



# Memo To Members & Partners

A weekly newsletter from the National Low Income Housing Coalition

**Volume 31, Issue 6**  
**February 17, 2026**

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## **Housing Policy Forum**

### **2026 Housing Policy Forum is Less Than a Month Away**

By NLIHC Communications Team

*Keywords: Bakari Sellers, Brian Goldstone, breakout sessions, Forum registration*

Seize the chance to unite with passionate advocates, organizers, community leaders, and housing influencers who are rallying to make housing justice happen! Registration closes tomorrow, Wednesday, February 18. [Register](#) today!

**Join us for an array of conversations and insights, with featured speakers:**

- Bakari Sellers, Renowned Author and Civil Rights Activist
- Brian Goldstone, Journalist and Author

**Breakout sessions on topics such as:**

- An Ecosystems Approach to Housing Justice
- Immigrant Advocates are Housing Advocates: The State of Immigration Rights and Housing Justice
- Data, Evidence-Based Policymaking, and Democracy
- Wide Open Spaces: Housing Advocacy in Rural and Tribal Communities
- What's at Stake for Housing on the Ballot and in the Supreme Court
- Getting the Narrative Right: Combating Misinformation with Research and Effective Storytelling

**Celebrate outstanding individual and resident leaders and organizations who have contributed to changing the landscape of affordable housing:**

- Congressional Public Housing Caucus
- Shirley Sherrod
- Protecting Immigrant Families (PIF) Coalition
- Kennetha Patterson
- Linda Lee Soderstrom

We hope you'll join us in making your voice heard in the fight to achieve racial, socially equitable, and sustainable affordable housing for the lowest-income people!

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## **Budget & Appropriations**

### **Updated Analysis of Final FY26 HUD Bill Now Available**

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*

NLIHC has updated our analysis of the final fiscal year (FY) 2026 HUD spending bill to include additional information on some of the bill's most crucial provisions, including the language on the Continuum of Care (CoC) Notice of Funding Opportunity (NOFO). Read the updated analysis [here](#), and view our FY26 budget chart [here](#).

With the FY26 appropriations process nearly complete, appropriators will soon turn their attention to drafting a spending bill for FY27. 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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## Congress

### **House Financial Services Subcommittee Holds Hearing on PHA Oversight**

By Alayna Calabro, NLIHC Senior Policy Analyst

*Keywords: HFSC, Oversight and Investigations, public housing agencies, PHAs, affordable housing, HUD staffing, staffing cuts*

The House Financial Services Subcommittee on Oversight and Investigations held a [hearing](#), “Building a Solid Foundation: Restoring Trust and Transparency in Public Housing Agencies,” on February 10. The witnesses included Bart M. Schwartz, co-founder and chairman of Guidepost Solutions; Chase M. Haller, deputy attorney general and section chief of the Homeowners Protection Unit in the Office of the Indiana Attorney General; Milan M. Ozdinec, president of Vargas Premier Corporation Consultants; and Eric Oberdorfer, director of policy and legislative affairs at the National Association of Housing and Redevelopment Officials.

In his opening statement, Ranking Member Al Green (D-TX) highlighted the drastic cuts the Trump administration has made to HUD’s Office of Fair Housing and Equal Opportunity and other HUD staffing. He discussed how chronic underfunding, staffing cuts, and the Trump administration’s executive order directing federal agencies to deprioritize disparate impact all hinder HUD’s ability to oversee PHAs.

Representative Nikema Williams (D-GA) also raised concerns about the Trump administration’s cuts to HUD staffing, asking, “if HUD already lacked the capacity to provide adequate oversight of PHAs in 2023, how can HUD possibly be doing more now with even less?” Mr. Oberdorfer noted that staffing is a huge component of PHA oversight, particularly as PHAs complete inspections and send that information to HUD.

HUD is expected to release a Notice of Proposed Rulemaking, “Establishing Flexibility For Implementation Of Work Requirements And Term Limits in HUD-Assisted

Housing Programs,” in the coming weeks (see *Memo*, [2/2](#)). This rule would allow PHAs and Project-Based Rental Assistance (PBRA) owners to implement work requirements and time limits on HUD-assisted households. Representative Rashida Tlaib (D-MI) asked if time limits would make it harder for voucher holders to secure housing. Mr. Oberdorfer responded that the lack of consistency and higher turnover rate would make it less desirable for a landlord to participate in the Housing Choice Voucher (HCV) program.

In response to another question from Rep. Tlaib, Mr. Oberdorfer stated that a work requirement or time limit policy would impose significant administrative burdens on PHAs, primarily due to the compliance component. Additionally, Rep. Tlaib noted that most HUD-assisted households that can work, do work—81% of non-disabled HUD participants without young children were employed in the past year.

Watch a recording of the hearing [here](#).

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## **House Passes Bipartisan “Housing for the 21<sup>st</sup> Century Act”**

By Alayna Calabro, NLIHC Senior Policy Analyst

*Keywords: Housing for the 21<sup>st</sup> Century Act, ROAD to Housing, bipartisan, affordable housing, homelessness*

The “Housing for the 21<sup>st</sup> Century Act” ([H.R.6644](#)) [passed](#) the full U.S. House of Representatives by a strong bipartisan vote of 390-9 on February 9. The bill was introduced on December 11 by House Financial Services Committee (HFSC) Chairman French Hill (R-AR), Ranking Member Maxine Waters (D-CA), Subcommittee on Housing and Insurance Chair Mike Flood (R-NE), and Subcommittee Ranking Member Emanuel Cleaver (D-MO (see *Memo*, [12/15/25](#))). The bill passed out of the HFSC on December 17, 2025 (see *Memo*, [12/19/25](#))). NLIHC has endorsed the legislation.

The “Housing for the 21st Century Act” 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. Chairman Hill added a new title of community banking provisions since the bill passed out of committee in December.

Five housing 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
- Section 406 – Establishment of Eviction Helpline

“NLIHC applauds the House for passing the Housing for the 21<sup>st</sup> Century Act, which includes much-needed, common sense reforms that will help build housing more efficiently, reduce construction costs, and cut red tape to make it easier to build affordable homes,” said NLIHC President and CEO Renee M. Willis in an [Up for Growth press release](#) on the bill’s passage. “I thank House Financial Services Committee Chair Hill, Ranking Member Waters, and their colleagues for working together on this important piece of legislation.”

The Senate may take up its version—the “ROAD to Housing Act”—in the coming weeks. The “ROAD to Housing Act” was attached to the Senate’s version of the “National Defense Authorization Act” (see *Memo*, [10/14/25](#)), but was not included in the House’s version after Chairman Hill objected to its inclusion. To reach a final bill, the two chambers will need to negotiate the differences between their bills and reach a consensus on a final legislative text that can pass both the House and the Senate. There is some overlap between the two bills, with about half of the provisions in the House bill matching or being very similar to those in ROAD to Housing.

In a statement of administration policy issued on February 9, the White House stated that the “Housing for the 21<sup>st</sup> Century Act” includes several of the president’s reforms but still lacks some presidential priorities, specifically a ban on the purchase of single-family homes by large institutional investors.

As negotiations on a housing package continue, NLIHC will keep our network informed on progress and opportunities for action.

Read the Up for Growth press release [here](#).

The bill text is available [here](#).

A one-pager is available [here](#).

A section-by-section is available [here](#).

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## **NLIHC Joins Center for Law and Social Policy Letter Urging Congress to Enact the “Protecting Sensitive Locations Act”**

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

*Keywords: immigration enforcement, sensitive locations, protected areas, services, DHS*

NLIHC joined a Center for Law and Social Policy (CLASP) [letter](#) with over 400 organizations urging Congress to limit immigration enforcement in “sensitive locations.” The letter describes

how incorporating protections offered in the “Protecting Sensitive Locations Act” ([S.455/H.R.1061](#)) into Department of Homeland Security (DHS) spending legislation acts as a meaningful step to protecting communities. NLIHC endorsed the bill with [over 800 national, state, and local organizations](#).

“Sensitive locations” refers to areas such as homeless, domestic violence, and emergency shelters, schools, places of worship, healthcare facilities, and more, or environments providing [“vital services important to well-being”](#) where the presence of immigration enforcement threatens community members’ ability to feel safe while accessing such services. For [over three decades](#), Republicans and Democrats have together recognized how limiting immigration enforcement in sensitive locations protects the sanctity of these areas connected to community well-being—taking intentional actions to prevent fear and related chilling effects. While what constituted “sensitive locations” was [expanded](#) in 2021 under the Biden administration to become “protected areas,” this policy was [rescinded](#) in 2025 through a DHS statement under the Trump administration. With the mandate for immigration officials to use “common sense” instead, the “Protecting Sensitive Locations Act” was reintroduced in response—an opportunity to restore sensitive locations and offer a safeguard for immigrant communities (see *Memo, 2/18/25*).

The letter describes how:

- Limiting immigration enforcement in and near sensitive locations provides children and families, regardless of immigration status, with a greater sense of security in the places they access every day.
- Because of the Trump administration rescinding the “protected areas” policy, reckless and indiscriminate immigration enforcement has resulted in an increasing number of incidents in sensitive locations.
- Schools in cities across the country have gone into lockdown because of the presence of immigration enforcement officers, with the trauma extending beyond children in immigrant families to all children in these communities.

As Congress undergoes funding negotiations for DHS, the letter emphasizes the importance of reinstating stability to sensitive locations: action that will further individuals’ engagement in spaces that act as key pillars of support and community.

Read the letter [here](#).

Learn more about the Protected Areas policy through a National Immigration Law Center [fact sheet](#).

Learn more about the “Protecting Sensitive Locations Act” and view the over 800 endorsers [here](#).

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## Native Housing

## HUD Announces NAHASDA 30<sup>th</sup> Anniversary Resources

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

*Keywords: NAHASDA, native, Tribes, toolkit*

In honor of the 30<sup>th</sup> anniversary of the “Native American Housing Assistance and Self-Determination Act of 1996” (NAHASDA), HUD has prepared several [resources](#) under “NAHASDA30”—an initiative to reflect on the significance of the legislation while offering opportunities for Tribes to share their voices, perspectives, and the impact of the critical housing legislation. NAHASDA30 resources include videos, graphics, and a [communications toolkit](#) with event suggestions, photo guidance, key messages, a fact sheet, and more. The toolkit also provides a background on the history of NAHASDA and how NAHASDA serves Native communities, emphasizing a growing movement toward Tribal self-determination within federal housing policy.

NAHASDA acts as the primary federal statute to address housing in Tribal communities, where overcrowding, poverty, and unemployment are some of the challenges facing Tribal communities. NAHASDA stands out as the largest source of affordable housing funding for Native communities, and in many rural areas, acts as the single source of funding for affordable housing. NAHASDA has two main components: the Indian Housing Block Grant (IHBG) and the Title VI Tribal Housing Activities Loan Guarantee Program. Through these programs, HUD provides annual, formula-driven block grant funding directly to Tribes and financing guarantees for private market loans to develop affordable housing: an effort to recognize Tribal sovereignty by reinforcing Tribes’ ability to evaluate local housing issues.

NLIHC works in partnership with Tribal housing advocates to urge Congress to fully fund Tribal housing programs, reauthorize NAHASDA, and expand Tribal access to other HUD programs. Access NAHASDA30 resources [here](#).

Learn more about Native American housing in NLIHC’s 2025 *Advocate’s Guide*, “Native American, Alaska Native, and Native Hawaiian Housing Programs” [here](#).

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## Opportunity Starts at Home

### ***American Journal of Preventive Medicine Publishes Article on the Relationship Between Housing and Food Insecurity***

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

*Keywords: multi-sector, housing instability, food insecurity, low-wage workers*

The *American Journal of Preventive Medicine* recently published an article, “Associations Between Housing Stability and Food Insecurity Among U.S. Low-Wage Workers,” examining

the relationship between housing instability and food insecurity. Using data from a cohort of 969 low-wage workers in Minneapolis, Minnesota, and Raleigh, North Carolina, collected between 2018 and 2022, the authors find that the previously observed predictive relationship between housing instability and food insecurity was disrupted during the COVID-19 pandemic. This interruption appears to be linked to federal policy responses aimed at addressing housing and food insecurity from 2020 to 2022.

The study identifies a negative association between housing instability and food insecurity during the pandemic period. These findings contrast with prior research that consistently links housing instability with increased food insecurity. The authors suggest that emergency housing and nutrition policies implemented during the COVID-19 pandemic helped mitigate these hardships. In particular, eviction moratoria are highlighted as a key intervention, as they protected households experiencing housing instability, disrupted the “rent eats first” phenomenon, and allowed families to allocate more resources toward food.

Additionally, the federal pandemic response expanded and increased the flexibility of existing housing and nutrition assistance programs. SNAP enrollment and recertification requirements were relaxed, eligibility was expanded for Able-Bodied Adults Without Dependents, and benefit levels were increased through emergency allotments. Other forms of relief, such as the expanded Child Tax Credit, were also associated with reductions in food insecurity during this period.

The article concludes by calling for further research into the complex relationship between housing instability and food insecurity. The authors emphasize the effectiveness of COVID-19 relief programs in disrupting the link between these two forms of hardship and advocate for the expansion of federal nutrition assistance programs coordinated with housing interventions, such as eviction moratoria or rental assistance, to provide sustained protection against food and housing insecurity.

Read the article [here](#).

To learn more about the intersection of housing and food security, read the OSAH fact sheet [here](#).

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## Our Homes, Our Votes

### **House Advances Anti-Voter SAVE Act; NLIHC Joins Leadership Conference Sign-On Letter Opposing Bill**

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

*Keywords: voter access, ballot box, NLIHC, voter engagement, voter mobilization, low-income renters*

The House of Representatives voted on February 11 to approve a federal voter suppression bill called the “Safeguard American Voter Eligibility (SAVE) America Act” ([H.R. 7296](#)). NLIHC,

alongside more than 130 national, state, and local organizations, joined a Leadership Conference on Civil and Human Rights [sign-on letter](#) strongly opposing the “SAVE America Act” and related bills. The “SAVE America Act” would require every American to provide documentary proof of citizenship in-person every time they register to vote or update their voter registration, even though federal election law already includes checks to ensure that only eligible citizens can vote. In most cases, citizens would be required to show their passport or birth certificate; government-issued REAL IDs, military IDs, or Tribal IDs would not satisfy the bill’s requirements. [More than 21 million eligible voters](#) do not have proof-of-citizenship documents readily available.

If enacted, the “SAVE America Act” would disproportionately disenfranchise renters, who move more frequently than homeowners. Voters must update their registration when they move to a new home. The “SAVE America Act” would make this process more burdensome by requiring voters to present a passport or birth certificate in person each time they move. Because passport ownership [increases dramatically with income](#), low-income citizens would be less likely to meet the bill’s stringent voter registration requirements: only 21% of Americans with household incomes under \$50,000 possess a passport, compared to 64% of Americans with household incomes above \$100,000. Two-thirds of Black Americans lack a valid US passport; these [racial disparities](#) in passport ownership would put Black citizens at greater risk of disenfranchisement, perpetuating a long history of discriminatory voter suppression measures designed to curtail Black Americans’ political power. The “SAVE America Act” would also enact barriers to voter registration for rural citizens, who must travel longer distances to their election offices, and Native citizens, who could no longer use their Tribal IDs as proof of citizenship. People who change their names, including approximately 69 million married women, [would also face challenges](#) to their voter registration because the law does not specify what documents are necessary to prove their identity.

Because the “SAVE Act” would require registrants to show documentary proof of citizenship in person at their election offices, it would make nonprofit-led, nonpartisan voter registration drives [infeasible](#), including those carried out by *Our Homes, Our Votes* campaign partners. The bill would also effectively eliminate online voter registration.

To become law, the bill must pass the Senate, where it would need 60 votes to overcome a filibuster. NLIHC’s nonpartisan *Our Homes, Our Votes* campaign encourages housing advocates to contact their senators and strongly urge them to oppose the bill.

Read the Leadership Conference on Civil and Human Rights’ letter of opposition to the “SAVE Act” [here](#).

Learn more about the *Our Homes, Our Votes* campaign [here](#).

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## **Disaster Recovery**

### **Disaster Advocates Send Letter to Senate Leadership Urging DHS Reforms**

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

*Keywords: letter, DHS reforms*

Last week, Disaster Housing Recovery Coalition member [Extreme Weather Survivors](#), NLIHC, and nearly 100 other disaster, housing, and environmental justice organizations sent a sign-on letter to Senate Democratic leadership [urging](#) Congress to avoid letting concerns over the Federal Emergency Management Agency (FEMA) [stall negotiations](#) over Department of Homeland Security (DHS) funding and reforms. NLIHC and the DHRC support reforming DHS to address [abuses of power](#) by Immigrations and Customs Enforcement (ICE) and Customs and Border Patrol (CBP) taking place in Minneapolis and other communities around the country.

The [letter](#) reiterates that FEMA funding is currently adequate to address ongoing disasters and calls on legislators to: 1) halt additional funding to ICE and CBP; 2) pass a supplemental spending bill that provides future funds for FEMA and HUD long-term recovery programs; and 3) work to separate FEMA from DHS.

The NLIHC-led Disaster Housing Recovery Coalition (DHRC) is a group of over 900 local, state, and national organizations working to ensure that all disaster survivors receive the assistance they need to fully recover. DHRC members have been working to pass the “Fixing Emergency Management for Americans (FEMA) Act,” a bipartisan bill to remove FEMA from DHS and institute common-sense reforms to improve the agency’s programs.

While most government agency funds have been appropriated in recent weeks, appropriations for DHS for fiscal year (FY) 2026 have not been approved by Congress. Thanks in part to advocacy by Extreme Weather Survivors Action Fund and DHRC members, Sen. Fetterman (D-PA) was the only Democrat to vote in favor of a Senate resolution funding DHS for a year before Congress.

After the failure of that vote, a continuing resolution that would have extended the agency’s funding expired on February 14, causing a partial government shutdown. The shutdown affects DHS and its agencies, including ICE, FEMA, TSA, and the Coast Guard. Many of these agencies’ personnel are classified as [essential](#), so agency functions will largely continue as before. However, the lapse in funding does provide leverage for broader negotiations around major changes to how ICE and CBP execute enforcement actions—perhaps leading to significant reforms.

NLIHC’s DHRC and its members will continue to support the work of our immigration justice partners as the situation progresses.

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## Research

### **Indianapolis’ Tenant Navigators Were Critical in Connecting Tenants to Eviction Diversion Resources**

By Nada Hussein, NLIHC Research Analyst, State and Local Innovation

*Keywords: eviction, tenant, Indianapolis, tenant navigators, emergency rental assistance*

A study published in *Urban Geography*, “[Tenant navigation as a critical infrastructure of care](#),” highlights the role that Tenant Navigators in Indianapolis played in connecting tenants at risk of eviction with holistic services during the COVID-19 pandemic, including support when applying for the city’s emergency rental assistance program and other eviction diversion measures.

Despite the depletion or pausing of COVID-era resources, including Indianapolis’ emergency rental assistance program, Tenant Navigators still work in eight out of nine small claims courts in Marion County, Indiana to connect tenants to available eviction diversion resources. The study recommends that Indianapolis lawmakers permanently codify into law and continue to fund the Tenant Assistance Program (TAP), which includes Tenant Navigators.

During the COVID-19 pandemic, Indianapolis, Indiana established an emergency rental assistance program for renters facing eviction due to income loss predicated by the public health crisis. IndyRent was entirely remote in its first year of inception, leading the city’s Office of Public Health and Safety housing division to create TAP. The program placed Tenant Navigators in small claims courts, which typically handle eviction cases, across Marion County, Indiana to offer tenants free legal advice and help with applying for rental assistance through IndyRent.

Using a mixed-methods qualitative approach, the authors relied on participant observations and semi-structured interviews to understand TAP’s policy framework and implementation. Interviewers observed Tenant Navigators at in-person court hearings and during their interactions with tenants. They also interviewed Tenant Navigators and program managers.

The study found that TAP was developed using a community-centered approach that focused on reshaping the experiences of tenants in eviction court. As noted in the report, a significant power imbalance exists between landlords and tenants, with landlords often having greater access to support systems in a court of law, particularly legal representation. Tenant Navigators gave support to tenants to shift this imbalance and defend against an eviction filing. Tenant Navigators were able to create an infrastructure of support, which included emotional support, for tenants partly because of their own lived experiences as renters with housing instability.

Despite TAP still functioning, the study’s authors note limitations to what the program can accomplish. The study notes that Tenant Navigators are underpaid and hired only through a temp agency. Tenant Navigators themselves cannot prevent evictions. Additionally, the TAP program, which oversees the Tenant Navigators program, has insufficient funding, making the program unsustainable over the long-term in responding to tenants’ needs in eviction court. Given that the TAP program itself is not permanently codified into law, the program is not a permanent support system.

The authors’ recommendations include codifying TAP into law and providing more funding for the program, enacting right to counsel for tenants facing eviction, and funding emergency rental assistance programs.

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

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## Strategic Partnerships & Campaigns

### Coming Soon on “The Common Ground” Podcast: How Art and Research Reimagine Housing Justice

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

*Keywords: The Common Ground, Englewood, Chicago, Tonika Johnson, Amber Hendley*

What if housing justice wasn’t only discussed through policy briefs, data tables, and funding streams but also through art, memory, and lived experience?

In an upcoming episode of “The Common Ground,” we sit down with Tonika Johnson, a Chicago-based artist, and Amber Hendley, a political economist and researcher, to explore how creative practice and research can work together to repair harm and reimagine housing justice from the ground up.

This episode focuses on Englewood, a historically Black neighborhood on Chicago’s South Side shaped by decades of disinvestment and the lasting impacts of predatory land sale contracts and exploitative practice that stripped Black families of wealth and denied them the protections of traditional homeownership. But this conversation is not only about harm. It is also about repair, storytelling, and recovery.

“The Common Ground” is a new storytelling podcast that highlights the powerful intersections of housing, homelessness, and other sectors. Each episode aims to bring together cultural leaders, artists, journalists, advocates, and influencers to explore how their values and work connect to housing justice, emphasizing our collective responsibility for a future where everyone has a place to call home.

Episode 3 from “The Common Ground” is coming soon. Subscribe to join us as we explore our shared commitment to finding common ground. Find “[The Common Ground](#)” on [Spotify](#), [Apple Podcasts](#), and [SoundCloud](#).

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## IDEAS

### Join 2/26 Training Institute for Tenants & Residents Webinar – Equity, Race, and Culture 101

By Dee Ross, NLIHC Tenant Leader Fellow

*Keywords: Training Institute for Tenants & Residents, webinar, tenants, residents, equity, race, culture*

On Thursday, February 26, from 4:00 pm to 5:00 pm ET, [join](#) NLIHC's Training Institute for Tenants and Residents' (TITR) next virtual course, "Equity, Race, and Culture 101." Led by Sid Betancourt, NLIHC Manager of Inclusive Community Engagement, and Gabby Ross, NLIHC Manager, IDEAS, this session will explore how race, culture, and equity shape housing systems and tenant experiences across the country. Participants will gain tools to better understand structural inequities, strengthen culturally grounded organizing strategies, and build inclusive movements rooted in justice and lived experience.

This conversation is especially critical as tenants and residents continue to confront disparities in access to safe, stable, and affordable housing. Sid and Gabby will guide attendees through frameworks that center racial equity, examine cultural dynamics within organizing spaces, and offer practical approaches to advancing equity in policy and community advocacy efforts. NLIHC's Training Institute for Tenants and Residents is an initiative committed to empowering renters with the knowledge, skills, and tools necessary to protect their rights, organize their communities, and influence housing policies.

Register for the Training Institute for Tenants and Residents webinar series [here](#).

Access the full list of past webinar recordings [here](#).

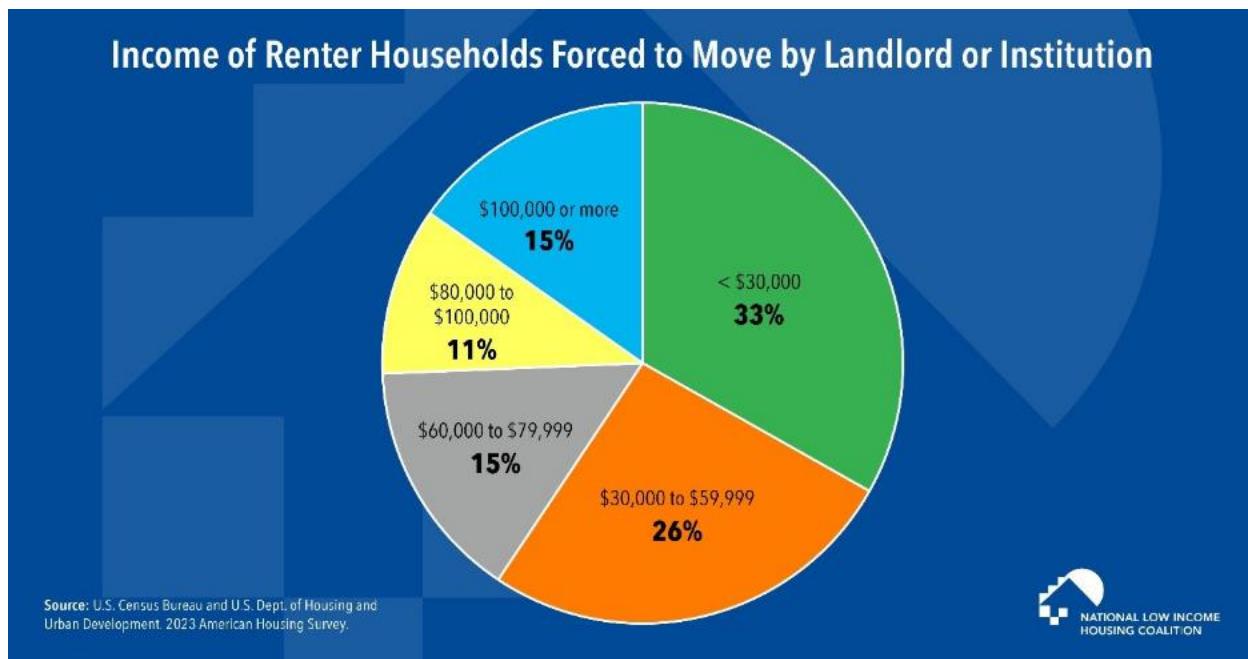
For more information or to get involved with future sessions, contact Dee Ross, NLIHC Tenant Leader Fellow, at [ideas@nlihc.org](mailto:ideas@nlihc.org).

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## Fact of the Week

### **Households with Less Than \$60,000 in Annual Income Account for Nearly 60% of Renters Forced to Move by Their Landlord or Other Institutions**

*Keywords: Housing and homelessness, eviction, landlords*



**Source:** U.S. Census Bureau and U.S. Dept. of Housing and Urban Development. 2023 American Housing Survey.

**Note:** Other institutions defined in the American Housing Survey include banks, financial institutions, or governing agencies.

## NLIHC News

### NLIHC in the News for the Week of February 9

The following are some of the news stories to which NLIHC contributed during the week of February 9:

- “Which American city spends the most on homelessness? Spoiler: The answer is unsatisfying,” *The Oregonian*, February 10, at: <https://tr.ee/HqXaWn>
- “U.S. Sen. Baldwin: Leads bill to expand affordable housing, crack down on wealthy investors who buy up single-family homes,” *WisPolitics*, February 11, at: <https://tr.ee/tdNrGt>
- “Trump Sought Vast Budget Cuts. Congress Granted Few.” *The New York Times*, February 17, at: <https://tr.ee/PCufss>

### Where to Find Us – February 17

- [SEAP](#) Monthly Small Group Meeting – virtual, February 17, 2026 (Billy Cerullo)
- [2026 Leadership Summit on Ending Homelessness](#) – San Diego, CA (in-person), March 3-4 (Gabby Ross)

- [Minnesota's Affordable Housing Summit 2026](#) – Minneapolis, MN (in-person), June 4  
(Renee M. Willis, Keynote Speaker)

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Renee Williams, Senior Advisor for Public Policy  
Renee M. Willis, President and CEO, x247  
Tiara Wood, Communications Coordinator