



# Memo To Members & Partners

*A weekly newsletter from the National Low Income Housing Coalition*

**Volume 30, Issue 5**

**February 10, 2025**

## **Budget and Appropriations**

- Congress Eyes Another Temporary Funding Bill to Avoid Potential Government Shutdown on March 14 Funding Deadline – Take Action
- Senate Budget Committee Begins Moving Forward on Reconciliation Package Amidst Ongoing Disagreements in the House

## **Congress**

- Urgent Action Needed to Protect Federal Food Assistance Programs
- Senate Committee on Indian Affairs Calls for Input on Impacts of Federal Funding Freeze on Tribal Housing

## **Homelessness and Housing First**

- Register for Tomorrow's (2/11) NLIHC, The Alliance, and CBPP Webinar on Advancing Homelessness Solutions

## **HUD**

- Scott Turner Confirmed as New HUD Secretary
- HUD Secretary Turner Halts Equal Access Rule Enforcement

## **White House**

- Executive Order Requires Elimination of Ten Regulations for Each New Regulation
- Trump White House Releases Memorandum Directing Agency and Department Heads to Review NGO Funding

## **Other Housing Issues**

- NLIHC Grant Opportunity to Support State and Local Efforts Expanding Housing Access for Formerly Incarcerated and Convicted People and Their Families

## **Disaster Housing Recovery**

- New Research Demonstrates Why Investment in Resilient Manufactured Housing Is Needed

## **Opportunity Starts at Home**

- New Episode in OSAH Podcast Series on the Role of Architects in Public Housing Research

## **Research**

- Households of Color in Largest U.S. Cities Disproportionately Impacted by Lack of Access to Running Water

## **Fact of the Week**

- Manufactured Homes Particularly at Risk Due to Tornadoes, Fires, and Hurricanes

## **From the Field**

- City of Boston and State of Massachusetts Create Access to Counsel Pilot Programs for Tenants Facing Eviction

## **NLIHC Careers**

- NLIHC Seeks Director of Communications

## **NLIHC News**

- NLIHC Welcomes Esther Colón-Bermúdez as Research Analyst
- Join NLIHC's First Policy Advisory Committee Meeting of 2025
- NLIHC in the News for the Week of February 3
- Where to Find Us – February 10

## Budget and Appropriations

### Congress Eyes Another Temporary Funding Bill to Avoid Potential Government Shutdown on March 14 Funding Deadline – Take Action

**TAG: Budget and Appropriations**

*Keywords: FY25, federal budget*

With no topline spending agreement between House and Senate appropriators and only a few short weeks before a March 14 deadline, members of Congress are considering another short-term spending bill, known as a continuing resolution (CR), to temporarily extend funding for the federal government and avoid a potential shutdown.

While House and Senate Appropriations Committee Chairs, Representative Tom Cole (R-OK) and Senator Susan Collins (R-ME), have reportedly made progress toward closing the \$90 billion gap between the House and Senate draft fiscal year (FY) 2025 bills, once they reach an agreement they will still need buy-in from the committees' Vice Chairs, Representative Rosa DeLauro (D-CT) and Senator Patty Murray (D-WA). Appropriators are also working under the confines of the "Fiscal Responsibility Act of 2023" (FRA), which limits yearly spending increases in both defense and domestic programs to just one percent in FY24 and FY25.

Negotiations over the FY25 spending bill derailed after the Office of Management and Budget (OMB) released a [memorandum](#) on January 27 ordering a freeze on funding for federal grants and contracts. While the freeze was ultimately rescinded (see *Memo, 2/3*), the OMB memorandum created chaos and uncertainty among lawmakers and recipients of federal grants and contracts, as well as among individuals who rely on federal programs for everyday needs. The memorandum also sowed distrust between appropriators, with Vice Chair Murray noting the difficulty of "[agreeing] to a compromise on anything if the White House is going to assert they control [appropriated funds]."

Appropriations leaders still hope to reach a final agreement on FY25 spending, but some House Republicans are beginning to push instead for a full-year CR and the opportunity to "start fresh" on a FY26 spending bill. Because CRs hold funding steady year-over-year, and because the costs of operating housing, constructing homes, and providing homelessness services rise every year, HUD's budget needs to increase in every spending bill in order to maintain the number of people and communities served by HUD's vital programs. A [full-year CR](#) would put the families who rely on HUD assistance to keep a roof over their heads at risk of eviction, decrease the availability of homelessness services, and slow the construction of HUD-assisted affordable housing projects.

### Take Action

***Urge Congress to pass a final FY25 spending bill with increased funding for HUD's affordable housing and homelessness programs***

Insufficient funding, budget cuts, and long-term CRs have a [devastating impact](#) on affordable housing and homelessness assistance programs. CRs maintain spending levels from the previous fiscal year, but because the costs of affordable housing and homelessness assistance programs rise every year, increased annual funding for HUD programs is required to simply maintain the number of people served by these vital programs.

Advocates can use NLIHC's resources to take action today and push Congress to pass increased funding for affordable housing and homelessness in FY25, including for NLIHC's top priorities:

- Full funding to renew all existing contracts for the Housing Choice Voucher (HCV) program.
- \$6.2 billion for public housing operations and \$5.2 billion for public housing capital needs.
- \$4.7 billion for HUD's Homeless Assistance Grants (HAG) program.
- \$100 million for the Eviction Protection Grant Program.
- At least \$1.3 billion for Tribal housing programs, plus \$150 million for competitive funds targeted to tribes with the greatest needs.

Use NLIHC's toolkits and resources to take action on FY25 funding, including by:

- **Adding your organization** to a [national letter](#) urging Congress to increase funding for housing, homelessness, and community development programs in FY25.
- **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](#).
- **Using our "Oppose Dramatic Cuts to Federal Investments in Affordable Housing" toolkit:** This toolkit includes resources, talking points, advocacy ideas, and other helpful information on defending funding for affordable housing and homelessness resources in the FY25 federal budget. Meet with your members and urge them to provide the most possible funding for these vital programs in any final FY25 budget agreement.

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 FY25.

---

**Senate Budget Committee Begins Moving Forward on Reconciliation Package Amidst Ongoing Disagreements in the House**

## TAG: Budget

*Keywords: budget reconciliation, budget resolution*

Senate Budget Committee Chair Lindsay Graham (R-SC) [released](#) on February 7 a [budget resolution](#) that would provide additional funds for defense spending, border security, and immigration enforcement, and it would likely repeal many of the energy-related tax credits and other provisions enacted in last year's "Inflation Reduction Act" (IRA). The committee is expected to vote on the resolution on Wednesday or Thursday.

If passed by the committee, the resolution will serve as the blueprint for the first of two reconciliation packages Senate Republicans are hoping to pass this year. "Reconciliation" is a tool that speeds up the legislative process by limiting debate time on a bill and allowing a bill to pass through the Senate with a simple majority of 51 votes, rather than the 60 votes usually required. In exchange for this faster process, the kind of policies lawmakers can enact through reconciliation are limited to those with a direct impact on federal spending, revenues, or the debt ceiling. Because Republicans control both chambers of Congress and the White House, they can enact a reconciliation package without any bipartisan support.

Chair Graham released the resolution after intraparty disagreements delayed House Republicans from releasing their budget resolution. Instead of the two bills planned in the Senate, House Republicans are aiming to move one massive reconciliation bill that, in addition to the policies included in the slimmer Senate resolution, would extend the corporate and individual tax cuts in the "Tax Cuts and Jobs Act of 2017" (TCJA) and would likely propose [significant cuts](#) to safety net programs, including Medicaid, the Supplemental Nutrition Assistance Program (SNAP, also known as "food stamps"), and the Children's Health Insurance Program (CHIP).

According to Chair Graham, if passed the Senate resolution would amount to \$85.5 billion in spending, which would be fully offset by spending cuts. These cuts would likely come from repealing funding provided in the IRA, and potentially through cuts to benefit programs. The budget resolution only provides a directive for certain committees to either reduce the federal deficit (i.e., cut funding) or increase the federal deficit (i.e., spend money) by a certain amount; it will be up to those committees to decide how to meet those directives and draft actual bill text. The resolution gives Senate committee chairs until March 7 to submit their proposals.

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 to afford to 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. Also, states can use Medicaid to cover [health-related social needs](#), including housing. NLIHC will continue working with our partners to monitor and oppose any reconciliation proposal that would cut funding for these vital anti-poverty programs.

## Urgent Action Needed to Protect Federal Food Assistance Programs

**TAG: HoUSed**

*Keywords: SNAP, supplemental nutrition assistance program, Take Action, FRAC, Food Research & Action Center*

NLIHC joined a letter urging Congress to reject any proposals to cut or weaken the Supplemental Nutrition Assistance Program (SNAP) and child nutrition programs. We encourage national, state, and local organizations to sign to the letter [here](#). With critical budget reconciliation and Farm Bill discussions approaching, NLIHC urges housing advocates to stand with other anti-poverty advocates to ensure these vital programs are protected.

The Food Research & Action Center (FRAC) organized the letter, which summarizes the importance of SNAP, noting that SNAP promotes health and well-being, decreases health care costs, and supports local economies. “Cuts to SNAP would not only increase food insecurity but also shift the burden of food assistance to local governments and charities, which cannot fully meet the need,” the letter states. It continues, “For example, while emergency food programs help, they only provide one meal for every nine meals that SNAP supplies. The proposed cuts would further strain food banks, food retailers, and those serving vulnerable populations.”

**Take Action Now:** Sign your organization onto [this letter](#) opposing harmful cuts to SNAP and child nutrition programs. The deadline to sign on is **February 28, 2025**. Please distribute this letter to your networks and community partners to amplify our collective voice. Encourage other organizations to sign the letter and take a stand against these proposed cuts.

With upcoming budget negotiations in Congress, it is crucial that lawmakers hear a unified, resounding message from every corner of the country – Cutting food and nutrition programs is unacceptable.

**Read the letter and sign on by February 28, 2025 [here](#).**

---

## Senate Committee on Indian Affairs Calls for Input on Impacts of Federal Funding Freeze on Tribal Housing

**TAG: Native American Housing**

*Keywords: Senate Committee on Indian Affairs, funding freeze, OMB, Tribes, TDHEs*

The Senate Committee on Indian Affairs (SCIA) is seeking input from Tribal communities on the effects of the federal funding freeze, even though the freeze was recently rescinded (see [Memo, 2/3](#)). SCIA, led by Committee Chair Lisa Murkowski (R-AK), highlighted concerns about disruptions to critical housing programs and encourages Tribes and Tribally-Designated Housing Entities (TDHEs) to email [oversight@indian.senate.gov](mailto:oversight@indian.senate.gov) with feedback. All information will be kept confidential. The freeze, now rescinded, affected multiple HUD programs, including Tribes’ access to the Indian Housing Block Grant (IHBG) and other grants.

While the freeze has been [rescinded](#) following a federal judge’s intervention, during the freeze’s initial implementation NLIHC president and CEO Renee Willis warned in a [press release](#) that “Even a short pause in funding could cause significant harm to low-income families and their communities.” Multiple organizations have already announced that crucial portals and resources remained inaccessible days after the freeze was lifted. Tribal housing advocates have reported delays in payroll and other critical payment processes.

Senator Murkowski’s office has been actively tracking these developments, with SCIA now inviting feedback from Tribal leaders, housing organizations, and affected individuals to assess the broader implications of the freeze. “Your input is vital as we work to uphold the federal trust responsibility and support the well-being of Native communities,” the committee [emphasized](#) on the X platform.

SCIA is collecting responses via email at [oversight@indian.senate.gov](mailto:oversight@indian.senate.gov). All contact information and responses will be kept confidential. Committee staff ask for responses to include the name of the agency and the program(s) affected in the response.

Read NLIHC’s statement on the freeze (<https://tinyurl.com/3ttzbvd3>) and its rescission (<https://tinyurl.com/m9neryjn>).

Tribes and TDHEs can send their experiences and concerns about the funding freeze to [oversight@indian.senate.gov](mailto:oversight@indian.senate.gov)

---

## Homelessness and Housing First

### Register for Tomorrow’s (2/11) NLIHC, The Alliance, and CBPP Webinar on Advancing Homelessness Solutions

**TAG: Homelessness**

*Keywords: : NLIHC, CBPP, NAEH, homelessness, Housing First, webinar, state and local, homelessness solutions*

NLIHC, the National Alliance to End Homelessness (The Alliance), and the Center on Budget and Policy Priorities (CBPP) invite advocates nationwide to [register](#) for a webinar series on advancing solutions to the homelessness crisis.

Given the tremendous interest among stakeholders and the worsening homelessness and affordable housing crises, our organizations decided to continue our joint webinar series. On the webinars, we will share more about how to advance and protect proven strategies to solve homelessness.

Join us for the first webinar in this year’s series, “Updates on Executive Actions, Equal Access Rule, and More,” on Tuesday, February 11, from 2 to 3 pm ET! We will address the recent Office of Management and Budget (OMB) federal funding freeze, the administration’s

announced intention to revoke the Equal Access Rule, and the confirmation hearing of HUD Secretary Nominee Scott Turner. Our panelists will highlight opportunities for advocates to get involved.

Homelessness demands urgent action from all levels of government. We know what works to end homelessness: providing individuals with stable, accessible affordable housing and voluntary supportive services. We hope you will join us in building the political will and congressional support necessary to do so!

*Please note that this webinar is not a training, and webinar attendees will not receive a certificate of completion.*

Register at <https://tinyurl.com/34fa28v8>.

---

## **HUD**

### **Scott Turner Confirmed as New HUD Secretary**

**TAG: Congress**

*Keywords: Scott Turner, HUD, HUD Secretary, confirmation*

Scott Turner was confirmed as Secretary of HUD by a Senate vote of 55-44 on February 5. Two Democrats, Senators John Fetterman (D-PA), and Peter Welsh (D-VT) joined with all Republican senators in the confirmation vote. Turner's confirmation comes at a critical time for national housing policy, particularly in light of growing concerns about housing instability and homelessness. However, Turner's testimony during his confirmation hearing raised alarms among housing advocates, signaling potential support for policies that could undermine federal housing and homelessness programs, as noted in a [statement](#) by NLIHC interim president and CEO Renee Willis.

During his confirmation hearing, Turner voiced support for several policies that could increase housing instability, including increasing the role of private equity in the rental market and opposing HUD's efforts to advance racial equity. Turner failed to commit to protect federal housing programs from budget cuts and supported new barriers to assistance, such as work requirements – policies that echo those pursued during the first Trump administration.

Despite these concerns, Turner expressed support for several solutions long advocated for by NLIHC that would help address our nation's housing crisis, such as increasing the supply of affordable housing by reforming zoning and land-use restrictions, improving federal housing programs like Housing Choice Vouchers, and reducing homelessness among veterans. As Turner assumes HUD leadership, NLIHC will continue to monitor and mobilize in opposition to policies that could harm marginalized, vulnerable populations while supporting measures that promote housing affordability and equity.



NLIHC urges advocates to remain vigilant and engaged in the ongoing efforts to protect federal housing programs and ensure policies that promote housing justice for all.

Read the statement from NLIHC interim president and CEO Renee Willis [here](#).

---

## HUD Secretary Turner Halts Equal Access Rule Enforcement

**TAG: Fair Housing**

*Keywords: Equal Access Rule, HUD, Turner, LGBTQ, fair housing*

On February 7, HUD Secretary Scott Turner [announced](#) HUD will stop enforcing the 2016 Equal Access Rule, which requires housing, facilities, and services funded through HUD’s Office of Community Planning and Development (CPD) to ensure equal access to programs for individuals based on their gender identity without intrusive questioning or being asked to provide documentation. Secretary Turner stated that the action “will ensure housing programs, shelters and other HUD-funded providers offer services to Americans based on their sex at birth.” NLIHC will continue to advocate for equal access and fair housing for LGBTQ+ people.

In a [press conference](#) following Secretary Turner’s first address to HUD, Turner stated, “I am directing HUD staff to halt any pending or future enforcement actions related to HUD’s 2016 Equal Access Rule, which, in essence, tied housing programs, shelters and other facilities funded by HUD to far-left gender ideology.” Turner continued: “We, at this agency, are carrying out the mission laid out by President Trump on January 20th when he signed an executive order to restore biological truth to the federal government.”

Weakening the Equal Access Rule and its enforcement mechanisms is unacceptable. Access to shelter is a basic, fundamental necessity. LGBTQ youth are more than twice as likely to experience homelessness than their non-LGBTQ peers, and black LGBTQ youth have the highest rates of youth homelessness. One in three transgender people will experience homelessness in their lifetime, and 70% of trans people who have used a shelter have experienced harassment. NLIHC will continue to work with LGBTQ advocates to ensure that everyone has access to safe, decent, affordable housing.

Read the statement from Secretary Turner [here](#).

View the press conference [here](#).

NLIHC’s “[Racial Equity and Fair Housing](#)” website has more about the [Equal Access Rule](#). NLIHC’s *2024 Advocates’ Guide* also has an entry on page 6-75, “[Shelter Access for Transgender People Experiencing Homelessness](#)”

---

**White House**

## Executive Order Requires Elimination of Ten Regulations for Each New Regulation

**TAG: POTUS**

*Keywords: Executive Order, EO, regulations*

[Executive Order \(EO\) 14192](#), “Unleashing Prosperity Through Deregulation,” signed on January 31, 2025, was published in the *Federal Register* on February 6. In short, the EO requires each federal agency to repeal at least ten existing regulations or guidance documents for any new regulation or guidance document, claiming that there is an “ever-expanding morass of complicated federal regulations imposing massive costs on the lives of millions of Americans.” The EO is silent regarding the benefits those regulations or guidance afford those millions of Americans, or the costs to the public of removing ten regulations intended to protect people’s rights, health, and safety. During the first Trump administration, [EO 13771](#) merely sought a two-for-one regulation removal scheme. An NLIHC [comment letter](#) to the Office of Management and Budget (OMB) in 2017 stated that by arbitrarily repealing two sets of regulations for each new, necessary regulation, EO 13771 would prevent HUD from carrying out its duty as authorized by Congress to operate housing and community development programs in a manner that serves and protects low-income people.

When NLIHC first encountered a Trump administration EO to reduce regulations in 2017, we noticed a Congressional Research Service article, “[Can a New Administration Undo a Previous Administration's Regulations?](#)” dated November 21, 2016, asserting that in order to repeal a regulation, the Administrative Procedures Act (APA) requires an agency to undertake the same public notice and comment procedures that are required to propose a new regulation.

Section 5 of EO 14192 clearly states that the ten-for-one requirement is not limited to regulations subject to the APA and includes, “without limitation,” guidance documents and memoranda (which are means by which HUD has typically refined statutory and regulatory provisions), as well as administrative orders, policy statements, and interagency agreements. However, the EO does not include regulations pertaining to the military, national security, homeland security, foreign affairs, or “immigration-related functions of the United States” (ignoring the costs to the nation of rampant immigration sweeps and deportation).

Section 3 of EO 14192 requires all agencies to calculate the incremental cost of all new regulations and repealed regulations to ensure that the total incremental cost of all new regulations is “is significantly less than zero” in FY25 – as determined by the OMB Director. Any new incremental costs associated with a new regulation must be offset by the elimination of existing costs associated with at least ten prior regulations.

Section 3 also requires the OMB Director to establish standards for determining what qualifies as new and offsetting regulations, and for measuring and estimating regulatory costs as part of providing guidance to agencies regarding implementation of EO 14192.

Since 1978, federal agencies have been required by Executive Orders to publish agendas of regulatory and deregulatory activities. [Executive Order 12866](#) of September 30, 1993 has required agencies to participate in the [Unified Regulatory Agenda](#), submitting their regulatory plans for the spring and fall of each year. Section 4 of EO 14192 requires each agency to identify, on an aggregated basis, regulations that increase incremental costs and the offsetting

reduced cost of eliminating ten regulations – providing an estimate of cost savings. No regulation shall be added to or removed from the Unified Regulatory Agenda without the OMB Director’s approval and no regulation can be issued if it is not on the Unified Regulatory Agenda. In addition, each year when the administration prepares its budget request to Congress, the OMB Director must allot each agency a total amount of incremental regulatory costs for the upcoming fiscal year. No agency will be allowed to exceed the incremental cost cap assigned by the OMB Director.

Finally, Section 6 of EO 14192 revokes OMB Circular No. A-4 of November 9, 2003 and reinstates OMB Circular A-4 issued on September 17, 2003. NLIHC’s February 10, 2017 [comment letter](#) noted that EO 13771 and Office of Information and Regulatory Affairs (OIRA) [Memorandum M-17-21](#) of April 5, 2017 mentioned only the “costs” of regulations; the benefits of regulations were not discussed. NLIHC’s position was that the OIRA Memorandum overemphasized cost by requiring cost to be measured as “opportunity costs” to society, as defined in OMB Circular A-4 (2003). That Circular asserts, “The principle of ‘willingness-to-pay’ (WTP) captures the notion of opportunity cost by measuring what individuals are willing to forgo to enjoy a particular benefit.” Circular A-4 (2003) continues by noting, “Estimating benefits and costs when market prices are hard to measure or markets do not exist is more difficult. In these cases you need to develop appropriate proxies that simulate market exchange.” However, the proxies offered in the Circular depended on market studies of various sorts. HUD program rules intended to ensure that populations served or protected as required by statute are seldom, if ever, amenable to market studies. Although some HUD regulations such as those pertaining to rent reasonableness studies or fair market rent adjustment surveys are quantitative and might entail a cost for developers or local jurisdictions, they serve the important purpose of maximizing available HUD resources.

Read EO 14192 at: <https://tinyurl.com/3drsnkj7>

---

## **Trump White House Releases Memorandum Directing Agency and Department Heads to Review NGO Funding**

**TAG: HoUSed**

*Keywords: Trump, White House, Memo, NGO, nonprofit, funding*

The White House released a [Memorandum](#) on February 6 requiring the heads of executive departments and agencies to review all funding that agencies provide to nongovernmental organizations (NGOs). The memorandum further requires agency and department heads to “align future funding decisions with the interests of the United States and with the goals and priorities of my Administration, as expressed in executive actions.”

The Memorandum, with the subject line, “Advancing United States Interests When Funding Nongovernmental Organizations,” states in full:

*The United States Government has provided significant taxpayer dollars to Nongovernmental Organizations (NGOs), many of which are engaged in actions that*

*actively undermine the security, prosperity, and safety of the American people. It is the policy of my Administration to stop funding NGOs that undermine the national interest.*

*I therefore direct the heads of executive departments and agencies (agencies) to review all funding that agencies provide to NGOs. The heads of agencies shall align future funding decisions with the interests of the United States and with the goals and priorities of my Administration, as expressed in executive actions; as otherwise determined in the judgment of the heads of agencies; and on the basis of applicable authorizing statutes, regulations, and terms.*

The memorandum represents the latest in a series of executive actions by the White House to obstruct the work of nongovernmental organizations that provide vital services like emergency shelters, domestic violence shelters, food banks, and more. Many U.S. housing nonprofits receive funding from federal agencies that allows them to serve community members who would otherwise be left without food, shelter, and basic medical care. NLIHC and our members, partners, and allies will continue to monitor administrative and Congressional actions that will impact housing affordability and access for people with the lowest incomes.

Read the memorandum [here](#).

---

## **Other Housing Issues**

### **NLIHC Grant Opportunity to Support State and Local Efforts Expanding Housing Access for Formerly Incarcerated and Convicted People and Their Families**

**TAG: Other Housing Issues**

*Keywords: formerly incarcerated and convicted people, grant, Partnership for Just Housing, PJH*

NLIHC is delighted to share a [grant opportunity](#) through our work with the Partnership for Just Housing (PJH) for state- and local-level organizations interested in advancing policies that promote opportunities for housing access for formerly incarcerated and convicted people and their families.

Convened by NLIHC, Shriver Center on Poverty Law, Formerly Incarcerated Convicted People and Families Movement (FICPFM), and the National Housing Law Project (NHLP), PJH is a national collaborative of directly impacted leaders and other advocates working to end housing discrimination against people impacted by the criminal legal system.

In support of our work with PJH, NLIHC is offering a limited number of grants to state- and local-level organizations to support policy efforts to remove unnecessary barriers and promote access to safe, affordable housing for formerly incarcerated and convicted people. This grant is an opportunity for state- and local-level organizations interested in increasing their capacity to:

- Directly involve formerly incarcerated and convicted people in policy and advocacy work.
- Engage state or local lawmakers on policies that would increase housing access for formerly incarcerated and convicted people, including (but not limited to) fair chance housing laws/ordinances.

Two organizations selected for the grant will receive financial assistance for a period of two years, at a rate of \$50,000 per year. They will also participate in cohort learning experiences with other grantees, and gain access to resources, networks, and technical assistance from NLIHC and PJH and its affiliates.

### **Grant Eligibility**

Organizations eligible to apply for this grant opportunity must meet the following criteria:

- **Commitment to PJH's goals and values:** Applicants must be committed to PJH's goal of advancing housing access for formerly incarcerated and convicted people, as well as ending the vicious cycle between incarceration and homelessness. In addition, PJH aims to center the needs and voices of people with lived experience in our policy work; as such, applicants should demonstrate a commitment to ensuring people who have experienced incarceration play an active role in creating and advocating for policies.
- **Geographic scope:** Organizations may have either a state, local, or regional focus. National organizations will not be eligible to apply.
- **Eligible states:** Organizations from all 50 states and D.C., as well as Tribal and territorial organizations, are eligible to apply.
- **Preference for organizations led by and/or employing people who have experienced incarceration:** While not mandatory, preference will be given to organizations led by and/or employing people who have experienced incarceration. People who have navigated the criminal/legal and reentry systems have a unique understanding of how these systems work and how they can work better, but too often their voices are left out of the conversation. PJH aims to ensure formerly incarcerated and convicted people have a seat at the table and are compensated for their expertise.

### **Grantee Reporting Requirements**

Grant recipients will be required to provide a brief report every six months (four reports, total) outlining the ways in which grant funding is being used, including projects that are planned or underway, and the impact of the grantee's engagement with state or local lawmakers.

### **Timing**

Applications will be due no later than March 3, 2025; grantees will be selected by April 4, 2025.

### **Apply today**

Interested applicants can fill out and submit an application form [here](#), or email their completed [application](#) to Kim Johnson, manager of policy at NLIHC, at [kjohnson@nlihc.org](mailto:kjohnson@nlihc.org).

---

## Disaster Housing Recovery

### New Research Demonstrates Why Investment in Resilient Manufactured Housing Is Needed

**TAG: Disaster**

*Keywords: Disaster Recovery, HUD, FEMA*

New research published by the Urban Institute, “[Building a Climate-Resilient Manufactured Housing Stock](#),” found that manufactured housing is a vital piece of the puzzle for addressing America’s housing crisis, if done in a forward thinking and resilient manner. The report examines the hazards the manufactured housing stock is exposed to, the challenges in making manufactured housing more resilient, and the actions elected officials can take to ensure communities have access to long-standing, affordable housing.

This research adds to the mounting evidence that manufactured housing is a critical source of affordable housing and that it provides a pathway to home ownership for low-income families who could not afford to do so otherwise. Additionally, manufactured housing is scalable, meaning the stock of affordable housing can be increased at a faster and more efficient rate. To even have a shot at tackling the housing crisis, scalable solutions are needed.

However, like other types of affordable housing options, low-income households are often most at risk because government policies have forced the location of their homes in environmentally high-risk areas and policymakers have failed to invest in the infrastructure needed to prevent harm. According to the report, five million manufactured housing units are located in the areas most exposed to one or more hazards.

Low-income people did not choose to place themselves in areas with high risk of disaster. Often, these communities of low-income people were forced into their current location by federal, state, and local policies designed to enforce segregation and inequality. More and more low-income households may be pushed into harm's way as developers and the housing market overall react to the increasing threat of worsening weather and rising seas.

More inclusive zoning practices should be adopted in order to broaden access to private financing and federal programs that assist manufactured homeowners in making their houses more resilient. In addition, HUD’s manufactured housing construction and installation standards should be updated to account for resiliency practices. In doing so, the manufactured housing stock can be made more affordable and more resilient.

Read the full report [here](#).

Learn more about the Disaster Housing Recovery Coalition’s (DHRC) resilience work [here](#).

---

## Opportunity Starts at Home

### New Episode in OSAH Podcast Series on the Role of Architects in Public Housing Research

**TAG: Opportunity Starts at Home**

*Keywords: Opportunity Starts at Home, multi-sectors*

NLIHC's Opportunity Starts at Home (OSAH) campaign and the American Institute of Architects (AIA) have released the fifth episode of their five-part podcast series. Titled "*Architects for Change – Public Housing and Social Transformation*," the episode examines the role of architects in public housing and their impact on driving positive social change. This episode considers how architectural innovation in public housing can address social challenges, foster community engagement, and create environments that support social equity and climate justice.

Hosted by Chantelle Wilkinson, the episode features architects Roberta Feldman and Nathan Rich discussing the state of public housing today and its potential if the federal government chose to address the backlog of capital repairs and invest in new construction. They also talk about their experience working with resident leaders in planning for public housing and suggest ways advocates can shift public perceptions of public housing and build stronger support for increased funding.

Listen to the episode "*Architects for Change – Public Housing and Social Transformation*," [here](#).

#### *About this Series*

This podcast series, developed with AIA's Right-to-Housing Working Group, highlights the multi-sector impacts of affordable housing. Hosted by Chantelle Wilkinson and Julie Walker, it features architects discussing human-centered design, federal policies addressing housing inequities, and innovative approaches to equity and sustainability. The series emphasizes the critical role of architects in advancing housing advocacy for a just and equitable future. New episodes will be released weekly on [Soundcloud](#), [Apple](#), and [Spotify](#). Learn more about the series [here](#).

---

## Research

### Households of Color in Largest U.S. Cities Disproportionately Impacted by Lack of Access to Running Water

**TAG: Poverty & Economic Wellbeing**

*Keywords: Urban inequality, water access*

A recent article in *Nature Cities*, “[Urban Inequality, the Housing Crisis, and Deteriorating Water Access in US Cities](#),” discusses how ongoing systemic inequities continue to impede hundreds of thousands of U.S. households from having complete access to running water. The authors analyzed data on household water access in the fifty largest U.S. cities over a period of several decades, finding that “plumbing poverty,” which they define as households having incomplete access to running water, worsened across many cities following the 2008 financial crisis, particularly among households of color.

To assess these trends, the authors used microdata from the U.S. Census Bureau’s Decennial Census, as well as from the American Community Survey’s (ACS) integrated public use microdata sample. The microdata provides information on individual households’ access to running water and the racial/ethnic identities of their occupants. They examined these data for the fifty largest cities throughout the study period. Access to running water was defined as having what the Census Bureau refers to as “complete plumbing” within the housing unit, meaning both hot and cold running water and a bathtub or shower. The authors estimated income inequality ratios and the shares of White and non-White people without access to running water across the fifty cities over time.

Though the number of households without running water has declined by nearly 3 million since 1970, the authors found that these numbers increased slightly following recent economic crises. Following the 2008 financial crisis, the number of households without access to running water increased by 65% from the prior year to more than 780,000. Between 2019 (the year prior to the start of the COVID-19 pandemic) and 2022, there was a 15% increase in the number of households experiencing plumbing poverty. The authors posit that these crises further exacerbated the “systemic, compounding pressures” such as unaffordable housing, stagnant wages, and rising utility costs that many households, especially low-income and renter households, already face. As a result, these households may be forced to downgrade to less expensive, lower quality housing, including into conditions of plumbing poverty.

In 2021, more than half a million households (with more than 1.1 million people) lacked running water, 71.7% of which were located in urban areas, reflecting the increasing urbanization of plumbing poverty since the 1990s. The authors found that people of color have been disproportionately affected, with non-White individuals making up the majority of those without running water in 12 of the 15 largest U.S. cities. Between 2017 and 2021, people of color accounted for 40% of Philadelphia’s population but 66% of the city’s individuals without access to running water – a disparity rate of 26%, higher than any other city studied. Other cities with high disparity rates included Phoenix (23%), Detroit (22%), and Boston (15%).

In a case study of Portland, Oregon, the authors demonstrate how rising housing costs, gentrification, and a lack of affordable housing options following the 2008 financial crisis contributed to a 56% increase in the number of households experiencing plumbing poverty since 2000, the greatest increase for any U.S. city. During this period, the number of households of color without access to running water increased by more than 260%. The authors also note that renter households in Portland have been especially squeezed, with median rents increasing at a rate three times higher than wages between 2012 and 2022.



The authors note that their findings likely underestimate the number of households experiencing plumbing poverty due to the limitations of using Census data – namely, that Census data collection efforts often undercount the vulnerable populations most likely to experience plumbing poverty, or exclude them altogether (e.g., people experiencing homelessness). They also stress that Census data does not gather information on the causes or duration of plumbing poverty, neither distinguishing between temporary or permanent lack of access nor whether the problem is situational (e.g., inability to pay for utilities) or infrastructural in nature. The authors emphasize the need for improved data collection and further research on households without complete water access in urban areas, particularly for non-White residents. They call for targeted policy reforms that improve housing availability and affordability, issues directly connected to water access.

Read “Urban Inequality, the Housing Crisis, and Deteriorating Water Access in US Cities” at: <https://bit.ly/40HnjD9>

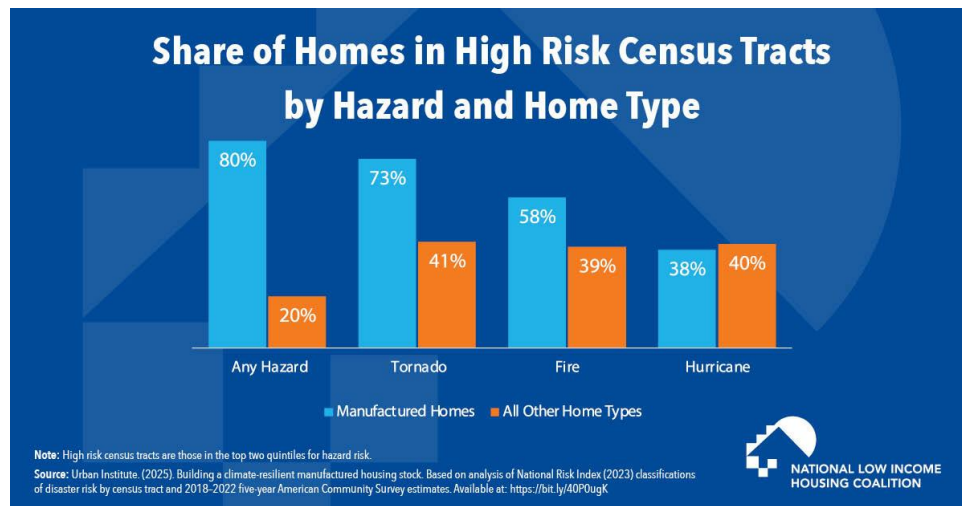
---

## Fact of the Week

### Manufactured Homes Particularly at Risk Due to Tornadoes, Fires, and Hurricanes

**TAG: Fact of the Week**

*Keywords: Disaster risk, Manufactured homes*



**Note:** High risk census tracts are those in the top two quintiles for hazard risk.

**Source:** Urban Institute. (2025). Building a climate-resilient manufactured housing stock. Based on analysis of National Risk Index (2023) classifications of disaster risk by census tract and 2018–2022 five-year American Community Survey estimates. Available at: <https://bit.ly/40P0ugK>

---

## From the Field

### City of Boston and State of Massachusetts Create Access to Counsel Pilot Programs for Tenants Facing Eviction

**TAG: From the Field, SLI**

*Keywords: Massachusetts, Boston, tenant protections, access to counsel*

The City of Boston [launched](#) an Access to Counsel Pilot Program in January to help families facing eviction, following the state legislature passing a statewide [Access to Counsel Pilot Program](#) in July 2024. Advocates hope that successful implementation of these pilot programs will lead to permanent and expanded funding - at the city and state levels - for legal counsel for tenants facing evictions.

The Boston program is being led by the City's [Office of Housing Stability](#) in partnership with Boston Public Schools, [FamilyAid Boston](#), and [Greater Boston Legal Services](#). The Access to Counsel Pilot Program was established with \$300,000 from the City's FY25 annual operating budget; it is expected to assist at least 120 households in 2025. Boston Public School families experiencing or at risk of homelessness, who have long been connected to FamilyAid Boston through case management and wrap-around services, will now have access to full legal counsel when facing an eviction. The organizations implementing the program have a history of collaborating to support low-income households across the city. The pilot program funding expands their capacity to serve more households with children, thereby reducing educational disruptions, stabilizing family environments, and promoting long-term wellbeing. The pilot program is part of Boston's comprehensive eviction prevention strategy, which also includes providing emergency rental assistance, housing search services, and an established presence at housing court to facilitate landlord-tenant mediation.

"Access to stable, safe, and healthy housing is a basic need for every child and a cornerstone of equity and justice in our City; yet, right now, less than five percent of families facing eviction in Boston have legal representation," said Hed Ehrlich, managing attorney of the Housing Unit at Greater Boston Legal Services. "This program is a bold step toward addressing that inequity, significantly expanding legal services to protect our most vulnerable community members, and hopefully a foundation for a future where every tenant has a right to counsel."

The statewide [Access to Counsel pilot program](#) provides full legal representation for low-income tenants and low-income landlords who also rent properties they own. In 2024, the State of Massachusetts included a \$2.5 million dedicated line item in its FY25 budget to create the pilot program. The statewide program is being administered by the Massachusetts Legal Assistance Corporation (MLAC), which funds civil legal services statewide. The pilot will provide full legal representation for low-income tenants and low-income owner-occupant landlords. After funding passed, MLAC, reached out to more than 200 stakeholders in communities across the Commonwealth with a survey soliciting feedback about where to focus the work of a statewide

pilot. With that feedback, MLAC identified four preliminary focus areas: public housing tenants facing eviction, voucher tenants facing eviction and at risk of losing their vouchers, tenants facing eviction from particularly problematic private landlords owning a large number of units, and representation of low-income owner-occupants in eviction proceedings. In December, MLAC designated six legal services organizations to represent tenants and one legal service organization to represent owner-occupants.

For more than a decade, advocates have been working to secure access to counsel programs for tenants facing eviction in the City of Boston and throughout Massachusetts as stakeholders aimed to address the housing crisis from every angle possible. At the city level, the Office of Housing Stability primarily led the effort to create and fund a pilot program. At the state level, a [coalition](#) of more than 240 organizations representing the legal community, health care service industry, landlords and property owners, municipal officials, faith-based leaders, the education sector, and other housing advocates have endorsed a statewide Access to Counsel program. The coalition [cites](#) various reasons to ensure greater access to legal counsel for tenants, including the traumatic and disproportionate impact of evictions on women, families of color, and households with children. The coalition also points to trial court data showing that only 6%-7% of tenants facing eviction had representation in 2024 compared with 90% of landlords. Evictions have also been on the rise in recent years, with Massachusetts reporting more than 38,000 evictions filed against tenants in 2023, a sharp increase from 2021 when the state reported approximately 23,000 eviction filings.

“The statewide work to provide full representation is now starting and starting thoughtfully,” said Annette Duke, an attorney with the [Massachusetts Law Reform Institute](#), which has led the Massachusetts Access to Counsel campaign and will also be part of the pilot. “For eight years we built a broad-based campaign. The campaign was built on principles that legal assistance is a critical tool to prevent displacement and homelessness, that implementation must allow for community engagement and input from key stakeholders, as MLAC did to start the program, and that we must build upon the strength of existing organizations. It doesn’t happen overnight, but it is exciting to start the work.”

In January, an “Act Promoting Access to Counsel and Housing Stability in Massachusetts,” [SD.1771/ HD.3912](#), was introduced to codify the pilot program into law. Governor Maura Healey also included in her recently proposed FY26 budget another \$2.5 million dedicated line item to support Access to Counsel. Advocates are encouraged to see this support for a permanent Access to Counsel program and hope to see the bill enacted in this legislative session.

---

## **NLIHC Careers**

### **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 - \$110,00. 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](mailto:jbutler@nlihc.org)

---

## **NLIHC News**

### **NLIHC Welcomes Esther Colón-Bermúdez as Research Analyst**

NLIHC is excited to welcome Esther Colón-Bermúdez as our new Research Analyst. Esther will support NLIHC's Research Team in documenting housing needs, analyzing housing policies, and advancing evidence-based solutions to promote equitable access to safe and affordable housing. Esther worked previously as a Research Assistant at the Johns Hopkins Bloomberg School of Public Health, where she contributed to studies on housing mobility and health outcomes through the Mobility Asthma Project and the Healthy Children Demonstration Evaluation in Baltimore. She also interned at the Bipartisan Policy Center (BPC), where she conducted policy research on disaster recovery programs, and at the Ralph W. Voorhees Center for Civic Engagement, where she studied housing insecurity and gentrification in New Jersey.

Esther holds a bachelor's degree from the University of Puerto Rico, where she completed an honors thesis on gentrification and eminent domain in Puerto Rico. She is passionate about using research to inform housing policies that promote stability and equity for low-income communities.

---

## Join NLIHC's First Policy Advisory Committee Meeting of 2025

**TAG: From the Field**

*Keywords: member, policy, Policy Advisory Committee*

NLIHC members are invited to join NLIHC's first Policy Advisory Committee (PAC) meeting of the year on Wednesday, February 19 from 4:00 to 5:00 pm ET. PAC meetings offer NLIHC members a space to weigh in on the formation, direction, and implementation of NLIHC's policy priorities and advocacy activities.

We will use our February 19 PAC meeting to discuss tips on forming and sustaining strong statewide housing coalitions that not only include lawyers, service providers, policy experts, etc., but also meaningfully, intentionally center the voices of those with lived expertise on issues of housing and homelessness.

Our three remaining PAC meetings will take place on:

- Wednesday, May 21, 2025, 4:00-5:00 pm ET
- Wednesday, August 20, 2025, 4:00-5:00 pm ET
- Wednesday, November 19, 2025, 4:00-5:00 pm ET

*Please note that **PAC meetings are only open to NLIHC members**. If you are not already a member, you can [join online](#).*

Register for the February 19 Policy Advisory Committee meeting and future PAC meetings at: <https://tinyurl.com/3hyemwk5>

---

## NLIHC in the News for the Week of February 3

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

- "Advocates ask Illinois lawmakers to increase funding for the unhoused in new budget" *NPR Illinois*, February 4, at: <https://bit.ly/4gyYCyG>
  - "Federal Funding Freeze Threatens \$1.6 Million for Tompkins County Housing Initiatives" *Ithaca Times*, February 5 at: <https://bit.ly/3ErHugQ>
  - "Massachusetts Needs 222,000 Housing Units by 2035 to Ease Crisis" *Bloomberg*, February 6 at: <https://bit.ly/4aXO1wa>
-

## Where to Find Us – February 10

- [Housing & Homelessness Alliance of Vermont](#) Member Meeting – virtual, February 11 (Lindsay Duvall)
  - [Binghamton University](#) Justice and Housing in America course – virtual, February 25 (Lindsay Duvall)
  - [HomesRI Monthly Policy & Advocacy Meeting](#) – virtual, February 26 (Lindsay Duvall)
  - [Humane Society Animal Care Expo](#) – Las Vegas, NV, April 17 (Julie Walker)
- 

## 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  
Courtney Cooperman, Project Manager, Our Homes Our Votes, x263  
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, ERASE Project Coordinator, 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 Mertyris, 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  
Sarah Saadian, Senior Vice President for Public Policy and Field Organizing, x228  
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  
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