



# Memo To Members & Partners

A weekly newsletter from the National Low Income Housing Coalition

**Volume 30, Issue 44**  
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## **Budget and Appropriations**

### **Continued Momentum on FY26 “Minibus” Spending Package that Would Include HUD Funding – Take Action Today!**

By Kim Johnson, NLIHC Senior Director of Policy

*Keywords: Office of Management and Budget (OMB), mass layoffs, government shutdown, FY26 spending bills, continuing resolution (CR), PPAs, RIF*

#### *Fiscal Year 2026 Minibus*

Senators continued negotiations over a minibus spending package that would include five fiscal year (FY) 2026 appropriations bills, including the Transportation, Housing and Urban Development (THUD) bill that funds HUD’s vital affordable housing, homelessness, and community development programs. A “minibus” refers to a spending package that includes some of the 12 annual appropriations bills that fund federal programs and services; an “omnibus” spending package includes all 12 appropriations bills.

While congressional appropriators had hoped to reach an agreement on some version of a minibus, negotiators have had to navigate several sticking points, including congressionally designated funding, better known as “earmarks.” In addition, the House and Senate have been working to finalize an agreement on the “National Defense Authorization Act (NDAA),” which passed the House on December 10 and is expected to pass the Senate sometime this week. Unfortunately, the final NDAA text did not include provisions from the bipartisan “ROAD to Housing Act” (see *Memo*, [12/8](#)).

With Congress’s end-of-year recess scheduled to start on December 18 in the House and December 19 in the Senate, members may not have enough time to finalize and release the text of the minibus spending package before the end of the year; if not, they will need to take up the remaining nine FY26 spending bills – including the THUD bill – when they return in January. Lawmakers have until January 30, when current federal funding expires, to finalize an FY26 spending bill for HUD programs.

#### *Continuum of Care (CoC) Grant Contracts*

Appropriators are also still considering language in a final FY26 THUD spending bill that would extend current Continuum of Care (CoC) grant contracts for another 12 months. The THUD bill

is the best opportunity advocates will have this year to protect federal investments in rental assistance and homelessness services!

The Trump administration released on November 13 a Fiscal Year (FY) 2025 CoC [Notice of Funding Opportunity](#) (NOFO) making [drastic changes](#) to how the federal government funds homelessness assistance programs. The NOFO released on November 13:

- **Is extremely late in the CoC funding cycle, which will cause major funding delays.** Under the NOFO, funding awards will not be announced until May at the earliest. The National Alliance to End Homelessness (the Alliance) [warns](#) that approximately one-third of all current CoC funding awards expire between January and June; even if their funding contracts are ultimately selected for renewal, these programs will run out of money before they receive new funding, resulting in unpaid rental assistance, a significant decrease in services, and more people experiencing homelessness.
- **Makes significant changes to which projects get funding and how much communities can spend on permanent housing, putting assistance at-risk for over 170,000 people who had previously been experiencing homelessness.** Typically, about 87% of CoC funding goes towards permanent housing projects, including Permanent Supportive Housing ([PSH](#)) that provides people experiencing homelessness, including those with severe mental illness or substance use disorder, with housing and voluntary, person-centered, wrap-around services that help ensure long-term housing stability. Rapid Re-Housing ([RRH](#)), another type of permanent housing project, provides short-term rental assistance and stability services to help people at risk of or who have recently fallen into homelessness quickly move into stable housing. PSH and RRH are [proven to help end homelessness](#), including families, veterans, people with disabilities, and people experiencing chronic homelessness. Rather than continuing these established best practices, the new NOFO:
  - **Caps how much funding communities can spend on permanent housing at just 30%.** With 87% of CoC funding currently going towards permanent housing, this cap will require communities to make major changes to the programs they offer, including shifting funding from PSH and RRH to transitional housing, emergency shelter, and street outreach, which are less effective at addressing and ending homelessness.
  - **Changes CoC funding to prioritize competitive “Tier 2” projects over protected “Tier 1” projects.** Tier 1 projects, protected by HUD to ensure the continued operation of CoCs’ most important programs, received 90% of funding in the previous year’s NOFO. The new NOFO reduces Tier 1 funding to just 30% and increases funding for Tier 2 projects from 10% to 70%. Funding for Tier 2 projects are awarded on a competitive basis.
- **Penalizes organizations that do not align with the administration’s priorities – including looking into past projects.** Applicants for either Tier 1 or Tier 2 project funding can be rejected if they currently use *or previously used* “racial preferences,” utilized harm reduction measures like safe injection sites, or defined “sex” as “other than binary.” Projects serving youth experiencing homelessness, who are more likely to identify as trans or non-binary, may be especially impacted by this provision. In addition, projects that require individuals to participate in services, that are in places with laws that

arrest, ticket, or fine people experiencing homelessness, or that “promote self-sufficiency” will be prioritized for funding under the new NOFO.

Read the Alliance’s full analysis of the NOFO [here](#), and find more resources [here](#).

On Monday, December 8, 2025, the first hearing was held in the lawsuit challenging the U.S. Department of Housing and Urban Development’s (HUD) FY25 CoC NOFO.

NLIHC, alongside a broad coalition of local government nonprofit organizations, [filed a lawsuit](#) to prevent HUD from creating unlawful and unreasonable restrictions that seek to shift funding away from proven solutions to homelessness.

Hours ahead of the hearing, HUD rescinded the CoC NOFO and reserved the right to issue another.

NLIHC and the Alliance are calling on Congress to [hold HUD accountable to its promised two-year NOFO cycle](#), and to include language in any final THUD bill that would extend funding for previously awarded projects for another 12 months.

In addition, Congress must provide in any final FY26 THUD bill sufficient funding to renew all existing Housing Choice Vouchers (HCVs) and Emergency Housing Vouchers ([EHVs](#)). Without sufficient funding, vouchers will be lost through attrition – when a household no longer needs their voucher, the voucher cannot be reissued to a new family because it is no longer attached to funding. When renewal funding is insufficient enough – or when funding is cut – households that rely on a voucher to keep a roof over their heads actively lose their rental assistance, putting them at risk for housing instability, eviction, and in worst cases, homelessness.

At current funding levels, over 2.4 million households receive rental assistance, accounting for just one in four households who qualify. Under the House’s FY26 spending bill, an estimated 181,900 fewer households would be served; in the Senate, 107,800 fewer households would receive rental assistance. The [loss of these vouchers](#) would disproportionately affect older adults, people with disabilities, and families with children.

### ***Take Action***

**Use NLIHC’s toolkits and resources to take action on FY26 funding, including by:**

- **Using NLIHC’s advocacy toolkit, “[Opposing Cuts to Federal Investments in Affordable Housing](#),”** to call on Congress to protect and expand affordable housing and homelessness resources, including NLIHC’s priorities:
  - Full funding to renew all existing tenant-based voucher contracts, to ensure the people and families who rely on an [HCV](#) or [EHV](#) to keep a roof over their heads do not lose their assistance. Check out the “[EHV Funding Cliff Mobilization Toolkit](#)” for more information, including talking points and resources.

- \$4.922 billion for HUD’s Homeless Assistance Grants (HAG) program, and for HUD to stick to its [commitment to a two-year Notice of Funding Opportunity \(NOFO\)](#) for the Continuum of Care Program.
- \$5.7 billion for public housing operations, and at least \$5 billion to address public housing capital needs.
- \$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 Indian Housing Block Grant (IHBG) program and \$150 million for IHBG-Competitive funds, targeted to Tribes with the greatest needs.

The toolkit includes talking points, advocacy materials, engagement ideas, and more resources for advocates to weigh-in with their members of Congress on the importance of these vital resources!

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

Take action on the CoC NOFO [here](#).

National, state, local, Tribal, and territorial organizations can also [join over 2,800 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.

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## Homelessness & Housing First

### Bipartisan Coalition of More Than 180 Mayors Urges Congress to Renew Expiring Continuum of Care (CoC) Grants

By Alayna Calabro, NLIHC Senior Policy Analyst

*Keywords: homelessness, HUD, House Republicans, Continuum of Care, CoC, permanent housing, US Conference of Mayors, mayors, NOFO, Notice of Funding Opportunity*

More than 180 Democratic, Republican, and Independent mayors from across the United States joined a [letter](#) by the U.S. Conference of Mayors urging Congress to renew all existing Continuum of Care (CoC) grants for an additional year. The letter, sent on December 10, called on Congress to direct HUD to extend current grants for an additional 12 months. The mayors emphasized that this action is critical to prevent widespread disruptions to lifesaving supportive housing in communities across the country.

“Regardless of one’s political party or ideology, the fact is that these existing grants are keeping people off of the streets right now,” [said Oklahoma City Mayor David Holt](#), the president of the U.S. Conference of Mayors. “Mayors are on the front lines of this nation’s housing challenge, and we understand that the programs supported by Continuum of Care grants are essential to helping Americans retain stability and a roof over their head. Without the action outlined in our letter, families, seniors, veterans and people with disabilities will lose their housing. The streets in our cities will see an increase in homelessness, and no one wants that. We’re urging Congress to renew all HUD CoC grants expiring in 2026 for another 12 months so we can support our communities, and especially those who rely upon these services.”

Read the full press release [here](#).

Read the letter [here](#).

Access NLIHC's analysis of the impacts of significant CoC funding reductions [here](#).

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## Congress

### House Committee on Financial Services Releases Bipartisan “Housing for the 21st Century Act” Ahead of December 16 and 17 Legislative Markup

By Libby O’Neill, NLIHC Senior Policy Analyst

*Keywords: French Hill, Maxine Waters, Emanuel Cleaver, Housing for the 21st Century Act, HOME, CDBG, RHS*

House Financial Services Committee (HFSC) Chair French Hill (R-AR), Ranking Member Maxine Waters (D-CA), along with Subcommittee on Housing and Insurance Chair Mike Flood (R-NE), and Ranking Member Emanuel Cleaver (D-MO), [unveiled](#) on December 11 the bipartisan “Housing for the 21st Century Act.”

The bill includes 27 provisions related to streamlining local, state, and federal processes; reforming federal programs, including the HOME Investment Partnership program, Community Development Block Grant (CDBG) program, and Rural Housing Service (RHS) programs; manufactured housing; veterans’ access to housing; housing counseling; rental housing for elderly and disabled residents; and federal program oversight. Five provisions are based on bills NLIHC supports:

- Section 101 – “Housing Supply Frameworks Act”
- Section 201 – HOME Reform
- Section 204 – Rural Housing Service Program Improvements (some components of the “Rural Housing Service Reform Act”)
- Section 205 – Choice in Affordable Housing
- Section 301 – Manufactured Housing Innovations

The House package includes some provisions from the Senate’s “[ROAD to Housing Act of 2025](#),” which passed the chamber as an amendment to the Senate’s “National Defense Authorization Act” (NDAA) but was not included in the final version introduced in the House (see *Memo*, [12/8](#)). Chair Hill issued a [statement](#) on December 7 expressing his commitment to passing housing legislation in the new year.

The “Housing for the 21st Century Act” is included on the agenda for markup by the HFSC on December 16 and 17 at 10:00 am ET.

NLIHC will evaluate this legislation, continue to track the progress of housing packages as they are negotiated in the House and the Senate, and advocate for the inclusion of legislation that serves renters with the greatest needs.

Read the press release on the bill from [Chair Hill](#) and [Ranking Member Waters](#).

To read the bill text of “Housing for the 21st Century Act”, go [here](#).

To read the HFSC section-by-section, go [here](#).

To watch the December 16 markup, go [here](#).

To watch the December 17 markup, go [here](#).

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## Public Charge

### NLIHC Joins PIF Comment Letter Opposing Public Charge Rule, Urges Organizations to Join Comment Letter by Thursday, December 18

By Kayla Blackwell, NLIHC Senior Housing Policy Analyst

*Keywords: public charge, benefits, immigrant families, Department of Homeland Security, DHS*

NLIHC joined a [comment letter](#) drafted by the Protecting Immigrant Families Coalition (PIF) urging the U.S. Department of Homeland Security (DHS) to withdraw the proposed “public charge” rule. The rule, [published](#) to the *Federal Register* on November 19 with a 30-day comment period ending on December 19, would significantly restrict access to essential resources for millions of low-income immigrants and their children during a time when our



nation is already navigating increased housing, healthcare, and food insecurity. Until the DHS rule is finalized, the Biden administration’s 2022 public charge rule remains in effect, and housing is not considered in a public charge assessment, which is considered in an individual’s application for a visa or Lawful Permanent Residency (“green card”). **NLIHC urges housing advocates to join PIF’s [organizational sign on comment letter](#) by Thursday, December 18 at 5:00 pm ET.**

Advocates are also encouraged to comment on the rule by the comment deadline of December 19 at 11:59 pm ET, using PIF’s [comment template for direct service providers who](#) serve immigrant families or a more detailed [comment template for organizations](#).

### *Background*

The “public charge” inadmissibility test has been used to determine admission into the U.S. or approval for a green card for over 140 years. An individual is deemed a “public charge” if they are identified as likely to depend on government benefits as their main source of support—and subsequently denied entry or green card status if so. Under the [current](#) public charge rule, implemented during the Biden administration in 2022, only “public cash assistance for income maintenance” and long-term institutionalization paid for by the government are considered in the public charge assessment. Healthcare, food, and housing assistance are not considered in the public charge assessment.

In 2019, the first Trump administration attempted to include these benefits in the public charge test through a proposed public charge rule, receiving remarkable pushback from advocates outlining its harms before its ultimate reversal (see *Memo*, [8/19/19](#)). Now, the second Trump administration’s proposed public charge [rule](#) aims to consider “all factors and information relevant to an alien’s likelihood at any time of becoming a public charge.” The rule allows critical services to be considered—without specifying the programs under consideration—and removes the 2022 regulatory provisions. If finalized, this rule would harm immigrant families’ access to key services by creating a culture of inaccessibility and fear.

PIF’s public charge [comment letter](#), open to organizational sign-ons, makes four overarching arguments:

1. Unknown rules lead to chaos and bias;
2. The proposed policy threatens the nation’s health and economic security;
3. The proposed public charge policy is a backdoor assault on lawful immigration, and;
4. The public interest demands abandonment of this proposal.

### *Take action—Comment on the DHS Public Charge Rule*

- **Join [PIF’s sign on comment letter](#) by Thursday, December 18 at 5:00 pm ET!**
  - PIF is coordinating a coalition-wide organizational sign-on comment opposing the 2025 DHS Public Charge NPRM and invites organizations to join this effort and stand with immigrant families across the country. Any nonprofit, community-based organization, advocacy group, service provider, faith-based institution,



research or policy organization, or allied partner that supports immigrant families and shares our commitment to promoting health, well-being, and economic security is welcome to join the letter.

- **Are you a direct service provider who serves immigrant families? Use [PIF's direct service provider comment template](#) to draft your own comment by Friday, December 19 at midnight ET.**
  - Stories from direct service providers or application assisters about the chilling effect of the proposed changes to public charge, the negative consequences of loss of benefits, and the ways that clients and agencies have relied on previous regulations are all potentially helpful for future challenges to a harmful rule. *In the current context, many immigrants who will be directly harmed by the proposed rule may be afraid to submit their own comments. By lifting up what you have seen, you can help tell their stories.*
- **Are you part of a housing or homeless services organization that's concerned for your immigrant neighbors? Use [PIF's organizational comment template](#) to draft your organization's comment by December 19 at 11:59 pm ET.**
  - Comments are critical to the rulemaking process, and the administration is required to consider all feedback from the public. Your organization may have specific expertise in the impact of the proposed rule on immigrants in your community, and your voice needs to be heard. The comment template offers recommendations for subject matter experts like local housing providers, homeless coalitions, immigrant rights organizations, and state or local governments to submit a robust comment.

Read the new proposed public charge rule [here](#).

Read PIF's public charge toolkit and calls to action [here](#).

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## Housing Policy Forum

### Not an NLIHC Member? Unlock Member Benefits by Joining Today!

By Jen Butler, NLIHC Senior Vice President, External Affairs

*Keywords: NLIHC member benefits, Housing Policy Forum, registration*

Did you know that NLIHC members received a **discount on registration** for [Housing Policy Forum 2026](#)?

Taking place March 10-13 at the Washington Hilton Hotel in Washington, D.C., Housing Policy Forum 2026 will feature conversations with key leaders in Congress, as well as an array of other compelling speakers and panelists. Participants will have the opportunity to engage with and learn from thought-leaders, tenant and community leaders, policy experts, researchers, and housing practitioners who will discuss actions needed to protect and expand affordable housing solutions.

**Become a member today to unlock all membership benefits—including early access and discounted registration—or contact your [Field Team member](#) to check your membership status.**

*Featuring Bakari Sellers as Keynote Speaker*

Bakari Sellers is a New York Times best-selling author, attorney, civil rights activist, and political commentator who has dedicated his career to advancing racial equity.

His best-selling memoir, *My Vanishing Country*, examines policies that deeply impact rural Black and other marginalized communities across the nation.

At the age of 22, Sellers was the nation's youngest Black elected legislator. From 2006 to 2014, Sellers represented South Carolina's 90th District in the state House of Representatives. His ongoing work and influence are revered as a leading voice for his generation. As a CNN analyst, Sellers elevates public discourse and guides conversations toward meaningful resolution.

**Additional speakers and panelists will be announced in the coming weeks. Visit our [event page](#) for the full Forum schedule.**

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## **Disaster Housing Recovery**

### **State Attorneys General Lawsuit Successful in Preventing Shutdown of FEMA Disaster Resilience Funding**

By Noah Patton, NLIHC Director of Disaster Recovery

*Keywords: FEMA, Building Resilient Infrastructure and Communities (BRIC) Program, lawsuit*

On December 11, a Massachusetts U.S. District Court [issued](#) a ruling in favor of the Massachusetts Attorney General, along with a coalition of 20 other states, that sought to prevent the administration from ending FEMA's Building Resilient Infrastructure and Communities (BRIC) Program. FEMA moved quickly at the start of 2025 to reallocate funds from the program to other FEMA operations and programs, arguing that the \$1 billion in program funds could be better spent elsewhere. The lawsuit filed by the MA Attorney General alleged that FEMA lacked

the authority to decline to spend funds appropriated by Congress for the program—a U.S. District Judge [agreed](#).

The announcement of the pause in BRIC grants earlier this year coincided with multiple changes to federal programs across the government that sought to remove references to climate change. Over the past 4 years, nearly 2,000 projects have received approximately \$4.5 billion in funding nationwide. Grants focused on ways to minimize future disaster risk, from increasing flood resilience to upgrading bridges, to increasing the ability of homes to withstand future disasters. The program forms a central part of FEMA's efforts to increase disaster mitigation across the country.

The lawsuit seeking to prevent the termination of the program was led by the Massachusetts Attorney General, along with the attorneys general of Arizona, California, Colorado, Connecticut, Delaware, Illinois, Maine, Maryland, Michigan, Minnesota, New Jersey, New York, North Carolina, Oregon, Rhode Island, Vermont, Washington, Wisconsin and the governor of the Commonwealth of Pennsylvania. All disaster mitigation projects are now paused due to the program's cancellation.

It is unclear when FEMA will release BRIC funds as directed by this ruling, and this ruling could be appealed by the federal government. Regardless, this ruling is a step forward in ensuring that adequate disaster resilience and mitigation funding is available to communities at risk across the country.

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## **December 11 FEMA Review Council Meeting Cancelled Abruptly Without Release of Report**

By Noah Patton, NLIHC Director of Disaster Recovery and Oliver Porter, NLIHC DHR Intern

*Keywords: FEMA Review Council, meeting cancellation, Kristi Noem*

The final Federal Emergency Management Agency (FEMA) Review Council meeting was scheduled for December 11 but was unexpectedly [cancelled](#) without prior notification. The FEMA Review Council, which had been meeting for months to evaluate possible agency reforms and was set to make its final report public at the Thursday meeting, was supposed to release and vote on the final draft of their report recommending what some sources are reporting to be drastic and harmful changes for the agency's future.

The review council's report was commissioned by [Executive Order](#) in January 2025. The council, made up of mostly political appointees and emergency management officials from majority-Republican states, has held meetings throughout the year to inform its work. In recent weeks, their findings were compiled into a draft report totaling almost 160 pages. However, [The Washington Post](#) and other media reported that Secretary of the Department of Homeland Security (DHS), which oversees FEMA, Kristi Noem, has edited the report down to just 20 pages in preparation for the council's final meeting.

While [earlier](#) leaks of the report suggested the council would contradict President Trump's determination to minimize FEMA, by recommending that the agency become independent from DHS, more [recent reviews](#) of the report include recommendations for FEMA to be separate from DHS.

The report is said to propose reconfiguring the agency so that its main recovery assistance program becomes a type of block grant that quickly gets aid to states (while reducing the size of other assistance programs and raising thresholds for states to qualify for aid, to make states finance a greater share of the recovery process). This block grant-style program would disperse aid in less than 30 days after a presidential disaster declaration. Meanwhile, the individual assistance program would become reformatted into giving out one-time payments to disaster survivors. Both programs seem to emphasize quick, one-time delivery of aid, yet by prioritizing this streamlining of FEMA's assistance programs, the authors are also recommending smaller total allocations of aid.

In keeping with this efficiency-first mindset, the report also suggests making changes to the National Flood Insurance program. It encourages the privatization of public flood insurance policies, so that households' risk of flooding does not get artificially subsidized. Additionally, it recommends changing FEMA's name and further downsizing its staff—potentially by more than 50%.

If these provisions remain in the final report, it represents a significant reconfiguration of FEMA that would impede its ability to effectively rebuild communities after disaster strikes. Given last week's cancellation of the review council's final meeting, NLIHC recommends that the council utilize this period to revise the report so that it can best support people impacted by and recovering from disasters.

NLIHC and the NLIHC-led [Disaster Housing Recovery Coalition](#) (DHRC) of more than 900 local, state, and national members, continue to support the "[FEMA Act](#)" introduced by House Transportation and Infrastructure leadership and passed by that committee. This legislation would dramatically reform the agency so that it's best equipped to respond to disasters effectively and equitably. In addition to implementing significant reforms long advocated for by community organizations in disaster-impacted areas, the bill would establish FEMA as a cabinet-level agency independent from DHS.

NLIHC and the DHRC will continue to track this development and will share additional information as it becomes available.

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## Opportunity Starts at Home

### ***JAMA Network Open Publishes Article on LGB+ Veterans and Social Health Needs***

By Ella Izenour, NLIHC *Opportunity Starts at Home* Intern and Julie Walker, NLIHC Project Manager, *Opportunity Starts at Home*

*Keywords: Opportunity Starts at Home, multi-sectors, LGBTQIA+ veterans, social health, JAMA Network Open*

*This article uses “LGB+” to refer to the primary care patients interviewed in this study based on their identification as lesbian, gay, bisexual, or other sexual orientations. Participants were not asked to report their gender identity. While this study focused on sexual orientation, transgender and nonbinary veterans also face housing insecurity and discrimination. More information can be found in this 2022 [analysis](#) from The Center for American Progress.*

*Jama Network Open* recently published a new [article](#), “Health-Related Social Needs Among LGB+ Veterans.” The article utilizes a cross-sectional study of primary care patients served by the Veterans Health Administration to identify the health-related social needs of veterans who identify as lesbian, gay, bisexual, additional orientations, or not sure (LGB+). The authors find that LGB+ veterans have an increased need for support around housing and discriminatory experiences.

Data was gathered from the Department of Veterans Affairs (VA) Survey of Healthcare Experiences of Patients program and included a sample of 6,296 primary care patients served by the Veterans Health Administration. Patients completed a social-needs questionnaire, which was analyzed to determine their social needs across 13 domains, including housing, basic needs, employment, social isolation, and experiences of discrimination. LGB+ veterans had a significantly higher prevalence of need for support in managing discrimination and obtaining or maintaining stable housing.

The study found that nearly one in four LGB+ veterans reported needing support for discrimination, compared with one in ten heterosexual veterans. Additionally, a higher proportion of LGB+ respondents reported needing support in finding and maintaining stable housing. The authors note that prior research aligns with these findings, including analyses of housing-instability screenings in Veterans Health Administration encounters showing that LGB+ veterans are nearly twice as likely to experience recent homelessness and housing instability compared with heterosexual veterans.

The article concludes by underscoring the need for targeted and responsive systems to support LGB+ veterans, particularly with respect to housing. The authors emphasize the importance of strengthened interventions at both national and local levels to adequately address the social needs of LGB+ veterans.

Read the article [here](#).

To learn more about the intersections of housing, veterans, health, and the LGBTQIA+ community, read the OSAH fact sheets [here](#).

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## **Our Homes, Our Votes**

### **Announcing the 2026 *Our Homes, Our Votes* Mini-Grant Award Recipients**

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

*Keywords:* Our Homes, Our Votes, grant, civic engagement, voter education, voter mobilization, low-income renters, ballot box, elections

NLIHC is pleased to announce the award recipients of the [Our Homes, Our Votes](#) 2026 Mini-Grant Program. This year, the newly launched program saw tremendous interest from the field, with applications submitted by organizations working to advance civic engagement and voter education among low-income renters and people experiencing homelessness in communities across the country.

After a competitive review process, 50 organizations have been selected to receive awards of \$1,500 each. Selected grantees represent a diverse range of groups, including tenant-led organizations, local housing and homelessness advocacy groups, community-based service providers, grassroots collectives, and nonprofit civic engagement partners. Their proposed projects reflect a broad array of nonpartisan voter engagement strategies designed to strengthen democratic participation in the 2026 election cycle.

The *Our Homes, Our Votes* Mini-Grant Program was created to help expand the capacity of local partners to register, educate, and mobilize low-income renters and unhoused communities to vote. Grantees will carry out activities such as community voter registration events, nonpartisan canvassing, staff training, voter ID assistance, and resident-focused civic education efforts. Each grantee will also receive technical assistance and an OHOV swag kit to support their outreach.

We look forward to working alongside these 50 groups as they implement innovative and community-driven strategies to expand voter participation and make housing a key election issue in 2026. More updates will be shared as the grant period begins.

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## Research

### Study Finds Racial Disparities in Neighborhood Outcomes Among Voucher Holders

By Tyler Eutsler, NLIHC Research Intern

*Keywords:* longitudinal analysis, neighborhoods, mobility

A recent Urban Studies article, [“Entering and Leaving Housing Assistance: Neighborhood Trajectories of Housing Voucher Recipients in the United States,”](#) explores changes in neighborhood characteristics for low-income households before, during, and after they participate in the Housing Choice Voucher (HCV) program. Analyzing changes in neighborhood characteristics across thousands of households reveals that, although *entering* the HCV program did not lead to significant improvements in neighborhood poverty, *exiting* the program was associated with a statistically significant decrease in neighborhood poverty among white, Hispanic, and Asian households but not Black households. The author notes that, despite this

racially disparate outcome, the HCV program—the nation's largest housing subsidy program—is an essential policy tool that delivers vital economic and residential stability.

Using U.S. Department of Housing & Urban Development (HUD) data on voucher households and Census Bureau data on renter households and neighborhood characteristics, the author measured residential trajectories for voucher and non-voucher renter households from 2000 to 2018. The factors examined included neighborhood poverty rate, neighborhood racial composition, and the distance households moved from their initial location. The author used these neighborhood characteristics to assess how the HCV program influences recipients' exposure to concentrated poverty and racial segregation.

Findings indicate that recipients who *entered* the HCV program had no statistically significant changes in neighborhood poverty. This suggests that although receiving a voucher influences residential movement, it doesn't necessarily impact whether Housing Choice Voucher participants move to higher or lower poverty neighborhoods.

Households that *exited* the HCV program observed larger decreases in average neighborhood poverty rates than participants who remained in the program. However, stark differences were present and varied by the race of voucher recipients. Hispanic, Asian, and white voucher recipients who exited the program experienced significant decreases in neighborhood poverty rates relative to both their pre-voucher and their voucher locations with white recipients experiencing the largest decrease. However, Black recipients did not experience a statistically significant change in poverty after exiting the program and remained in neighborhoods with similar poverty rates.

In addition to neighborhood poverty, the author analyzed the racial and ethnic composition of neighborhoods. Similar to the findings on neighborhood poverty, Hispanic, Asian, and white voucher recipients generally moved to neighborhoods with significantly lower shares of non-white residents upon exiting the program. Black households did not move to neighborhoods with fewer non-white voucher holders, suggesting persistent segregation and constraints on neighborhood choice for Black voucher recipients.

Voucher holders face a number of barriers to neighborhood mobility that contribute to the outcomes observed in this study. Fair Market Rent limits make it difficult to lease in higher-income neighborhoods where rents are typically higher. Source of income discrimination also further limits housing options for voucher holders. The racially disparate outcomes for voucher households observed by the author, however, highlight the central importance of race in shaping neighborhood mobility. The author concludes that, while the voucher program often falls short in improving mobility outcomes, this should not overshadow its primary role in promoting housing stability.

Read the article [here](#).

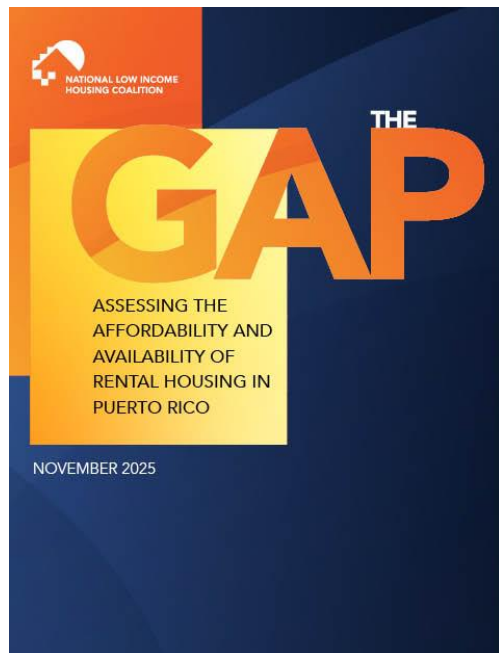
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## Fact of the Week

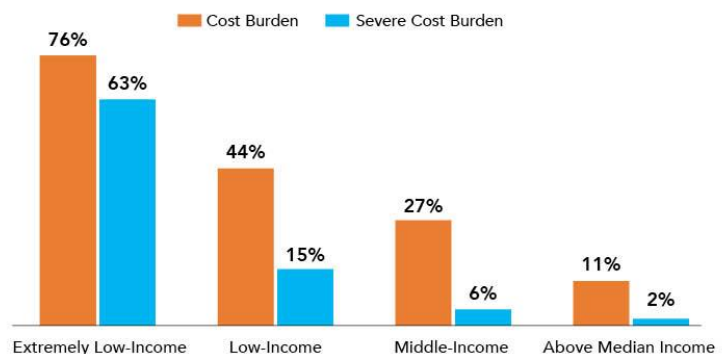


# Sixty-Three Percent of Extremely Low-Income Renters in Puerto Rico Spend Over Half of Their Income on Housing

*Keywords: Puerto Rico, housing cost burdens, housing-related data*



Renter Households with Housing Cost Burdens by Income, 2023



Source: 2023 PRCS PUMS.



**Source:** *The Gap: Assessing the Affordability and Availability of Rental Housing in Puerto Rico*. Data from 2023 PRCS PUMS.

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## NLIHC News

### NLIHC in the News for the Week of December 8

The following are some of the news stories to which NLIHC contributed during the week of December 8:

- “Affordability As One Possible Response To Climate Change,” *Forbes*, December 8, at: <https://tr.ee/5q7AiJ>
- “Polk County could lose more than 600 affordable homes,” *Axios*, December 8, at: <https://tr.ee/WNVBE8>
- “Lower-wage workers report skipping meals, taking out loans for food and rent,” *The Journal Record*, December 11, at: <https://tr.ee/vWYF2b>

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