *Opportunity Starts at Home* (OSAH) campaign shared a statement on August 1 in support of the advancement of the bipartisan “Renewing Opportunity in the American Dream (ROAD) to Housing Act.” On July 29, the bill passed unanimously out of the Senate Committee on Banking, Housing, and Urban Affairs. It is the first bipartisan housing bill markup in over a decade. The “ROAD to Housing Act” includes 40 provisions, including three OSAH campaign policy priorities: Sec. 405 “Choice in Affordable Housing Act,” Sec. 501 “Reforming Disaster Recovery Act,” and Sec. 503 “Rural Housing Service Reform Act.” OSAH campaign staff shared the bill with the over 150 national organizations that are members of the campaign’s Steering Committee and Opportunity Roundtable and are working with a diverse group of partners to support NLIHC’s provisions.

While these reforms would make needed changes to HUD programs, the “ROAD to Housing Act” also includes provisions that could increase burden for tenants if implemented without sufficient guardrails. The campaign is committed to working with our partners to ensure the final legislation fully meets the needs of low-income households.

The Sec. 405 “Choice in Affordable Housing Act” improves the Housing Choice Voucher program by reducing inspection delays, creating landlord incentives, and expanding the use of Small Area Fair Market Rents. Such changes could increase voucher holders’ housing choices and reduce programmatic barriers to help attract and retain landlords in the program. The Sec. 501 “Reforming Disaster Recovery Act” permanently authorizes HUD’s long-term disaster recovery program to provide flexible rebuilding funds and includes safeguards to ensure marginalized communities receive adequate support. The bill is strongly supported by the NLIHC-led Disaster Housing Recovery Coalition (DHRC)—a group of over 900 local, state, and national organizations working to ensure that all disaster survivors receive the assistance they need to recover. The Sec. 503 “Rural Housing Service Reform Act” preserves rural homes financed through USDA by permanently authorizing the agency’s preservation program, improving staff capacity and training, and updating programs. The bill would help preserve affordable rental and homeownership opportunities for low-income people and families living in rural areas, cut red tape, and encourage public-private partnerships to increase investment in the country’s rural housing supply.

Along with the OSAH policy priorities included in the “ROAD to Housing Act,” several sections include provisions for cross-sector coordination, either through encouraging collaboration between social service providers or requiring coordination between federal offices. The Sec. 505 “Reducing Homelessness through Program Reform Act” encourages collaboration between homeless service providers, supportive services, healthcare systems, criminal legal systems, job service agencies, and the Department of Veterans Affairs. The Sec. 801 “HUD-USDA-VA Interagency Coordination Act” requires a Memorandum of Understanding between the Secretaries of HUD, Agriculture, and Veterans Affairs stating that they will share relevant housing-related research and market data.

Housing is fundamental to every aspect of life, extending beyond basic needs to shape economic stability, health, and opportunity. The multi-sector impacts of housing instability should not be underestimated. For people with low incomes, unaffordable housing often forces tradeoffs between paying rent and accessing necessary resources like medical care, childcare, and nutritious foods. Affordable housing plays a pivotal role in reducing childhood poverty and bolsters the mental, physical, and academic well-being of children. Additionally, the economic

benefits of affordable housing extend to the broader community, creating jobs and increasing local government revenue. The campaign led by top national organizations from a variety of sectors supports effective and robust housing solutions, including the OSAH priorities included in this bill, that will solve the nation's housing affordability crisis and ensure everyone has an opportunity to thrive. The campaign is working closely with its diverse partners to ensure the final legislation fully meets the needs of households with the lowest incomes.

Read the campaign statement [here](#).

Send a letter to urge Congress to support robust housing solutions [here](#).

Research

State-Funded Rental Assistance Programs Are Increasingly Critical to Keeping Lower-Income Renters Housed

By Katie Renzi, NLIHC Research Intern

Keywords: rental assistance, housing vouchers, project-based rental assistance, tenant-based rental assistance, rental housing program database

A recent report from the Center on Budget and Policy Priorities (CBPP) titled “[States Should Fund Rental Assistance as a Frontline Strategy to Address the Housing Affordability Crisis](#)” examines the scale and implementation of state-funded rental assistance programs for low-income renters and their potential for alleviating the housing affordability crisis. The authors find that while most states fund some form of rental assistance, these programs are typically too small, time-limited, and narrowly targeted to meet the scale of the need, leaving a substantial gap in support for the lowest-income renters. They recommend using more stable revenue sources for ongoing, universal rental assistance programs that can provide stability and affordability for low-income renters.

To produce this analysis, the researchers created a comprehensive database of state-funded rental assistance programs. Using the NLIHC's [Rental Housing Programs Database](#) as a baseline, the authors identified 109 programs that provide statewide rental assistance, excluding programs that subsidize the development or preservation of affordable housing which account for more than half of all state-level programs addressing housing affordability. For each program, the analysis defines and categorizes key features, including the type of state agency administering the program, the program type (tenant-based or project-based), and the funding mechanism. They also detail whether the program is designed only for specific populations and the duration of assistance (ongoing, time-limited, or one-time assistance).

The analysis reveals that while state-funded rental assistance is widespread, its implementation varies significantly. As of 2025, 36 states (including Washington, D.C.) fund at least one rental assistance program. Among these, all provide at least one tenant-based assistance program, which helps renters to afford to live in a place of their choice. Twenty states plus D.C. also fund project-based assistance programs, where support is tied to a specific property or unit. Despite their prevalence, most state programs are small in scale and scope. Only around a third of

programs provide ongoing assistance in which eligible households receive support for as long as they need, the most effective form of support for providing renters stability. In contrast, nearly half of all programs offer only time-limited subsidies, 78% of which last for less than two years.

Only seven states and D.C. operate broad, voucher-like programs available to the general low-income population. Most of these programs are restricted to specific sub-populations, like those experiencing or at risk of homelessness, foster youth, survivors of domestic violence, and people with disabilities or serious mental illnesses. Targeting these priority populations is often a method of rationing limited resources, though it also leaves many low-income renters in need of assistance.

The structure and stability of these programs can vary based on their administration and funding sources. Many programs (55%) are run by a state's housing agency, while others are administered by social services (27%) or health-focused agencies (20%). Critically, 60% of the programs are funded through state general revenue, often on a one-time or inconsistent basis, which creates volatility due to annual fluctuations in state budgets and revenue. Less than one-fifth of programs are funded by a stable, dedicated revenue source, such as a real estate transfer or millionaire tax, which the authors identify as a key feature for program sustainability and growth.

The paper concludes that states must make rental assistance a central pillar of their housing strategy by expanding and improving existing programs. To be maximally effective, the authors recommend that states design programs to be ongoing rather than time-limited, provide subsidies that cover the entire gap between housing costs and 30% of a household's income, and pass and enforce source-of-income protections to combat landlord discrimination. The authors emphasize the important role state policy makers can play, while also acknowledging the persistent and widespread scale of housing insecurity that makes increased federal investment in rental assistance a necessity. By funding their own rental assistance programs, states can make a meaningful impact on housing stability for low-income renters at a time when [no state has an adequate supply of affordable housing](#) for people with extremely low incomes.

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

IDEAS

NLIHC Completes First Half of Training Institute Pilot for Tenants & Residents

By NLIHC IDEAS Team

Keywords: Training Institute for Tenants and Residents, organizing, fundraising, communications

NLIHC's Training Institute for Tenants and Residents pilot program was launched at the end of April with the purpose of empowering tenants and residents with the tools and knowledge needed to advocate for safe, stable, and affordable housing. Over the course of three months, we explored topics essential to those with lived experience in mobilizing within the context of their

current resources. The first half of the pilot featured sessions on organizing, fundraising, and communications—resources designed to help build lasting power in the community.

All sessions can be accessed below:

Organizing 101: Community Organizing & Power Building

- The webinar recording can be found [here](#).
- PowerPoint presentation slides from the webinar can be found [here](#).

Fundraising & Sustainability 101

- The webinar recording can be found [here](#).
- The presentation slides can be found [here](#).

Communication & Branding 101

- The webinar recording can be found [here](#).
- The presentation slides can be found [here](#).

As we prepare to launch the second half of the pilot, we'd love your feedback on what worked well, what you found most valuable, and where we can improve.

Fill out the survey [here](#)!

Future Webinars

We invite you to stay tuned for upcoming topics in our pilot training course for tenants and residents launching again in September 2025:

- **Disaster Recovery 101—Thursday, Sept 25 at 4:00 pm ET**
- **Civic Engagement 101—Thursday, Oct 30 at 4:00 pm ET**
- **Advocacy 101—Thursday, Nov 13 at 4:00 pm ET**
- **Policy 101—Thursday, January 29 at 4:00 pm ET**
- **Equity, Race & Culture 101—Thursday, February 26 at 4:00 pm ET**

Register today for future calls [here](#)!

Would you like to offer feedback for sessions you attended? Take the survey [here](#).

For more information or to get involved with future sessions, contact Dee Ross, NLIHC Tenant Leader Fellow, at ideas@nlihc.org.

From the Field

Loudoun County, VA Increases Funding for Affordable Housing Development and Preservation

By Billy Cerullo, NLIHC Housing Advocacy Organizer

Keywords: housing fund, organizing, advocacy, housing production, housing preservation, trust fund

Advocates and organizers, led by [New Virginia Majority](#) in Loudoun County, VA are celebrating an expansion of the Loudoun County Housing Fund in the form of an increase to the Local Tax Fund (LTF) in the fiscal year (FY) 2026 budget from the value of half of a penny of the real property tax to the equivalent of one full penny, culminating in \$17.3 million for affordable housing. The Housing Fund has been managed by the local Department of Housing and Community Development (DHCD) since its inception in 1997 and was created to promote and fund affordable housing in Loudoun County. The overarching Housing Fund comprises numerous programs and subcategories, including the County of Loudoun Housing Trust.

Advocacy and organizing around a dedicated funding stream to produce new affordable housing units in Loudoun County began in earnest in 2021 with an initial win in 2022 when the county government allocated half of a penny from the tax on sales of market rate units toward affordable housing production. Organizing continued throughout 2024 to double the amount being set aside, although it was not included in the subsequent FY25 budget.

The increase from half of a penny to one full penny in the FY26 budget was a direct result of the organizing and advocacy of a broad coalition of tenants, non-profit organizations, and faith-based institutions who worked closely with the Loudoun County Board of Supervisors. The coalition organized actions in front of the Board of Supervisors including a pivotal community meeting with Board Chair Phyllis Randall that brought over 100 tenants and community members together to share their experiences and frustrations with existing housing programs.

"Loudoun County is one of the wealthiest counties in the nation and home to a large working-class community that works in essential industries like food service, construction, hospitality, professional cleaning, and childcare," said New Virginia Majority organizer Sofia Saiyed. "These essential workers keep Loudoun's economy running. Thanks to the persistent tenant organizing and the support of county supervisors, Loudoun will now have the resources to create programs that can ensure that essential workers can continue to live in the community they serve."

The increase to the LTF will support the construction and preservation of affordable housing units in Loudoun County. Although the funds will not necessarily target a specific AMI at this time, advocates and organizers will continue to push for funds to be used for the development and preservation of units for Extremely Low-Income (ELI) renters as defined by HUD.

"In a county as wealthy as Loudoun, most affordable housing is out of reach for working class families," continued Saiyed. "Now that Loudoun County has established infrastructure to support affordable housing, we continue to work in partnership with County Supervisors and the Department of Housing and Community Development to ensure that the funds are dispersed equitably and targeted to support households earning less than 40% of the Area Median Income."

New Virginia Majority plans to continue to advocate for the funds to support solutions targeting households making less than 40% of the Area Median Income (AMI).

Learn more about the Loudoun County Housing Fund [here](#).

Generation Housing Justice Application Opening in September

By Thaddaeus Elliott, NLIHC Housing Advocacy Organizer

Keywords: Generation Housing Justice, youth, advocacy, fellowship

NLIHC is preparing to launch the second cohort of *Generation Housing Justice* fellows later this fall, with applications opening September 4 and closing September 18. *Generation Housing Justice* is a national fellowship program that cultivates the next generation of housing justice leaders by equipping young adults between the ages of 18 and 24—particularly those directly impacted by housing instability—with the knowledge, skills, and networks needed to drive housing policy change at the federal level.

The fellowship will last seven months from November 2025 through May 2026. Fellows will complete a self-guided course over the duration, which will cover the basics of federal policymaking, the factors driving the housing affordability crisis for low-income people, policy solutions, advocacy and community organizing skills, and narrative change for housing justice. Fellows will also be required to attend monthly meetings to dive deeper into these topics and to complete a capstone project by the end of the fellowship. The project will focus on developing a campaign to educate and mobilize their respective communities to advocate for good housing policy at the federal level and shape public opinion about low-income housing.

The preferred candidate for *Generation Housing Justice*:

- Is a current advocate or activist, postsecondary student, recent graduate of a postsecondary program, or early career young professional with an interest in housing justice and public policy.
- Has lived experience of housing insecurity.
- Is committed to advancing racial and social justice and has an interest in doing so through housing policy work.
- Wants to make change through collective action and has a passion for building up and empowering the members of their community to be civically engaged and advocate for the needs of the community.
- Is a current active individual [member](#) of NLIHC or actively engaged with an NLIHC member organization (becoming a member individually and/or having an organization you are affiliated with become a member will be a requirement if selected for the fellowship).

Fellows will also attend NLIHC's Annual Policy Forum and Capitol Hill Day in Washington, DC, March 10-13, 2026. All fellows will receive a stipend upon successful completion of the fellowship and its requirements.

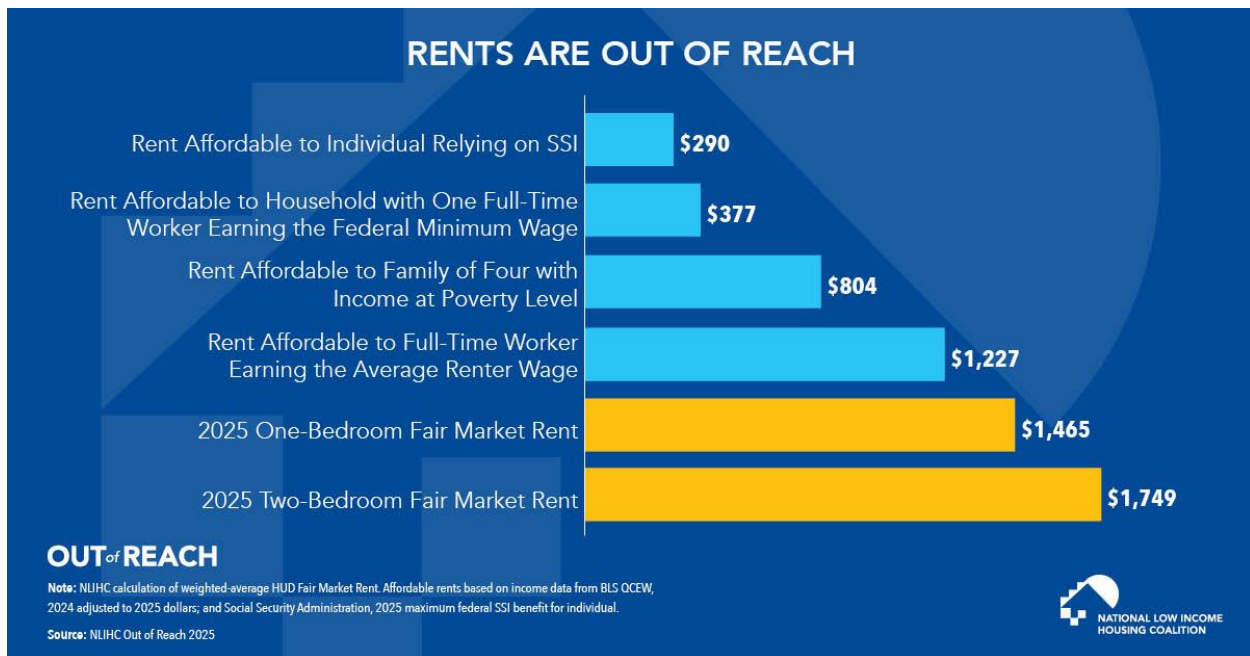
The application will open on Thursday, September 4, and close on Thursday, September 18. Please keep an eye on your inbox for an announcement of when the application is live and encourage any eligible young adult leaders in your networks to apply.

For questions, please contact Thaddaeus Elliott, NLIHC Housing Advocacy Organizer, at telliott@nlihc.org.

Fact of the Week

Even Average Renter Wages Are Unable to Afford a Modest One Bedroom Rental Home

Keywords: Out of Reach, housing wages, housing costs, housing affordability



Source: NLIHC [Out of Reach](#) 2025

NLIHC Careers

NLIHC Seeks Senior Advisor for Public Policy

The Senior Advisor for Public Policy monitors and analyzes all HUD regulatory and sub-regulatory actions, including legislative proposals that would impact regulations, that may impact renters in federally assisted housing, people experiencing homelessness, and the development and preservation of affordable housing. They also contribute to reports summarizing how states awarded their annual NHTF allocations. This position is a key member of the NLIHC Public Policy team working in close coordination with the Senior Vice President and Directors as well as with colleagues on all other NLIHC teams. The salary range for this position is contingent upon experience and ranges from \$126,871 - \$140,000.

Responsibilities/Duties

Regulatory Affairs

- Monitor key HUD, *Federal Register*, and OIRA (OMB) sources, with a focus on the HUD programs and policies most important to NLIHC and extremely low-income residents, such as public housing (including the Rental Assistance Demonstration, Moving to Work Demonstration Expansion, and Section 18 Demolition/Disposition), Housing Choice Vouchers, Section 8 Project-Based Rental Assistance (PBRA), and fair housing.
- Study, summarize, and assess proposed and final HUD rules as well as formal HUD policy notices, memoranda, and other administrative materials.
- Notify NLIHC members and stakeholders about such HUD actions via *Memo to Members*, NLIHC listserv, and monthly virtual meetings conducted by NLIHC's Field Team.
- For proposed rules, draft brief sample comment letters and urge State and Tribal Partners and NLIHC members to submit comments. In addition, draft comprehensive, detailed NLIHC comment letters signed by NLIHC's President and CEO. Assess and sign on to comment letters drafted by allied advocacy organizations with greater expertise in a particular policy area.
- Engage relevant HUD staff regarding issues of concern.
- Prepare and conduct webinars on critical regulatory changes, as appropriate.

Policy Team Support

- Coordinate with Policy Team staff members to assess the regulatory and implementation impact of draft bills, proposed legislation, etc.
- Work with NLIHC's Policy and Communications teams on annual updates to NLIHC's *Advocates' Guide* and on needed updates to website materials related to public housing and fair housing.
- Coordinate with allied advocacy organizations on relevant issues.
- Represent NLIHC in working groups coordinated by other organizations such as the Housing Justice Network, Preservation Working Group, and Fair Housing Task Force.

Organizational Support

- Coordinate with NLIHC's Field and Campaign teams to mobilize action on regulatory and subregulatory issues.
- Participate in regularly scheduled Policy Team and All Staff meetings.
- Provide planning support for the annual Housing Policy Forum, including speaker recruitment, as assigned.
- Speak at meetings and conferences in DC and around the country, with a priority for NLIHC member organizations and state partners.
- Participate in staff meetings, trainings, and all NLIHC events.
- Other duties as assigned.

Qualifications

- Basic familiarity with key HUD and other affordable housing development programs: Housing Choice Vouchers, Public Housing (including the Rental Assistance Demonstration, Moving to Work Demonstration Extension, Project-Based Rental

Assistance, and fair housing. Some familiarity regarding HOME Investment Partnerships (HOME), Low Income Housing Tax Credit (LIHTC), Section 3 obligations, and Rural Development Section 515 will be helpful to this position.

- At least 8 years of experience relevant to HUD regulatory actions.
- Experience with gathering, tracking, and reporting information on draft policies i.e., legislation and/or regulations and report writing.
- Ability to translate dense, complex regulatory and programmatic details into plain language analysis for non-expert audiences, including HUD-assisted residents and other advocates.
- Ability to manage multiple priorities and work independently in a fast-paced, mission-driven environment.
- Goal-oriented and self-motivated with strong organizational skills to breakdown complex projects into actionable steps.
- Ability to think creatively and strategically, aligning projects with other teams and broader organizational goals to maximize impact.
- Strong collaborator and problem solver.
- Experience with Microsoft Office suite, including Excel proficiency.
- Passion for housing justice, racial equity, a focus on extremely low-income renter households, and NLIHC's mission.

Preferred Skills

- Experience working with coalitions, nonprofits, or policy-focused organizations.
- Personal experience facing housing insecurity or injustice or living in federally subsidized housing.

Compensation & Benefits

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 a writing sample to Jamaal Gilani, Director of People and Culture, via email at jgilani@nlihc.org.

NLIHC Seeks Policy Intern

The Policy Intern would assist the NLIHC Policy Team with tracking new legislation, attending and summarizing congressional hearings for the *Memo to Members* newsletter, participating in visits to congressional offices, developing materials for use in lobbying the House and Senate to achieve NLIHC's policy agenda, and updating the NLIHC congressional database.

Interested students should submit their materials to Alayna Calabro, Senior Policy Analyst, via email at acalabro@nlihc.org.

Find more information [here](#).

NLIHC Seeks Research Intern

The Research Intern would assist the NLIHC Research team in ongoing quantitative and qualitative research projects related to housing assistance or tenant protections, write weekly articles on current research for *Memo to Members*, attend briefings, and respond to research inquiries. Quantitative skills are a plus.

Interested students should submit their materials to Andrew Aurand, Senior Vice President for Research, via email at aurand@nlihc.org. The cover letter should include whether the student has a preference with regard to federal policy or state/local policy.

Find more information [here](#).

NLIHC Seeks Graphic Design Intern

The Graphic Design Intern assists the NLIHC External Affairs team in the production of various physical, digital, and multimedia graphic design projects, including, but not limited to: Instagram reels, fact sheets, YouTube thumbnails, social media images, reports, infographics, explainer videos, and toolkits. Applicants should be experienced with Adobe Creative Cloud (Illustrator, After Effects, Premiere, Photoshop), Canva, and/or Adobe Express. Please provide a resume, cover letter, three design samples (or link to online portfolio), and a writing sample in order to be considered for this position.

Interested students should submit their materials to the NLIHC Communications Team via email at CommunicationsTeam@nlihc.org.

Find more information [here](#).

NLIHC Seeks *Opportunity Starts at Home* Intern

The *Opportunity Starts at Home* (OSAH) Intern will support campaign partners, develop campaign materials, and advance the campaign's core housing solutions. The intern will work closely with the OSAH and broader Strategic Partnerships team on upcoming projects, including fall events, partner recruitment, campaign materials, and campaign podcasting. Alongside campaign projects, the intern will have an opportunity to increase expertise in a specific sector (e.g., education, health, mental health, early childhood development, economic mobility) by engaging new partners and developing materials.

OSAH seeks an intern with strong written and oral communication skills, strong organizational skills, and a demonstrated commitment to racial equity, social justice, innovation, and creativity. This is a remote or hybrid position, depending on the location.

Interested students should submit their resume and cover letter to Chantelle Wilkinson, Vice President of Strategic Partnerships and Campaigns, and Julie Walker, National Campaign Coordinator, at outreach@opportunityhome.nlihc.org.

Find more information [here](#).

NLIHC Seeks Disaster Housing Recovery Intern

The Disaster Housing Recovery Intern would assist the NLIHC Disaster Housing Recovery team with cataloguing disaster- and resilience-related news and information, track relevant legislation, attend and summarize congressional hearings, relevant webinars, and briefings offered by organizational partners; participate in visits to congressional offices, develop materials for use in advocacy, and inform community-based organizations about disaster-related topics; and help to facilitate multiple working groups related to disaster recovery and resilience.

Interested applicants should submit their materials to Noah Patton, Director of Disaster Recovery, via email at npatton@nlihc.org.

Find more information [here](#).

NLIHC Seeks Tenant Leader Intern

The tenant leader intern would assist the NLIHC IDEAS (Inclusion, Diversity, Equity, Anti-racism, and Systems-thinking) team in writing articles for *Memo to Members* and other outlets, planning and executing "Tenant Talk Live" and our biannual publication, *Tenant Talk*, helping to coordinate NLIHC's Collective and tenant retreat, and creating programming for and strengthening support to the Collective's alumni base.

Interested applicants should submit their materials to Sid Betancourt, Manager of Inclusive Community Engagement via email at sbetancourt@nlihc.org.

Find more information [here](#).

NLIHC News

NLIHC in the News for the Week of August 11

The following are some of the news stories to which NLIHC contributed during the week of August 11:

- "White House says homeless people in DC will be forced into shelters or put in jail. Advocates say, 'that should terrify everyone,'" *The Independent*, August 12, at: <https://tr.ee/QxWN72>

- “‘Civil Rights Emergency’: Judge Orders HUD To Release \$32M In Fair Housing Fund,” *The Seattle Medium*, August 12, at: <https://tr.ee/Kze959>
 - “Housing costs far outpace hourly wages for Maryland’s health care workers.” *Baltimore Fishbowl*, August 12, at: <https://tr.ee/i56FQc>
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Where to Find Us – August 18

- Alaska Coalition on Housing and Homelessness, [Alaska Housing Summit 2025](#) – Anchorage, AK, August 19-20 (Kayla Blackwell)
 - [Dutchess County Continuum of Care](#) meeting – Poughkeepsie, NY, September 23 (Lindsay Duvall)
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NLIHC Staff

Sarah Abdelhadi, Manager, State and Local Research
 Saatvik Amravathi, State and Local Innovation Intern
 Andrew Aurand, Senior Vice President for Research, x245
 Sidney Betancourt, Manager, Inclusive Community Engagement, x200
 Kayla Blackwell, Housing Policy Analyst, x231
 Victoria Bourret, Manager, State and Local Innovation Outreach, x244
 Jen Butler, Senior 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 and Accounting
 Ramina Davidson, Vice President of Field Strategy & Innovation
 Lindsay Duvall, Manager, Member Engagement, x206
 Thaddaeus Elliott, Housing Advocacy Organizer
 Dan Emmanuel, Director, Research, x316
 Jamaal Gilani, Director of People and Culture
 David Gonzalez Rice, Senior Vice President of Public Policy
 Ed Gramlich, Senior Advisor, x314
 Raquel Harati, Research Analyst
 Danita Humphries, Executive Operations Manager, x226
 Nada Hussein, Research Analyst, State and Local Innovation, x264
 Kenza Idrissi Janati, Tenant Leader Intern
 Kim Johnson, Senior Director of Policy, x243
 Alyssa Kemp, DHR Intern
 San Kwon, Policy Intern
 Sasha Legagneur, State and Local Innovation Intern
 Ramon Suzuki Lopez, Field Intern
 Mayerline Louis-Juste, Program Manager, Strategic Partnerships, x201
 Lisa Marlow, Director of Communications, x813
 Brendan McKalip, Our Homes, Our Votes Intern

Meghan Mertyr, Disaster Housing Recovery Analyst
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
Benja Reilly, Development Coordinator, x234
Katie Renzi, Research Intern
Zenayah Roaché, 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
Tejas Telkar, Homelessness and Housing First Policy Intern
Cecily Thomas, Development Coordinator, x810
Tia Turner, Project Manager, Our Homes, Our Votes
Julie Walker, National Campaign Coordinator
Brandon Weil, Graphic Communications Manager
Cierra White, IDEAS Intern
Chantelle Wilkinson, Vice President, Strategic Partnerships & Campaigns, x230
Renee Willis, President and CEO, x247
Tiara Wood, Communications Coordinator