



# Memo To Members & Partners

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

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## HUD

### **Take Action Now! Trump Administration to Terminate Half of All HUD Staff in Attempt to Decimate Agency**

**TAG: HUD**

*Keywords: HUD, Trump, take action*

The Trump Administration is expected to terminate at least half of all HUD employees, making it significantly more difficult for states and communities to access the federal housing, community development, and homelessness investments they need to address their most pressing challenges. [Take action!](#)

#### **Advocates must act urgently to protect HUD!**

- [Tell members of Congress](#) why HUD resources are critical to low-income families and communities and urge representatives to protect HUD programs and staff.
- [Register](#) for NLIHC's national HoUSED campaign call on Tuesday, February 25 at 4 pm ET, to learn more about how advocates can stop these harmful cuts to vital services.

#### **Background**

Termination of HUD employees will diminish access to key federal resources used to:

- Provide rental assistance to help low-income households afford their homes.
- Build and preserve affordable rental housing for low-income households.
- Address and prevent homelessness, which has reached its highest level on record.
- Operate and maintain public housing and other affordable housing for millions of seniors, people with disabilities, and families with young children.
- Revitalize neighborhoods, promote economic development, and improve community facilities, including infrastructure and services in low-income communities.
- Reform restrictive zoning and land use regulations that inflate housing costs.
- Investigate and enforce fair housing and civil rights laws.
- Rebuild housing and infrastructure after major disasters and mitigate future harm.

As a direct consequence of the proposed cuts, homeless shelters will close their doors, communities will stop construction on new projects to build housing and community centers, households receiving rental assistance will face immediate rent increases and evictions, and communities, families, and small businesses impacted by disasters will be unable to rebuild.

At a time when housing costs are far out of reach for renters and homelessness has reached an all-time high, now is the time to strengthen federal investments in affordable housing and homelessness solutions.

In late January, the Trump Administration directed all federal agencies, including HUD, to withhold all federal assistance investments – including essential HUD funds. After enormous pressure from advocates and congressional champions, the Administration rescinded its

directive after 48 hours. Now, President Trump is attempting to decimate HUD by terminating critically needed staff.

[Take Action Now!](#)

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## **Leading Congressional Champions Warn HUD Staffing Cuts Will Worsen Housing Crisis**

**TAG: HUD**

*Keywords: HUD, Democratic congressional members, sign-on letter*

Following reports that Elon Musk and the Department of Government Efficiency (DOGE) plans to terminate half of all HUD staff, key Democratic leaders sent a letter to HUD Secretary Scott Turner demanding that the Trump administration halt any plans to further cut staffing.

The letter was signed by Senator Patty Murray (D-WA), Vice Chair of the Senate Committee on Appropriations; Senator Elizabeth Warren (D-MA), Ranking Member of the Committee on Senate Banking, Housing, and Urban Affairs; Senator Kirsten Gillibrand (D-NY), Ranking Member of the Subcommittee on Transportation, Housing and Urban Development; Senator Tina Smith (D-MN), Ranking Member of the Subcommittee on Housing, Transportation, and Community Development; and Senate Democratic Leader Chuck Schumer (D-NY).

In the letter, congressional leaders warned that staffing reductions would further exacerbate the housing crisis and would likely prevent HUD from meeting critical functions, such as supporting disaster recovery efforts. The letter states that “freezing already obligated funds, cancelling necessary program contracts, and hastily gutting HUD’s workforce will inevitably lead to costly delays, and many housing projects will fall apart completely, only making our current housing crisis worse.”

Congressional leaders also ask the HUD Secretary for key information, including how many probationary staff have been terminated, what factors HUD considered in this decision, what justifications were provided, as required by law, and the cost to taxpayers.

**Read the letter at: <https://tinyurl.com/bde6fsn4>**

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**Congresswoman Maxine Waters (D-CA) Condemns HUD Secretary Decision to Discriminate Against LGBTQ People with Equal Access Rule Suspension**

## TAG: HUD

*Keywords: Equal Access Rule, homelessness, LGBTQ, transgender, Maxine Waters*

Congresswoman Maxine Waters (D-CA), ranking member of the House Financial Services Committee, [condemned](#) HUD Secretary Scott Turner's decision to suspend enforcement of HUD's 2016 rule, "Equal Access in Accordance with an Individual's Gender Identity in Community Planning and Development Programs" (see [Memo, 2/10](#)). In her statement, Congresswoman Waters called the Trump Administration's actions "shameful," adding that the Administration is "attempting to lock transgender and gender non-conforming individuals out of life-saving shelters in the dead of winter by halting enforcement of the Equal Access Rule." Waters emphasized the critical need for these protections, especially when homelessness has reached an all-time high, with widespread housing instability and homelessness affecting marginalized populations, including LGBTQ+ individuals, more acutely than other groups.

In a [press release](#), Congresswoman Waters emphasized that HUD has a legal responsibility under the "Fair Housing Act of 1968" to enforce housing laws fairly and equitably. She stressed that the protections provided by the Equal Access Rule are more critical now than ever, particularly for LGBTQ+ individuals, who experience disproportionately high rates of homelessness. According to HUD's most recent point-in-time count, 81% of homeless individuals identifying as gender-questioning are unsheltered. Waters highlighted the devastating impact this policy reversal could have on Black transgender people and LGBTQ+ youth, who already face extreme housing instability at higher rates than other groups.

Despite Secretary Turner's decision, Congresswoman Waters urged people to remain informed about their rights under the Fair Housing Act, noting that protections still exist at the federal level with additional safeguards in many state and local jurisdictions. Waters concluded by emphasizing that housing is a basic human necessity and pledged to continue working with LGBTQ advocates to ensure that no one is denied access to shelter.

Read Congresswoman Waters' statement [here](#).

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## **AFFH Interim Final Rule and Proposed Revision to Equal Access Rule Listed at OIRA**

### TAG: HUD, AFFH, Fair Housing

*Keywords: AFFH, affirmatively furthering fair housing, Interim Final Rule, Proposed Rule, Equal Access, EAR, OIRA, OMB, HUD, Fair Housing Act*

HUD sent an Affirmatively Furthering Fair Housing (AFFH) Interim Final Rule as well as proposed revisions to the Equal Access Rule to the Office of Information and Regulatory Affairs (OIRA) of the Office of Management and Budget (OMB) on February 12. There is no summary or text for either. NLIHC will monitor the *Federal Register* for actual text and will alert advocates to actions they can take in response to what will probably be an attempt to gut AFFH again and to deny access to programs for individuals based on their gender identity.

## **Affirmatively Furthering Fair Housing (AFFH)**

Title VIII of the “Civil Rights Act of 1968” (the “Fair Housing Act”) requires HUD to administer its programs in a way that affirmatively furthers fair housing. The Fair Housing Act not only makes it unlawful for jurisdictions and public housing agencies (PHAs) to discriminate; the law also requires jurisdictions to take actions that undo historic patterns of segregation and other types of discrimination as well as promote fair housing choice and foster inclusive communities. The protected classes of the Fair Housing Act are determined by race, color, national origin, sex, disability, familial status, and religion.

Regulations did not exist that effectively implemented the 1968 AFFH provisions until the Obama Administration issued the first-ever AFFH regulation in 2015. The first Trump Administration suspended implementation of the 2015 rule in 2018 and issued a proposed rule on January 14, 2020. Then on August 7, 2020, the first Trump Administration abruptly issued a final AFFH rule effectively gutting the AFFH obligation without public review or comment. Under the Biden Administration, HUD published an Interim Final Rule (IFR) “[Restoring Affirmatively Furthering Fair Housing Definitions and Certifications](#)” in the *Federal Register* on June 10 2021. The IFR rescinded the rule issued by the Trump Administration on August 7, 2020. The IFR, which went into effect on July 31, 2021, required “program participants” (local and state governments as well as public housing agencies, PHAs) to submit “certifications” (pledges) that they will affirmatively further fair housing (AFFH) in connection with their Consolidated Plans (ConPlans), Annual Action Plans to their ConPlans, and Annual PHA Plans. The IFR did not require a specific planning process such as the Assessment of Fair Housing (AFH) created by the 2015 AFFH Rule. Instead, it created a voluntary fair housing planning process; program participants could use the AFH, or the previous Analysis of Impediments (AI) to Fair Housing, or some other means to demonstrate compliance with the obligation to affirmatively further fair housing. A new [proposed AFFH rule](#) was published on February 9, 2023, but the Biden Administration failed to issue a final AFFH rule.

Because the second Trump Administration will be presenting an Interim AFFH Final Rule, it will not necessarily be open to public comment.

NLIHC’s [Racial Equity and Fair Housing](#) website has more about [AFFH](#), and NLIHC’s *2024 Advocates’ Guide* has an AFFH entry on [page 8-13](#).

## **Equal Access Rule**

As NLIHC reported last week (see *Memo*, [2/10](#)), new 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.” 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.”

Because HUD is proposing a revision to the existing Equal Access rule, it will be subject to a 60-day public review and comment period, as required by the “Administrative Procedure Act” (APA). NLIHC will continue to work with LGBTQ+ advocates to ensure that everyone has access to safe, decent, affordable housing.

NLIHC’s [Racial Equity and Fair Housing](#) website has more about the [Equal Access Rule](#) and NLIHC’s *2024 Advocates’ Guide* has an Equal Access entry on [page 6-75](#).

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## **Budget and Appropriations**

### **Funding Negotiations Over Current Fiscal Year Continue While White House Considers 30-40% Cross-Government Spending Cuts in FY26 – Take Action**

**TAG: Budget and Appropriations**

*Keywords: FY25, federal budget, appropriations*

Appropriations leaders are continuing their work on a long-overdue fiscal year 2025 (FY25) spending bill, with a March 14 deadline fast approaching. Lawmakers will only have until March 14 to negotiate, draft, and enact a massive FY25 spending bill to fund critical federal services and programs, including HUD’s affordable housing and homelessness assistance programs. The federal government is currently funded until March 14 by a continuing resolution (CR), which temporarily extends funding levels from the previous fiscal year. Absent a final agreement, Congress will need to enact another CR, or there will be a partial shutdown of the federal government.

Despite continuing negotiations over an FY25 spending bill, House Speaker Mike Johnson (R-LA) and Senate Majority Leader John Thune (R-SD) are pushing for appropriators to instead begin working on a full-year CR, which would extend the level of funding from FY24 through September 30.

#### **Proposed Spending for HCV Renewals Comes Up Short**

Because the cost of rent rises every year, it is crucial that HUD programs receive increased funding every year to simply maintain the number of people, families, and communities they currently assist. Insufficient funding increases or flat funding [act as a cut](#), reducing the number of people served.

According to a [recent analysis](#) from the Center on Budget and Policy Priorities (CBPP), neither the House nor Senate draft FY25 spending bills would provide sufficient funding to renew all existing Housing Choice Voucher (HCV) contracts. The HCV program is the country’s largest rental assistance program, helping over 2.4 million households with low incomes afford the cost of rent on the private market; *if Congress provides the essentially flat funding levels proposed in*

*the House's FY25 spending bill (or flat funding through a year-long CR), CBPP estimates that almost 330,000 fewer households – nearly 750,000 fewer people – would receive a housing voucher.*

This would represent the deepest cut in the history of the voucher program. With such a severe funding shortfall, it is likely that some housing agencies would have no choice but to end families' ongoing assistance. The Senate's proposed FY25 spending bill would provide significantly more funding than the House's proposal; however, the cost of helping families afford housing rose more rapidly than expected over the course of 2024, and the Senate proposal is now expected to fall about \$800 million short of what will be required to fully renew all voucher contracts. If enacted, the Senate's proposed level of funding would lead to an estimated 60,000 fewer households receiving assistance.

### **The White House Floats 30-40% Cuts Across Government Agencies**

While negotiations over FY25 continue, the Trump Administration has turned its attention to federal funding in FY26. The president releases a proposed budget – known as the president's "budget request" – every year, and while it is not binding, it is intended to signal the Administration's priorities and the direction they would like Congress to take federal spending. President Trump's FY26 budget request is expected in early April, and recent reporting [suggests](#) the Administration is considering proposing 30-40% cuts across federal agencies. Such severe funding cuts would be even more drastic than the 15-18% cuts to HUD's budget included in the budget requests released during the first Trump Administration and would have devastating implications for people who depend on HUD assistance to help make ends meet and keep a roof over their heads.

### **Take Action!**

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

At a time when more households are struggling to afford rent and more people than ever are experiencing homelessness, we need more – not less – federal investments in the programs proven to help people find and maintain stable housing.

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 influence FY25 funding:

- **Email or call congressional 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!
- **Share 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](#).
- **Use 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 congressional 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 Campaign for Housing and Community Development Funding's \(CHCDF's\) national letter](#) calling on Congress to support the highest level of funding possible for affordable housing, homelessness, and community development resources in FY25.

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## **House Budget Committee Approves Framework for Massive Bill to Slash Social Programs, Extend Tax Cuts, and Provide Additional Military and Defense Spending**

**TAG: Budget and Appropriations**

*Keywords: budget reconciliation, budget resolution*

The House Budget Committee approved on February 13 a framework for a massive reconciliation bill. The bill, unveiled the previous day and approved along a party-line vote (21-16), would slash federal spending on social programs to pay for an extension of tax provisions primarily benefiting higher-income households and corporations and providing support for additional military and border defense.

The bill is being considered under a process called "reconciliation," which allows for the faster consideration of a bill by limiting the types of provisions that can be included, limiting debate time on the bill, and allowing a bill to pass the Senate with a simple majority of 51 votes rather than the 60 usually required. Because Republicans control the House of Representatives, Senate, and White House, reconciliation would allow Republicans to enact a bill without any Democratic support.

While the bill text has yet to be drafted, the framework approved by the House Budget Committee would provide an additional \$4 trillion in spending, including the tax cut extensions and additional funding for the military and border. The bill would also pursue *at least* \$2 trillion in cuts to funding for social and domestic programs, including rescinding clean energy initiatives, the Supplemental Nutrition Assistance Program (SNAP; previously known as food

stamps), and Medicaid. The Senate Budget Committee is pursuing their own “skinny” budget reconciliation package that would carry an additional \$342 billion in funding for the military and border and will likely seek at least \$4 billion in spending cuts, including rolling back some of the clean energy initiatives created under the “Inflation Reduction Act” and potential cuts to SNAP and Medicaid.

While housing assistance has not been named as a potential target for cuts, the anti-poverty programs being considered to undergo funding cuts play a crucial role in economic stability for people and families with low incomes, helping them put food on the table and access 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 available at the end of the month to ensure rent is paid. States can also use Medicaid to cover [health-related social needs](#) including housing, so a loss of this funding could have important implications for affordable housing access.

NLIHC is continuing to monitor the reconciliation package and will work with our allies to defend these vital anti-poverty programs.

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## Congress

### **Department of Homeland Security Rescinds "Protected Areas" Policy; Senators Blumenthal (D-CT) and Representative Espaillat (D-NY) Introduce “Protecting Sensitive Locations Act”**

**TAG: Fair Housing**

*Keywords: public charge, immigrant, immigration, fair housing*

The Department of Homeland Security (DHS) released a [statement](#) rescinding the former “protected areas” policy, previously known as “sensitive locations.” The Biden Administration’s [policy](#) (now rescinded) prohibited immigration enforcement activities at social service organizations, including homeless shelters, disaster response areas, and domestic violence shelters. The Trump Administration’s new order, signed January 21, frames the new DHS policy as rescinding actions that “thwart law enforcement.” Senator Richard Blumenthal (D-CT) and Representative Adriano Espaillat (D-NY) reintroduced the “Protecting Sensitive Locations Act” ([S.455/H.R.1061](#)) on February 6 to safeguard immigrant communities from being targeted by Immigration and Customs Enforcement (ICE) in sensitive locations. The bill has support from NLIHC and over 650 other organizations. NLIHC will continue to work with immigration advocates to ensure homeless shelters and other emergency spaces are safe for all, regardless of immigration status.

The “protected areas” policy prohibited immigration enforcement activities at places that benefitted the “well-being of people and the communities of which they are a part.” The Biden DHS policy recognized “the impact an enforcement action would have on people’s willingness to be in the protected area and receive or engage in the essential services or activities that occur

there.” While not complete, the prior policy listed the following notable housing service areas as “protected areas”:

- A social services establishment, such as a crisis center, domestic violence shelter, victims services center, child advocacy center, supervised visitation center, family justice center, community-based organization, facility that serves disabled persons, homeless shelter, drug or alcohol counseling and treatment facility, or food bank or pantry or other establishment distributing food or other essentials of life to people in need.
- A place where disaster or emergency response and relief is being provided, such as along evacuation routes, where shelter or emergency supplies, food, or water are being distributed, or registration for disaster-related assistance or family reunification is underway.

The Trump DHS statement has reversed the “protected areas” policy, allowing immigration enforcement activities in the above listed housing service areas.

The reintroduction of the “Protecting Sensitive Locations Act” represents a firm stance by members of Congress and advocates to protect immigrants from enforcement actions such as arrests, interviews, searches, and surveillance in spaces where they’re seeking out basic services and should feel safe. These overreaching enforcement practices have forced families to make difficult choices—whether to send children to school, seek medical care, or attend religious services—due to fear of potential ICE raids.

“Allowing ICE to invade spaces where people access health care, education, justice, and prayer is cruel and unnecessary, as well as a threat to public safety,” said Senator Blumenthal. “When people are too frightened to seek medical care or report a crime, the entire community suffers. The ‘Protecting Sensitive Locations Act’ establishes fundamental safeguards for our immigrant neighbors who have lived here for decades, worked hard, raised families, and enriched our communities.”

In anticipation of such attacks, PIF campaign director, Adriana Cadena [stated](#): “Immigrant families need to know that Trump has not changed eligibility for health care, nutrition or housing assistance or public charge policy. If policy changes, PIF and partner organizations will share accurate information right away. For now, the best thing immigrant families can do is continue to get the help and care they need.” [Research confirms](#) that immigration enforcement operations deter United States citizens, lawfully present immigrants, and other people in immigrant families from using health and social services programs for which they qualify under federal law. The proposal would threaten the health and wellbeing of millions in immigrant families, as well as worsen social problems ranging from unmet health care to poverty, hunger, and homelessness.

Read the statement from DHS [here](#).

Read a fact sheet on the Protected Areas policy from the National Immigration Law Center [here](#).

Read more about the “Protecting Sensitive Locations Act”, at Congress.gov [S.455/H.R.1061](#).

Read about the Protected Areas policy and see a list of endorsers from CLASP [here](#).

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## White House

### Impact of the President’s “Department of Government Efficiency” Workforce Optimization Initiative

**TAG: White House**

*Keywords: White House, Trump, DOGE, government efficiency*

On February 11, President Trump released [an Executive Order on Government Efficiency and Workforce Optimization](#) with measures to significantly hinder the capacity of federal agencies, including HUD. The executive action directs agencies to reduce staffing by hiring only one employee for every four who depart; require hiring decisions to be made in consultation with each agency’s “DOGE Team Lead”; require agency/department heads to begin large-scale reductions in force (RIFs), with a focus on non-statutory functions, namely diversity, equity, and inclusion (DEI) initiatives; and finally, agency/department heads are prohibited from filling any vacancies for career appointments that the “DOGE Team Lead” decides should not be filled. NLIHC strongly opposes this action, and urges advocates to [take action to protect HUD programs and staff](#), which support critical services to address and prevent homelessness, and much more.

The executive order will worsen existing staffing shortages, add layers of oversight that could delay the recruitment process, and threaten the ability of departments like HUD to meet their missions. While the order exempts functions tied to the military, immigration enforcement, and law enforcement, essential public service programs such as housing, education, health, and social welfare may face operational challenges. Reduced staffing could result in fewer resources for vulnerable communities, and diminished program effectiveness, potentially decreasing public trust in government services.

Read the full executive order [here](#).

[Take action to urge Congress to protect HUD programs and staff!](#)

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## Homelessness and Housing First

### Recap of 2/11 Advancing Homelessness Solutions Webinar

**TAG: Homelessness and Housing First**

*Keywords: webinars, housing instability and homelessness, housing and urban development, fair housing*

NLIHC, the National Alliance to End Homelessness (The Alliance), and the Center on Budget and Policy Priorities (CBPP) hosted a webinar, “Updates on Executive Actions, Equal Access Rule, and More,” on February 11 to discuss recent actions by the Trump Administration that have major repercussions for homelessness in America.

Sarah Saadian, Senior Vice President of Public Policy and Field Organizing at NLIHC, moderated the webinar and was joined by Marcy Thompson, Vice President of Programs and Policy at the Alliance, Steve Berg, Chief Policy Officer at the Alliance, and Anna Bailey, Senior Policy Analyst at CBPP.

Sarah began by reminding everyone of the importance of meeting this moment while also holding onto long-term goals to ensure everyone has a safe, affordable place to live. Marcy and Steve provided an in-depth overview of recent actions by the Trump Administration that would impact homeless shelter and service providers and unhoused people, including the attempt to freeze all federal assistance, including HUD resources, efforts to roll back enforcement of the Equal Access Rule which provides protections to LGBTQ+ people experiencing homelessness, and the confirmation of Scott Turner to lead HUD. Anna discussed the congressional agenda for 2025, including how negotiations over spending bills and a budget package could result in deep cuts to affordable housing and homelessness funding or restrict access to healthcare, food security, and other basic needs. All of this would worsen homelessness and housing insecurity, while Republican policymakers pursue deep tax cuts for the wealthy. Sarah urged participants to contact their members of Congress about these threats and to urge them to protect investments that help our nation's lowest-income and most marginalized people afford housing and meet their basic needs.

A recording of the call can be viewed [here](#).

### **Resources discussed on the webinar:**

- President Trump's Executive Orders.
  - [Letter from Ann Oliva](#), Alliance CEO, on the recent executive orders.
  - [Message from NLIHC](#) on the impacts of the recent Trump Administration executive orders.
- Threats to HUD's Equal Access Rule.
  - Alliance [applauds](#) new rule to ensure equal access (2016).
  - HUD Equal Access Expectations [Toolkit](#).
  - Alliance [resources](#) on the Equal Access rule.
  - Alliance explanation of [proposed changes](#) to the Equal Access rule (2020).
- Confirmation of Scott Turner:
  - [Statement](#) from the Alliance.
  - [Statement](#) from NLIHC.
- Threats of HUD Funding Cuts in FY25 Appropriations.
  - [CBPP report](#) on potential cuts to housing voucher program, including state-by-state data on the impact.
  - [CBPP brief](#) on how high-income tax cuts harm families.
  - [CBPP paper](#) on how we should build toward a rental assistance guarantee.
- Threats of Health Care and Food Assistance Cuts in Budget Package.
  - [CBPP brief](#) on threats to Medicaid and other health care assistance.
  - [CBPP brief](#) on threats to food assistance through SNAP.
- Opportunities to Take Action:

- o [Protect HUD resources](#) from a funding freeze.
- o [Ensure robust funding](#) for key programs in FY25 and beyond, including [homelessness programs](#).
- o [Protect Medicaid and SNAP](#) in a tax reconciliation package.
- Stay Engaged.
  - o Sign up for Alliance [Email Updates](#).
  - o Sign up for Alliance [Advocacy Alerts](#).
  - o Sign up for NLIHC [Action Alerts](#).

Last year, more than 14,000 people participated in our monthly Homelessness and Housing First [webinar series](#). Given the tremendous interest among stakeholders and the worsening homelessness and affordable housing crises, we decided to continue and expand the series to focus on the solutions to homelessness. On the webinars, we will share more about proven strategies to successfully end homelessness, best practices for state and local advocacy, and actions advocates can take to advance solutions.

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!

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## Our Homes, Our Votes

### Seattle Voters Approve Ballot Initiative to Fund Social Housing Developer

**TAG: From the Field**

*Keywords: Seattle, Washington, Our Homes, Our Votes, social housing, elections, bond, ballot measure, voting*

Voters in Seattle, WA, approved a [ballot initiative](#) that will fund the Seattle Social Housing Developer with revenues from a new payroll tax. The special election, which took place Tuesday, February 11, first asked voters whether the city should use payroll tax revenues to fund social housing programs and then asked them to choose between two policy alternatives. Overall, [71% of voters](#) expressed their support for using payroll tax revenues to fund the development and maintenance of social housing. Sixty percent of voters preferred Proposition 1A, a citizen-led initiative to fund mixed-income social housing with a new “excess compensation” tax and 40% of voters preferred Proposition 1B, an alternative proposed by the Seattle City Council to allocate some existing payroll tax revenues to social housing.

Initiative I-135 (I-135), a ballot initiative approved by Seattle voters in February 2023, established the Seattle Social Housing Developer, a new agency tasked with building, acquiring, and managing publicly owned affordable homes for low- and moderate-income tenants (see [Memo, 3/6/23](#)). The Seattle Social Housing Developer’s purpose is to create mixed-income housing for people earning between 0% and 120% of Area Median Income (AMI), in which tenants’ rents are capped at 30% of their income. I-135 also included strong provisions for

resident voice, autonomy, and representation in the social housing developer's governance structure.

Because I-135 did not provide a sustained funding mechanism for the social housing developer, advocates soon launched the campaign for another ballot initiative that would allocate resources to the new housing program. House Our Neighbors, the coalition that led the campaign for I-135, developed a [proposal](#) for a 5% "excess compensation" tax on employer payroll expenses. Businesses would pay the 5% payroll tax for each Seattle-based employee paid over \$1 million annually (including salary, stock, and bonuses). House Our Neighbors estimates that the tax will raise about \$53 million each year for the social housing developer. A successful signature-gathering campaign brought the proposal, known as I-137, to the Seattle City Council, which could have adopted the proposal directly or referred it to the ballot. Councilmembers voted to place I-137 on the ballot in a February 2025 special election, rather than adopt the proposal or place it on the November 2024 general election ballot.

Councilmembers also developed an alternative proposal ([City Ordinance 127101](#)) and placed it on the special election ballot. The Council-backed alternative would not have established a new payroll tax, but rather, would have allocated \$10 million from the city's existing payroll expense tax revenues to social housing programs in the next five city budgets. In total, this allocation would have amounted to 20% of the funding that the excess compensation tax is estimated to provide within the same period. Ordinance 127101 would have introduced new accountability mechanisms for the Seattle Social Housing Developer, including a requirement that the developer hire a chief executive officer and chief financial officer in order to be eligible for funds. The proposal would have also amended the social housing developer's mixed-income model: under the proposal that voters approved in 2023, renters making up to 120% of AMI are eligible to live in social housing, with middle-income tenants' rents cross-subsidizing the rents of the lowest-income tenants. Under the council's proposal, all city funds would have been required to serve low-income renters at or below 80% of AMI.

NLIHC's annual [Gap report](#) shows that the housing shortage in the Seattle metropolitan area is most concentrated among the lowest-income renters: there are only 26 affordable and available homes for every 100 extremely low-income renter households, compared to 99 affordable and available rental homes for every 100 median income renter households. While 76% of households making at or below 30% of AMI are severely cost-burdened, only 2% of households making between 81% and 100% of AMI are severely cost-burdened.

On the ballot, voters were confronted with [two questions](#). First, Question 1 asked voters whether to use revenue from payroll taxes to fund the development and maintenance of social housing. Question 2 then asked voters to choose between Proposition 1A, the citizen-initiated excess compensation tax proposal, or Proposition 1B, the Council-backed alternative. Because voters approved Question 1 and Proposition 1A received the higher number of votes, the citizen-led initiative will be enacted.

NLIHC's *Our Homes, Our Votes* campaign tracks, reports on, and analyzes housing and homelessness ballot measures. For an archive of *Our Homes, Our Votes* ballot measures summaries and analyses, visit: [www.ourhomes-ourvotes.org/ballot-measures](http://www.ourhomes-ourvotes.org/ballot-measures).

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## HoUSed

### **Representative Bonamici (D-OR) Introduces Legislative Package to Address Housing Crisis**

**TAG: Congress, HoUSed**

*Keywords: Congress, affordable housing, NLIHC, Suzanne Bonamici, Project Turnkey Act, homelessness, recovery housing*

Representative Suzanne Bonamici (D-OR) introduced the “Project Turnkey Act” ([H.R.1042](#)) on February 6. The NLIHC-endorsed legislation provides flexible funding to quickly convert unused buildings into affordable housing and emergency shelter units to address the homelessness crisis and expand access to safe, stable housing.

The “Project Turnkey Act” is modeled after Oregon’s successful Project Turnkey Program, which leveraged federal investments from the “Coronavirus Aid, Relief, and Economic Security (CARES) Act of 2020” to convert unused buildings into non-congregate emergency shelter and long-term permanent supportive housing. Project Turnkey housing is created, operated, and owned by local governments, tribes, or nonprofit community partners, ensuring the units are designed to meet the unique needs of the community. If enacted, the “Project Turnkey Act” would enable communities to repurpose hotels, motels, schools, hospitals, and office buildings into affordable housing developments, while also providing funding for the repair and expansion of existing shelters, helping communities address immediate housing needs while permanent affordable housing is developed.

“During the pandemic, Congress acted with urgency to provide historic and unprecedented resources to address the health and housing needs of America’s lowest-income and most marginalized households, including people experiencing homelessness. With these investments, Congress saved lives and prevented a wave of evictions and an increase in homelessness,” said Renee Willis, interim president and CEO of the National Low Income Housing Coalition. “Congress must build on the tremendous successes and lessons learned from the pandemic to build a stronger housing safety net by enacting Rep. Bonamici’s ‘Project Turnkey Act’ and other critical legislation.”

Read the full press release at: <https://tinyurl.com/h2w3wyz>.

Read the bill text at: <https://tinyurl.com/33cu6me7>.

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## Housing Policy Forum

**In-Person Registration for NLIHC’s Housing Policy Forum in Sold Out! Virtual Registration is Still Available!**



## **TAG: Forum**

*Keywords: Housing Policy Forum, virtual registration, Nikole Hannah-Jones, LAR, Leadership Awards Reception*

In-person registration for NLIHC's Housing Policy Forum 2025 is sold out! On-site registration is unavailable. [Register](#) today to attend virtually!

Taking place March 24-27 at the Hilton Capitol Hill Hotel in Washington, D.C., Housing Policy Forum 2025 will feature conversations with an array of compelling speakers and panelists who will discuss the state of the affordable housing and homelessness crisis in America and its solutions.

Virtual registrants will have livestream access to plenary sessions, including an opening keynote discussion with Pulitzer Prize-winning journalist Nikole Hannah-Jones, and [NLIHC's 2025 Leadership Awards Reception!](#)

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## **Register for NLIHC's Hill Day Prep Webinar on March 5 to Prepare for Capitol Hill Day**

### **TAG: Forum, From the Field**

*Keywords: NLIHC, Capitol Hill Day, forum, webinar, training, advocates*

NLIHC encourages advocates from across the country to [register](#) for our Hill Day Prep webinar on March 5 to prepare for Capitol Hill Day on March 27. The webinar will be held from 4-5 pm ET.

Capitol Hill Day is the concluding event of NLIHC's annual Housing Policy Forum, taking place this year on March 24-27 at the Hilton Washington DC Capitol Hill. Every year, advocates from around the country attend Capitol Hill Day to meet with members of Congress and their staff to urge them to oppose funding cuts to HUD's and the U.S. Department of Agriculture's (USDA) affordable housing and homelessness programs, expand resources for these vital programs, advance anti-racist policies, and support legislation that will improve the lives of people with the lowest incomes.

The March 5 webinar will help advocates prepare for Capitol Hill Day by reviewing NLIHC's policy priorities and by providing an overview of what to expect during Hill meetings.

To participate in Capitol Hill Day, register to [virtually attend the Forum](#), and check the "Yes, I will participate" box on the registration page.

Register for the Hill Day Prep webinar at: <https://tinyurl.com/skcjp7v9>.

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## Other Housing Issues

### **NLIHC Announces 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 two years, at a rate of \$50,000 per year; 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 the grant must demonstrate:

- 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 and 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, and 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).

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## **State and Local Innovation**

### **Save the Date! NLIHC to Host Webinar Series on Tenant Protections February 25**

#### **TAG: State and Local Innovation**

*Keywords: Tenant protections, SLI*

NLIHC's State and Local Innovation (SLI) project will soon host the next component of its *State and Local Tenant Protection Webinar Series: A Primer on Renters' Rights* with three new installments focused on state and local tenant protections. This webinar installment is a continuation of a series launched in November 2024 with a webinar focused on laws that limit excessive rental fees. The next installment will take place February 25 and will focus on "just cause" eviction protections for renters. "[Just cause](#)" – often known as "good cause" or "for cause" – protections prevent arbitrary, retaliatory, and discriminatory evictions by establishing standards that limit the reasons for which a landlord can evict a tenant or refuse to renew a tenant's lease when the tenant is not at fault or in violation of any laws. The webinar will take place from **2-3 pm ET** and registrants will have the opportunity hear from a broad range of

speakers, including tenant advocates and legal service providers about specific campaigns, resources, and efforts to advocate for just cause protections for tenants. [Register for the webinar here!](#)

In 2025, [in all but 11 states including the District of Columbia, a landlord evict a tenant without providing sufficient cause](#). The forced displacement of a tenant, either through legal or informal means, is a significant driver of housing instability with significant repercussions beyond a tenant vacating their home. In fact, the mere presence of an eviction filing on a tenant's public record, which then appears on a prospective tenant's credit screening report when applying for new housing opportunities, can result in an – often automatic – denial of a renter's housing application. Such circumstances greatly constrain a renter's housing choices, resulting in a tenant securing inadequate housing [in unsafe, unstable, and inaccessible condition](#). Additionally, evictions can have serious mental, physical, and social consequences, including negative health outcomes such as depression and asthma, as well as an increased rate of food insecurity, especially among children and young adults.

Just cause protections, and tenant protections more broadly, support tenants against the [destabilizing](#) effects that evictions can have on families and communities. Tenant protections, which are laws, policies, and programs that strengthen renters' rights by providing legal safeguards against the threat of eviction, ensure that tenants are protected at all levels of tenancy. When passed alongside one another, tenant protection policies like rent stabilization protections, eviction record sealing and expungement policies, pay-to-stay provisions, source-of-income protections, and right to counsel protections level the playing field between landlords and tenants, ensuring that tenants are treated equitably throughout their lease term free from discrimination and harassment.

The webinar series will include two additional installments on April 16 and June 11 from 2-3:30 pm ET and will focus on rent stabilization protections and laws that strengthen code enforcement procedures and habitability standards, respectively. NLIHC's [State and Local Innovation \(SLI\) Project](#) will host the webinar series. The SLI campaign is an initiative created by the National Low Income Housing Coalition in April 2024 to support state and local partners across the country in the pursuit of advancing, implementing, and enforcing state and local tenant protections. The campaign also works to create and sustain emergency rental assistance programs, prevent the criminalization of homelessness, and provide technical assistance around state-level housing trust funds. With just a patchwork of federal-level tenant protections that exist for renters, the work of state and local housing advocates to keep eviction rates down and prevent homelessness is critical.

The webinar series was created to exemplify the advocacy efforts employed by housing advocates, tenant organizers, and legal aid service providers who have enacted just cause eviction protections, rent stabilization ordinances, laws that strengthen code enforcement procedures and habitability standards, and laws that limit excessive rental fees. Such protections were highlighted in NLIHC's *State and Local Tenant Protection Series: A Primer on Renters' Rights*, a series of [four toolkits](#) released in August 2024. The toolkits provide an overview of each one major tenant protection listed, detail the common components of the protection, list information about state and local jurisdictions that have adopted the protection, suggest provisions that should be taken into consideration when enacting the protection, and highlight complementary policies that can be passed alongside the protection to ensure the greatest impact possible. Corresponding to the toolkits are case studies that provide specific cases of state and

local jurisdictions to have enacted such protections. For the upcoming webinar on just cause protections, registrants will hear from advocates in [Oregon and Washington](#) – both of which passed good cause protections for renters in 2019 and 2021, respectively.

During the calls, registrants will have the opportunity to learn more about the details of each jurisdiction’s advocacy campaign, including how each law works in implementation, how it is being enforced, and the challenges and lessons learned from each protection passed.

Register for the webinar [here](#).

For more information on NLIHC’s State and Local Innovation project, please visit: <https://nlihc.org/state-and-local-innovation>.

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## **Disaster Housing Recovery**

### **HUD’s Disaster Recovery Grants May Help Stabilize Rents and Boost Multifamily Housing**

**TAG: Disaster Recovery**

*Keywords: Community Development Block Grant, CDBG, Housing Market*

A recent study published in *Cityscape*, “Community Development Block Grants Disaster Recovery, Rental Requirements, and Rental Market Impacts,” examines the effects of Community Development Block Grant Disaster Recovery (CDBG-DR) funding on rental markets following natural disasters. CDBG-DR, administered by the U.S. Department of Housing and Urban Development (HUD), provides flexible funding to state and local governments for long-term disaster recovery, including housing and infrastructure support. The study focuses on nine counties in Colorado impacted by a 2013 declared major disaster, analyzing the association between CDBG-DR rental requirements and rent growth and multifamily housing development. The findings suggest that ZIP Codes receiving CDBG-DR funds experienced slower rent increases and higher rates of multifamily housing permit approvals compared to disaster-impacted areas that did not receive this funding.

CDBG-DR is an important part of a broader disaster response framework that includes programs from the Federal Emergency Management Agency (FEMA) that provide direct aid to households (Individual Assistance) and short-term support for infrastructure repair (Public Assistance). The authors’ analysis of Federal Register notices shows that since 2010, every CDBG-DR grant has included at least one rental requirement, with most focusing on funding set-asides for rental housing or rental affordability periods. Despite CDBG-DR’s essential role in long-term disaster recovery, the impact of its rental requirements on rental markets remains understudied. This study seeks to fill that gap by exploring how rental requirements have evolved over time and their effect on rental market outcomes.

Using a case study approach, the researchers examine nine counties in Colorado affected by severe storms and subsequent floods, landslides, and mudslides in September 2013. This event,

which was declared a major disaster, provided a natural comparison between counties that received only FEMA assistance and those that also received CDBG-DR funding, allowing the researchers to assess the relationship between rental requirements and rental market recovery. The counties were grouped based on the type of disaster assistance received. The *strict treatment* group included counties that received FEMA Individual Assistance and Public Assistance, followed by CDBG-DR funding. The *loose treatment* group consisted of counties that received FEMA Public Assistance but not Individual Assistance, before later receiving CDBG-DR. The *control* group included counties that received FEMA Individual Assistance and Public Assistance, but no CDBG-DR funding. By contrasting areas that received CDBG-DR funding with those that only had FEMA assistance, the study isolates CDBG-DR's effects on rental market stability.

The researchers used quarterly ZIP Code-level data from CoStar Group to track average multifamily apartment rents from 2000 to 2023 across the nine counties studied. To control for potential confounding variables, they incorporated 5-year estimates from the U.S. Census Bureau's American Community Survey (ACS) on income, population, unemployment rate, housing supply, and demographic composition. Additionally, they analyzed multifamily housing permits using HUD's State of the Cities Data Systems (SOCDS) database to determine whether CDBG-DR funding contributed to increased rental housing construction in disaster-affected areas.

The study found that ZIP Codes receiving CDBG-DR funds experienced slower rent growth compared to disaster-impacted areas that did not receive these funds. While rents rose across all affected areas, rent increases were 4.0% to 5.8% lower in counties receiving CDBG-DR than comparable areas without CDBG-DR funding. Additionally, CDBG-DR areas had a higher rate of multifamily housing permits, suggesting that the funding helped boost rental housing supply. The findings indicate that rental requirements tied to CDBG-DR funds may help moderate post-disaster rent hikes, benefiting renter households that are particularly vulnerable to housing instability after disasters.

The findings highlight the importance of rental requirements in disaster recovery programs. The authors recommend the permanent authorization of CDBG-DR funds to streamline funding distribution and reduce delays in disaster recovery – a key legislative priority of NLIHC's [Disaster Housing Recovery Coalition](#) (DHRC). Improved coordination between HUD and FEMA could ensure renters receive timely assistance, while clearer communication with residents about how CDBG-DR funds can be used would help those affected navigate the recovery process more effectively. These policy adjustments could enhance rental stability and promote equitable recovery in future disaster-impacted communities.

The *Cityscape* article can be found at: <http://bit.ly/3QfXSUy>.

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## Opportunity Starts at Home

### **Register for Today's (2/18) Opportunity Starts at Home (OSAH) campaign, National Women's Law Center, and National Network to End Domestic Violence Webinar Exploring Connections Between Gender Justice and Housing**

**Tag: Opportunity Starts at Home**

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

The Opportunity Starts at Home (OSAH) campaign and Steering Committee members the National Women's Law Center (NWLC) and the National Network to End Domestic Violence (NNEDV) invite advocates from across the nation to register for a webinar exploring the connections between gender justice and housing. The webinar will be held today, **Tuesday, February 18** from **1:30-3 pm ET**.

During the first half of the webinar, NWLC and NNEDV speakers will provide an overview of housing issues for women, LGBTQIA+ people, and survivors of domestic violence and housing insecurity's ripple effects on other aspects of people's lives including health care, childcare, and employment. One of NWLC's Sparking Change storytellers will share her experience with housing insecurity, and OSAH campaign director Chantelle Wilkinson will discuss ways national and state/local organizations from across sectors can engage with the OSAH campaign to make housing affordable for people with the lowest incomes, adding to their overall quality of life through better health, greater educational attainment, and stronger earnings.

During the second half of the webinar, HIT Solutions will provide a briefing on a recent NWLC housing polling project about the critical importance of decent, safe, affordable housing free from discrimination for all. Register for the webinar [here](#).

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## Research

### **Alliance for Housing Justice and Poverty & Race Research Action Council Release New Toolkit for State-Level LIHTC Advocacy**

**TAG: LIHTC**

*Keywords: low-income housing tax credit, LIHTC, Alliance for Housing Justice, AHJ, Poverty & Race Research Action Council, PRRAC*

The Alliance for Housing Justice (AHJ) and the Poverty & Race Research Action Council (PRRAC) have released "[Moving LIHTC Towards Social Housing](#)," a toolkit for advocates working for tenant-focused reforms within the Low-Income Housing Tax Credit (LIHTC) program. The toolkit focuses on how to do advocacy at the state level. While LIHTC is a federal program administered by the U.S. Department of the Treasury with requirements that all

states must follow, state allocating agencies create priorities and selection criteria, and publish them annually in a Qualified Allocation Plan (QAP).

The toolkit outlines challenges and shortcomings of LIHTC and shows how advocates can work with their state allocating agencies and other stakeholders to make improvements. The recommended reforms are based on the principles of [social housing](#), defined in the toolkit as “permanently and deeply affordable, especially to those most in need; is under community control; and most importantly, exists outside of the speculative real estate market. Social housing can exist in different forms including public housing, land trusts, and resident co-ops.”

State-level QAP reforms in the toolkit include:

- Increasing affordability periods,
- Increasing nonprofit ownership/management,
- Protecting tenants’ Right of First Refusal (ROFR),
- Protecting against high rent increases and eviction, and
- Supporting tenant organizing and engagement.

[NLIHC supports](#) many of the reforms outlined in this toolkit, including those that strengthen tenant and applicant rights, and preserve the long-term affordability of LIHTC properties. In addition to state-level advocacy, there is also an opportunity to reform LIHTC at the national level. Congress will be working on significant tax reform this year, which presents a meaningful opportunity to directly address the housing crisis by expanding the supply of affordable rental homes and increasing housing affordability for those with the greatest, clearest needs: people with extremely low incomes who face the highest risk of housing instability and homelessness. NLIHC supports [critical reforms to LIHTC](#) to better serve households with the greatest needs. Any expansion of LIHTC must include reforms to better serve extremely low-income and other marginalized households, including those experiencing or at risk of homelessness and rural and Tribal communities.

More information about LIHTC is on [page 5-6](#) of *NLIHC’s 2024 Advocates’ Guide*.

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## National Housing Preservation Database Updated to Include National Housing Trust Fund

**TAG: Research**

*Keywords: National Housing Preservation Database, Public and Affordable Housing Research Corporation, project-based rental assistance*

NLIHC and the Public and Affordable Housing Research Corporation (PAHRC) released an update to the National Housing Preservation Database (NHPD). For the first time, the update includes data on over 600 national Housing Trust Fund properties. The update also includes refreshed data on properties assisted by Section 8 Project-Based Rental Assistance (PBRA), Section 202 Direct Loans, HUD Insured Mortgages, HOME Rental Assistance, Public Housing, Section 515 and 514 Rural Housing, and Section 538.



Created by NLIHC and PAHRC in 2011, the NHPD is the only fully deduplicated, address-level inventory of federally assisted rental housing in the U.S. The NHPD provides information on contract expiration dates, loan maturity dates, recent physical inspection scores, number of units, type of owner, and other property and subsidy characteristics to assist tenants, affordable housing developers, and legal aid service providers in identifying federally assisted properties at risk of loss from the affordable housing stock. More broadly, the NHPD is used by researchers, policy planners, and advocates to study federally assisted housing and preservation issues. The NHPD is at <https://bit.ly/2uzX5UW>.

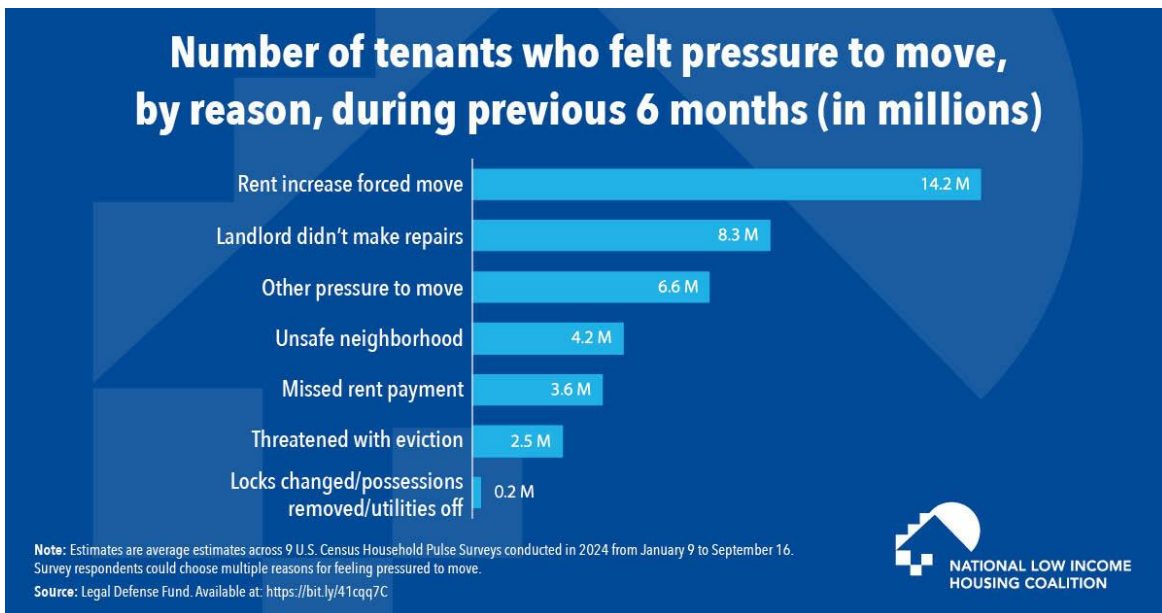
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## Fact of the Week

### Millions of Tenants Feel Pressured to Move Due to Rising Rents

**TAG: Fact of the Week**

*Keywords: housing instability, rent burden, informal evictions*



**Note:** Estimates are average across nine U.S. Census Household Pulse Surveys conducted in 2024 from January 9 to September 16. Survey respondents could choose multiple reasons for feeling pressured to move.

**Source:** Source: Legal Defense Fund. Available at: <https://bit.ly/41cqg7C>.

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## From the Field

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

**TAG: From the Field**

*Keywords: member, policy, Policy Advisory Committee, PAC, NLIHC*

NLIHC members are invited to join NLIHC's first Policy Advisory Committee (PAC) meeting of the year on Wednesday, February 19 from 4 to 5 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 the 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 and intentionally center the voices of those with lived expertise in issues relating to housing and homelessness.

Our three remaining PAC meetings will take place:

- Wednesday, May 21, 2025, 4-5 pm ET
- Wednesday, August 20, 2025, 4-5 pm ET
- Wednesday, November 19, 2025, 4-5 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>.

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## Tennessee Housing Advocates Form "Housing for All Tennessee" Coalition

**TAG: State and Local Innovation**

*Keywords: tenant protections, Housing for All Tennessee, Greater Memphis Housing Justice Project, Memphis Tenants Union, Open Table Nashville, Statewide Organizing for Community eMpowerment, SOCM, Tennessee Renters United, solidarity organizations*

In February, a broad-based coalition of housing advocates in Tennessee comprising on-the-ground tenant organizers, non-profit organizations, faith-based communities, and other housing advocates launched the "Housing for All Tennessee" coalition. The coalition is focused on upholding and furthering affordable housing initiatives, securing and advancing tenants' rights, and ending homelessness in the state, with a centralized commitment to promoting the values of dignified housing, power building, integrity, equity, and interconnectedness. Leading the coalition are the [Greater Memphis Housing Justice Project](#), the [Memphis Tenants Union](#), [Open Table Nashville](#), [Statewide Organizing for Community eMpowerment \(SOCM\)](#), and [Tennessee Renters United](#), with the opportunity for outside organizations to join as "solidarity organizations" supporting the coalition's mission. Learn more about the new coalition [here](#)!

“For too long, we’ve allowed corporate interests and their lobbyists to have the upper hand on housing legislation that increases their profits while taking away the rights of tenants and people who are unhoused,” says Austin Sauerbri, Executive Director of Statewide Organizing for Community eMpowerment (SOCM) and founding member of Housing for All TN. “We’ve seen what policy tools are working in other communities and we’re building power across the state in order to bring about tangible change for all Tennesseans.”

Renters in the state of Tennessee continue to contend with ongoing threats to their housing stability in 2025 including a lack of sufficient affordable housing for renters with extremely low incomes, underscoring the need for state and local actions to protect tenants against the threat of eviction and homelessness. In Tennessee, where [renters comprise 33% of the housing market](#), the hourly wage needed to afford a modest housing unit is not consistent with workers’ wages across the state, leaving tenants with a significant lack of affordable housing options. According to NLIHC’s *The Gap* report for 2024, Tennessee has a [shortage](#) of 121,810 rental homes that are both affordable and available for extremely low-income renters. To contend with this shortage, renters have become [cost-burdened](#)— meaning they are paying more than 30% of their monthly income toward rental costs. In fact, 23% of middle-income renters are cost-burdened by their rents, while 85% of extremely low-income renters are cost-burdened by housing costs.

Rental costs that have outpaced workers’ wages have also impacted tenants’ access to affordable housing options. [According to NLIHC’s Out of Reach report released in 2024](#), a renter receiving the state’s \$7.25 minimum wage rate would need to work 115 hours a week to afford a modest 1-bedroom rental home at the state’s Fair Market Rental (FMR) rate, which totaled \$1,080 in 2023. For renter households needing a 2-bedroom unit, the gap is far more pronounced, as renters would need to work 134 hours per week at a minimum wage rate to afford an FMR rate of \$1,264.

Such circumstances can have profound consequences for a renter’s housing stability, leaving tenants at a greater risk of eviction, or in the worst cases, homelessness. In major Tennessee cities such as Nashville, the Eviction Lab at Princeton University [reports](#) that eviction filing rates have only increased since the start of the COVID-19 pandemic in March 2020, with eviction rates 4% higher than their historic average. As of January 2025, eviction filing rates in Nashville are 28% higher than their historic average, with 1,325 evictions filed in January alone. Evictions can have immediate, and in most cases, lasting consequences for renters. Not only can an eviction result in the immediate displacement of a tenant from their home, but the presence of an eviction filing on a tenant’s public record can create barriers to accessing safe, stable, and affordable housing opportunities well into the future. Indeed, the presence of an eviction on a prospective tenant’s credit report that appears when applying for housing can result in the denial of a tenant, even if the report includes [inaccurate information](#) about the tenant or does not accurately reflect the outcome of a tenant’s eviction case.

Evictions can also have lasting physical and mental health consequences. A [report](#) published by the National Institutes of Health in 2021 described that losing housing can result in depression, anxiety, worsening of chronic conditions, increased medication use, food insecurity, and lower birthweight of newborn babies. Evictions can even have detrimental effects for children, with eviction being tied to an increased risk of physical abuse and hospitalization.

With the formation of Tennessee’s housing coalition, member organizations will develop strategic policy goals and participate in local campaigns to ensure that tenants have the necessary

safeguards to protect against eviction. Members of the Housing for All Tennessee Coalition are also members of NLIHC's Southeastern Tenant Protections Cohort. The cohort was launched in December 2024 and is comprised of grantee teams from Alabama, Florida, Georgia, Mississippi, and Tennessee working to ensure that state and local housing-focused organizations in the southeast have the necessary resources to advance, implement, and enforce tenant protections within their communities. The Tennessee cohort is comprised of members from the Memphis Tenants Union, Open Table Nashville, and SOCM and will work with NLIHC's State and Local Innovation Project campaign through December 2025.

More information about Tennessee's new housing coalition can be found [here](#).

More information about NLIHC's State and Local Innovation grantees in the southeast can be found [here](#).

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## **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).

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## NLIHC in the News

### NLIHC in the News for the Week of February 10

The following are some of the news stories to which NLIHC contributed during the week of February 10:

- “‘It never seems to be enough’: Clark County residents earning a bit over minimum wage struggle to pay bills, stave off homelessness” *The News Tribune*, February 10, at: <https://bit.ly/4gESCo1>.
- “Public Lands Can Help Us Tackle the Housing Crisis in the West” *Shelterforce*, February 14, at: <https://bit.ly/3CQF2QF>.

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### Where to Find Us – February 18

- [Empower MO](#) Affordable Housing Coalition (Missouri) – virtual, February 18 (Billy Cerullo)
- [Chester Worker Empowerment Center](#) (Chester, SC) – virtual, February 18 (Billy Cerullo)
- [Binghamton University](#) Justice and Housing in America course – virtual, February 25 (Lindsay Duvall)
- [HomesRI Monthly Policy & Advocacy Meeting](#) – virtual, February 26 (Lindsay Duvall)
- [United Native American Housing Association](#)’s Annual Meeting – Denver, Colorado, March 31 (Raquel Harati)
- [Humane Society Animal Care Expo](#) – Las Vegas, NV, April 17 (Julie Walker)

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## NLIHC Staff

Sarah Abdelhadi, Senior Research Analyst  
Millen Asfaha, Operations Coordinator  
Andrew Aurand, Senior Vice President for Research, x245  
Sidney Betancourt, Project Manager, Inclusive Community Engagement, x200  
Kayla Laywell, Housing Policy Analyst, x231  
Hannah Botts, Our Homes, Our Votes Intern  
Victoria Bourret, Project Manager, State and Local Innovation, x244  
Jen Butler, Vice President, External Affairs, x239  
Alayna Calabro, Senior Policy Analyst, x252  
Billy Cerullo, Housing Advocacy Organizer  
Adelle Chenier, Director of Events  
Esther Colón-Bermúdez, Research Analyst

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