



Memo To Members & Partners

A weekly newsletter from the National Low Income Housing Coalition

Volume 31, Issue 7
February 23, 2026

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Housing Policy Forum

2026 Housing Policy Forum is Weeks Away

By NLIHC Communications Team

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

Forum registration is closed, but it's not too late to [register](#) for our 43rd Leadership Awards Reception! Join us in celebrating the outstanding work of individuals and organizations changing the landscape of affordable housing.

Seize the chance to unite with passionate advocates, organizers, community leaders, and housing influencers who are rallying to make housing justice happen!

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 racially and socially equitable, sustainable, affordable housing for the lowest-income people!

Budget & Appropriations

Congress Returns to Capitol Hill to Continue Negotiations Over a Final DHS Spending Bill

By Kim Johnson, NLIHC Senior Director of Policy and Noah Patton, NLIHC Director of Disaster Housing Recovery

Keywords: Budget and Appropriations, FY26, THUD, HUD, FEMA, FEMA Act

Members of Congress are returning to their Capitol Hill offices after a weeklong recess to continue negotiations over a final fiscal year (FY) 2026 spending bill for the Department of Homeland Security (DHS). The DHS bill is the last spending bill Congress needs to enact for FY26.

Funding for DHS lapsed on February 14 after lawmakers were unable to reach an agreement on funding and provisions following violent actions by DHS sub-agencies, Immigration and Customs Enforcement (ICE) and the Customs and Border Patrol (CBP), in Minneapolis, Maine, and communities across the country. NLIHC has strongly [condemned](#) ICE and CBP for their recent use of deadly force in vulnerable and marginalized communities.

The DHS appropriations bill also provides funding for the Federal Emergency Management Agency (FEMA) to carry out disaster response and recovery efforts. FEMA has been a part of DHS since the Department began operating in 2003. While some lawmakers have voiced concern over continued funding for FEMA operations during a DHS shutdown, FEMA will continue to have access to its disaster relief fund of over \$22 billion, sufficient to cover near-term disaster-related obligations. Congress can also provide additional funding to FEMA separately from DHS through a disaster supplemental spending bill; in fact, Congress is already long overdue in passing a disaster supplemental for communities in Los Angeles, Alaska, and other areas impacted by disasters last year.

Take Action! Tell Congress FEMA Funds are not Political Bargaining Chips

Before being assimilated under DHS in 2003, FEMA operated as an independent agency. The bipartisan “Fixing Emergency Management for Americans ([FEMA](#)) Act of 2025” ([H.R.4669](#)) would restore FEMA as an independent agency and implement a host of improvements that would allow the agency to respond faster, fairer, and with increased flexibility and efficiency to the needs of all disaster survivors across the country.

Disaster relief and recovery should never be used as a political bargaining chip, and FEMA funds should not be used to justify continued ICE and CBP actions. Advocates can take action today by [contacting their members of Congress](#) and urging them to:

1. Cease additional funding for Immigration and Customs Enforcement (ICE) and Customs and Border Patrol (CBP).

2. Pass a supplemental spending bill to ensure disaster survivors have the resources they need.
3. Pass the bipartisan “[FEMA Act](#)” to separate FEMA from DHS and reestablish FEMA as an independent agency.

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.

HUD

HUD Publishes Mixed-Status Families Proposed Rule with Comments Due April 21; Keep Families Together Campaign Launches; Take Action!

By Kayla Blackwell, NLIHC Senior Housing Policy Analyst and Renee Williams, NLIHC Senior Advisor for Public Policy

Keywords: Immigration, mixed-status, Section 214

On February 20, the U.S. Department of Housing and Urban Development (HUD) published [proposed changes](#) that would require families with mixed immigration statuses (mixed-status families) in certain HUD programs to choose between remaining together and losing their housing. In 2025, the Center on Budget and Policy Priorities (CBPP) [estimated](#) that such changes could result in 80,000 people, including 37,000 children, losing their rental assistance.

The proposed rule has a 60-day public comment period, with comments due April 21, 2026. As discussed below, the [Keep Families Together](#) campaign has launched to oppose HUD’s proposal.

The [Notice of Proposed Rulemaking \(NPRM\)](#), entitled “Housing and Community Development Act of 1980: Verification of Eligible Status,” proposes significant changes to rules for HUD programs covered by Section 214 of the “Housing and Community Development Act of 1980” (Section 214). First, HUD proposes to deny mixed-status families the ability to continue to live together with prorated rental assistance. Mixed-status families are defined as households with at least one U.S. citizen or eligible immigrant living together with ineligible household members. Second, HUD is seeking to impose additional verification and documentation requirements.

Background on “Mixed-Status” Households

Individual eligibility for federal assistance housing programs depends, in part, on immigration status. Certain HUD programs, such as public housing and Housing Choice Vouchers, are subject to Section 214 immigration requirements. In addition to U.S. citizens and nationals, eligible non-citizens include lawful permanent residents, “Violence Against Women Act” (VAWA) self-petitioners, asylees and refugees, parolees, persons granted withholding of removal, victims of trafficking, individuals residing in the U.S. under the Compact of Free Association (COFA), and immigrants admitted for lawful temporary residence. Some immigrants

with legal status—including individuals with student visas and Temporary Protected Status (TPS)—are ineligible. See the [2025 Advocates' Guide](#).

In 2019, HUD proposed a mixed-status rule that would have forced impacted households to choose between separating as a family to keep their subsidy or face eviction and potential homelessness. If the rule were finalized in 2019, HUD's own data analysis projected the eviction of 25,000 immigrant families, with 55,000 of those impacted eligible children (see [Memo, 4/5/21](#)). The proposed rule received over 30,000 comments during the public comment period, with more than 95% of the comments in opposition to the rule. The final rule was never published and finally withdrawn during the Biden administration in 2021.

Brief Summary of the Proposed Rule

The NPRM proposes to end prorated assistance for mixed-status families, removing the option for ineligible family members to live with eligible family members. This would force immigrant families with different immigration statuses to separate or face eviction. The proposed rule also imposes stricter requirements for HUD-assisted tenants, regardless of age, to verify their eligible immigration status.

Under current HUD rules, household members with eligible immigration status receive rental assistance, while those without do not. Individuals who lack eligible status simply choose not to contest it. However, the household can still live together with prorated rent, with the ineligible person(s) not receiving a rental subsidy. Under the proposed changes, proration will be allowed only in very limited circumstances, such as when the immigration verification of household members is pending. Furthermore, individuals will no longer be able to decline to contend eligible immigration status.

The NPRM also makes the immigration eligibility verification process more burdensome. Currently, for example, U.S. citizens attest to their immigration status via a signed declaration. However, the NPRM proposes to require U.S. citizens to also provide a signed consent form so that their information can be run through the Systematic Alien Verification for Entitlements (“SAVE”) system. If SAVE confirmation is unsuccessful, then U.S. citizens will, under the proposed rule, be required to provide additional documentation, such as a passport. According to [CBPP](#), approximately 3.8 million U.S. citizen adults lack proof of citizenship, and another 17.5 million cannot easily get these documents; [people of color disproportionately](#) do not have access to citizenship documentation.

Eligible noncitizens of all ages would be required under the proposed rule to provide a signed declaration, acceptable documentation, and a signed consent form. Under current rules, eligible immigrants 62 and older provide proof of age and a signed declaration.

The proposed rule also would require mixed-status families to provide evidence of eligible status within 90 days of the final rule going into effect, with a possible 30-day extension; all other households that have not provided documentation of eligible status would be required to do so at their next annual or interim recertification.

The proposed rule must go through the formal rulemaking process and will not be in effect until a final rule is enacted. In other words, current HUD rules still permit mixed-status families to live together in HUD-assisted housing. The National Housing Law Project (NHLP) has created a [know-your-rights](#) resource (available in both English and Spanish) regarding immigrant families in HUD-assisted housing.

Take Action

NLIHC, NHLP, and the Protecting Immigrant Families Coalition are leading the Keep Families Together campaign to oppose the mixed-status rule.

The Keep Families Together [website](#) includes resources to educate housing and immigration advocates on the harms of the proposed rule. Advocates are encouraged to monitor the Keep Families Together website and NLIHC's resources to oppose the rule.

Learn more about immigrant access to housing [here](#).

Read the NPRM [here](#).

Submit comments via [regulations.gov](#) by 11:59 pm ET on April 21, 2026.

Housing Industry Groups Ask HUD to Rescind 30-Day Immigration Reverification Directive in Letter that Details Concerns

By Renee Williams, NLIHC Senior Advisor for Public Policy

Keywords: Immigration, PHAs

On February 13, three housing industry groups asked HUD to rescind its 30-day immigration reverification directive to public housing agencies (PHAs) (see *Memo*, [2/2](#)). The groups also request that HUD meet with industry representatives.

The letter—signed by the National Association of Housing and Redevelopment Officials (NAHRO), the Public Housing Authorities Directors Association (PHADA), and the MTW Collaborative—begins by providing background and then details industry concerns about both the feasibility and legality of the directive. While the HUD [press release](#) announcing the 30-day directive referenced both PHAs and HUD-assisted owners, the industry letter focuses on the document sent to PHAs in January 2026.

HUD has directed PHAs to use the EIV-SAVE Tenant Matching Report (EIV-SAVE Report) as the basis for identifying possible immigration data inconsistencies. The EIV-SAVE Report cross-references HUD data with U.S. Citizenship and Immigration Services data. However, PHAs already ascertain tenant program eligibility, which includes checking for eligible immigration status.

Feasibility Concerns

The industry groups discuss concerns regarding the feasibility of PHAs complying with the directive. The letter notes that “it will be impossible for some housing agencies” to meet the directive’s 30-day timeline. For example, for larger PHAs, a 30-day timeline would not even offer sufficient time to initiate reviews for all residents because these PHAs “have hundreds of thousands of program participants collectively and it takes time to review each program participant’s file.” The letter identifies other factors impacting the feasibility of a 30-day turnaround (e.g., the PHA’s need to collect newly signed verification consent forms, time needed for residents to gather documentation, and time needed for residents to save up for documentation fees).

The letter also discusses accuracy concerns with the EIV-SAVE Report, at one point stating that the data in the report “appears to have high levels of inaccuracy resulting in redundant checks.” The industry groups cite reports of U.S. citizens and other eligible immigrants being included in the EIV-SAVE Report despite having provided correct documentation. The letter notes that the EIV-SAVE Report inaccuracies are particularly prevalent for Moving to Work (MTW) Expansion PHAs, characterizing the reports MTW Expansion agencies are receiving as “highly inaccurate.” MTW Expansion PHAs are, “being forced to go through and manually check people for whom the agency has collected and reported on already.”

The industry groups state that reviewing persons “who have already submitted eligible documentation that is valid is a large administrative burden.” The letter also calls the directive a “costly endeavor,” noting that large PHAs may have to review thousands of individuals. The industry groups also cite a need for technical assistance on using the EIV-SAVE Report.

Legality Concerns

The industry groups write that they “have several concerns about the legality” of the directive, including a concern that HUD is directing PHAs “to take several actions that are contrary to HUD’s own regulations.” As one example, the groups cite HUD [regulations](#) that state individuals are only required to show evidence of eligible immigration status once while in continuous occupancy. The letter then references an example where, under the directive, a U.S. citizen who has already provided a signed declaration regarding their citizenship status could be required to provide additional evidence of their immigration eligibility due to erroneous inclusion on the EIV-SAVE Report. The letter states that HUD regulations would “prohibit the housing agency from again asking that citizen to provide evidence of eligible status.”

The letter additionally says that in “certain instances, the guidance’s requirement that additional documentation be submitted for eligible noncitizens conflicts with the Department’s regulations,” referring to eligible noncitizens over 62 who have already provided a signed declaration regarding eligible immigration status and documentation proving age.

The industry groups also explain that the directive did not comply with the requirements for changing regulations and that it is vague. Regarding vagueness, the letter cites “unclear or contradictory timeframes” and the directive’s failure to provide follow-up steps.

Read the industry groups' letter [here](#).

Read NAHRO's summary [here](#).

HoUSed

Join 2/24 National HoUSed Campaign Call for Universal, Stable, Affordable Housing!

By NLIHC Policy Team

Keywords: HoUSed Campaign, National Call, webinar, NLIHC events

[Join](#) NLIHC's next National HoUSed Campaign Call on February 24 from 4:00 pm to 5:00 pm ET. Hosted by NLIHC Vice President of Field Strategy and Innovation Ramina Davidson, we will be joined by Tia Turner, project manager for NLIHC's *Our Homes, Our Votes* campaign, along with Rob Randhava, senior counsel at the Leadership Counsel on Civil and Human Rights, and CEO of Vote.org Andrea Hailey, who will discuss the "SAVE Act" being considered in the Senate and its impact on voter access and engagement.

We will also discuss three long-anticipated notices of proposed rulemaking (NPRMs) from HUD that, if implemented, would impact housing stability for millions of HUD-assisted households. This includes the [recently released](#) "mixed-status" rule, which would upend longstanding HUD policy allowing families with "mixed" immigration status to live together in assisted housing and receive prorated assistance. [Register here](#).

National HoUSed Campaign Call Agenda: February 24, 2026

- **Welcome & Introductions**
 - Ramina Davidson, Vice President of Field Strategy & Innovation, NLIHC
- **Voter Suppression and the SAVE Act**
 - Tia Turner, Project Manager, Our Homes, Our Votes, NLIHC
 - Rob Randhava, Senior Counsel, Leadership Conference on Civil and Human Rights
 - Andrea Hailey, CEO, Vote.org
- **Notices of Proposed Rulemaking**
 - "Mixed-status" rule
 - Adriana Cadena, Director, Protecting Immigrant Families
 - Work requirements and time limits in HUD housing
 - Renee Williams, Senior Policy Advisor, NLIHC
- **HUD's 30-day eviction notice for nonpayment of rent**
 - Hannah Adams, Senior Staff Attorney, National Housing Law Project
- **Take Action**

Access NLIHC's archive of HoUsed Campaign calls and other webinar recordings [here](#).

Fair Housing

NLIHC Submits Comments Opposing HUD's Proposed Disparate Impact Rule, Dismantling of Fair Housing Law

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

Keywords: Disparate impact, HUD, discriminatory effects, standard, housing discrimination, Fair Housing Act

NLIHC submitted a comment letter and joined four additional comment letters in opposing the HUD Notice of Proposed Rulemaking (NPRM) on the "Fair Housing Act" Disparate Impact Standard. The disparate impact regulations historically established a standard for HUD and the courts to use in determining whether discriminatory effects result in disparate impact on certain marginalized communities, even if facially neutral.

As stated in NLIHC's comment, the proposed disparate impact rule signifies HUD's attempt to eliminate disparate impact as a "civil rights tool from its regulations in service of a broader project to eliminate the use of disparate impact liability across the federal government." The proposed rule would not only force courts to be solely responsible for assessing disparate impact liability, removing the standard from the federal government (e.g., HUD), but also impede individuals' ability to challenge housing discrimination and access fair housing.

Brief Background

Disparate impact refers to when policies, even unintentionally, perpetuate housing discrimination against "protected classes" of the "Fair Housing Act of 1968," an act that prohibits housing discrimination based on race, color, national origin, sex, disability, familial status, or religion. Instances of discriminatory policies that create a disparate impact include occupancy limit policies that adversely affect families with children or policies that harm those relying on vouchers (disproportionately people of color): seemingly neutral practices that cause systemic inequality.

The 2013 disparate impact rule made standard the process for determining when policies with discriminatory effects violate the FHA—action HUD and the courts had been taking for decades prior—and in 2015, the U.S. Supreme Court upheld the use of disparate impact theory in housing discrimination cases. While the first Trump administration attempted to revise the 2013 rule by increasing the barriers for people in protected classes to challenge discriminatory effects, the current NPRM deviates by attempting to remove the 2013 regulations altogether (see *Memo*, [1/20](#)).

NLIHC Action

Since the NPRM was published, NLIHC has engaged in several disparate-impact actions to oppose the proposed rule. NLIHC's own [comment letter](#) describes:

- The importance of disparate impact theory as a legal tool for promoting access to affordable housing and keeping families housed.
- The inadequacy of HUD's explanation for removing disparate impact regulations and its silence on the removal of "perpetuation of segregation" language.
- The confusion the NPRM will cause if finalized.
- HUD's failure to justify its insufficient 30-day comment period.

NLIHC also joined four other letters submitted as comments from the [National Housing Conference \(NHC\)](#), [Housing Justice Network \(HJN\)](#), [National Fair Housing Alliance \(NFHA\)](#), and [Partnership for Just Housing \(PJH\)](#).

The 30-day comment period closed on February 13. [Over 1,400](#) comments were submitted, which HUD must read and account for in a published final rule.

Read NLIHC's comment letter [here](#).

Learn more about the history of disparate impact in NLIHC's [2025 Advocates' Guide](#).

Opportunity Starts at Home

***Housing and Society* Publishes Article on Housing Stability for Parents with Disabilities**

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

Keywords: Multi-sector, housing stability, people with disabilities

Housing and Society, the journal of the Housing Education and Research Association (HERA), recently published an article, "[Housing stability for disabled parents in the United States: estimates from the American Community Survey](#)," which examines disparities in housing stability for parents with disabilities. Using data from more than 11 million respondents to the American Community Survey between 2017 and 2021, the authors find that parents with disabilities are more likely to live in unaffordable housing compared to nonparents with disabilities, parents without disabilities, and nondisabled nonparents. These findings underscore the need to promote affordable, stable, and accessible housing for parents with disabilities to support parent, child, and family well-being.

The study highlights gaps in existing housing programs that disproportionately disadvantage parents with disabilities and their families, contributing to housing instability and child welfare disparities. Parents with disabilities are significantly more likely to rent and less likely to own

homes, leaving them more vulnerable to rising housing costs and eviction. Notably, even after adjusting for factors such as poverty status and type of disability, substantial disparities in housing affordability and tenure persist. This suggests that housing instability among parents with disabilities is driven not only by financial constraints but also by structural and systemic barriers, including discriminatory lending and rental practices.

The authors conclude by calling for further research into the lived experiences of parents with disabilities facing housing insecurity. They emphasize the need for targeted programs and policy reforms to address gaps in existing support, such as social housing programs and interdisciplinary partnerships with contractors and occupational therapists to ensure affordability, accessibility, and person-centered design. Additionally, limited internet access and other forms of marginalization may hinder the ability of parents with disabilities to access rental assistance and related resources. The authors suggest the development of targeted outreach programs and supportive policies to expand access to rental assistance resources among parents with disabilities. Overall, the study demonstrates the urgent need for housing solutions that are not only affordable but also accessible and inclusive, to advance equity and strengthen family stability.

Read the article [here](#).

To learn more about the intersection of housing and disability, read the *Opportunity Starts at Home* fact sheet [here](#).

Research

Corporate Ownership of NYC Multi-Unit Properties Associated with More Frequent Evictions, Higher Asking Rents, and Higher Shares of Voucher Holders

By Julian Mura-Kröger, NLIHC Research Intern

Keywords: Corporate landlords, evictions, rental prices, Housing Choice Vouchers, New York City

A recent study published in *Real Estate Economics* by Ellen et al., “[The Rise of Corporate Landlords: An Examination of Behavioral Differences in the Multifamily Market](#),” compared outcomes for multi-unit residential buildings owned by corporate and non-corporate landlords in New York City. Combining data from 2012 and 2023 obtained from a variety of sources, the authors assessed how eviction filings, housing code violations, rental asking prices, and voucher holder concentrations differ between these two classes of landlords. The study found that corporate landlords, on average, ask for 3% higher rents, file 2.1 more evictions per 100 units, and house an additional six voucher holders for every 1,000 units compared to their non-corporate counterparts.

To carry out this study, the authors created a unique dataset combining data from four city-level databases (such as those on tax lots and property deeds), the New York State Office of Court

Administration’s eviction filings, and asking for rent information from StreetEasy, a private real estate listing company. “Corporate” landlords were identified as building owners who self-designated under the "corporate owner” category in New York City’s Department of Housing Preservation and Development’s annually updated landlord registry. “Non-corporate” landlords included those who self-designated under any other category in the registry.

Corporate-owned buildings were more likely to be part of large portfolios—both in terms of the number of residential properties owned and the average number of rental units within those buildings—and they had higher average rents.

Further controls for renovations, neighborhood ownership concentration, building size, building quality, landlord portfolio size, and time since sale were added to ensure that differences in a building’s physical and ownership characteristics were not confused with differences between corporate and non-corporate landlord behaviors. Ellen et al. found that this contrast could not be explained by the differences in corporate-owned building renovations, size, quality, and other aforementioned controls. This suggests that corporate owners’ increased attention to maximizing profits could be the explanatory factor in their higher rents, more frequent evictions, and greater voucher holder concentration, though they note that they are unable to test this directly.

The authors further discovered that post-sale increases in rental asking prices were driven by sales of rental properties by non-corporate to corporate owners, with the latter charging 2-3% higher rents in the years following purchase. However, these and other impacts of corporate ownership on asking for rents were less intense for buildings in which a majority of units were rent-stabilized.

Ellen et al. conclude that although there are statistically significant differences between corporate and non-corporate landlords’ behaviors towards tenants, these differences are not as extreme as one might expect. They suggest that lawmakers improve policy and its enforcement by focusing on *individual* landlords who have clear evidence of differential tenant treatment as opposed to targeting broad *categories* of property owners. Doing so will require making information on buildings and their owners more accessible and transparent, as evidenced by the complexity of this study’s sampling. The authors make this clear in their final statement, “to better target tenant protection policy and hold landlords accountable for any unfavorable actions, policymakers should be able to identify who they are” (p. 23).

Read the publication [here](#).

Strategic Partnerships & Campaigns

Available Today, Episode 3 of “The Common Ground” Podcast

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

Keywords: Black History Month, The Common Ground, podcast, Tonika Johnson, Amber Hanley, Chicago’s Greater Englewood neighborhood

Today, February 23, we are excited to release our special Black History Month episode for “The Common Ground” podcast! In this episode, titled “[How Art and Research Reimagine Housing Justice](#),” we sat down with artist Tonika Johnson and political economist Amber Hanley to explore how art and research can work together to reimagine housing justice.

The conversation centers on Chicago’s Greater Englewood neighborhood and the lasting impacts of predatory land sale contracts and exploitative housing practices that stripped Black families of wealth, stability, and the promise of homeownership in the mid-20th century. It also unpacks why it is critical to explicitly name predatory land sale contracts rather than speak abstractly about “housing inequities.” As Hanley explains, “this harm is well-documented with names, addresses, and financial records...,” creating a powerful foundation for accountability and reparative solutions.

Together, Tonika and Amber demonstrate what becomes possible when research does not sit on a shelf, and art does not stand alone. Data becomes accessible. History becomes personal. Solutions become tangible.

“Our ancestors were bold. They infiltrated a housing system that wasn’t built with them in mind . . . because they believed in what homeownership could mean for their families,” said Tonika.

This episode shows the intricate details of how collaboration can dismantle narratives of disinvestment and instead highlight community strength, intelligence, and collective problem-solving. Their partnership models how artists and researchers, or even multisector partners, can respect one another’s expertise while working toward shared solutions.

To hear more about this important discussion, you can listen to “[The Common Ground](#)” on [Spotify](#), [Apple Podcasts](#), and [SoundCloud](#). Subscribe to join us as we explore our shared commitment to finding common ground.

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

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](#).

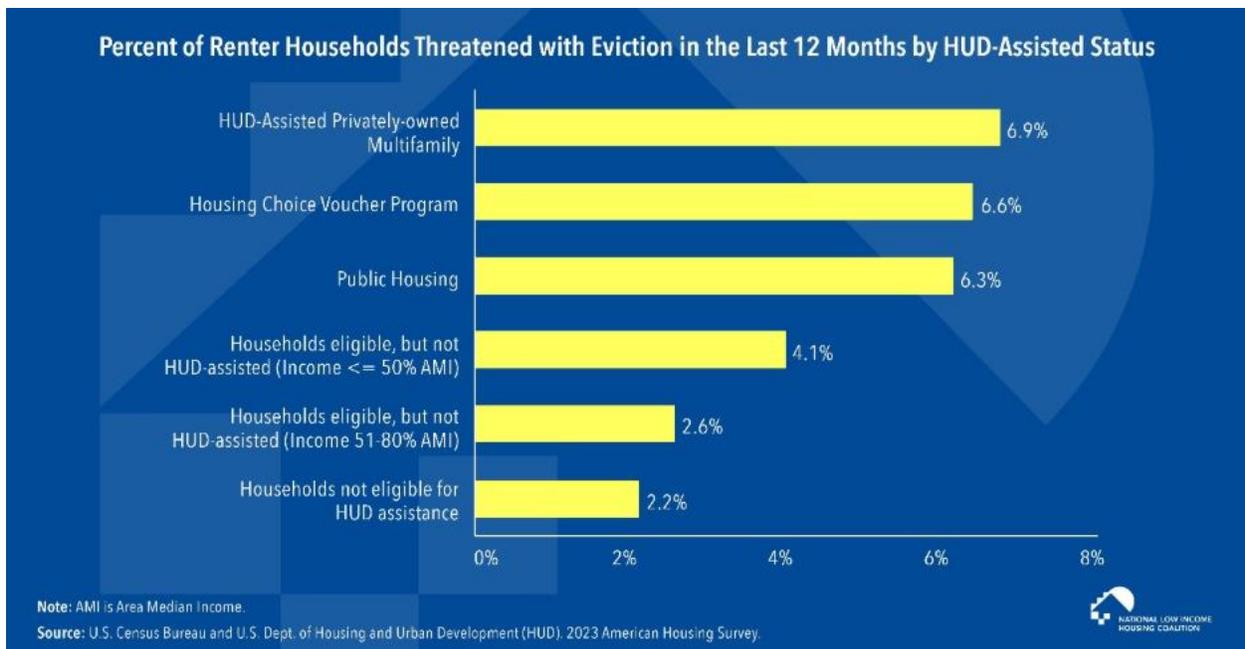
Access the full list of past webinar recordings [here](#).

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

Fact of the Week

A Greater Share of Households with HUD Subsidies Received Eviction Threats in the Past Year Than Households Without HUD Subsidies

Keywords: HUD-assisted status, eviction



Note: ‘AMI’ is area median income.

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

NLIHC News

NLIHC in the News for the Week of February 16

The following are some of the news stories to which NLIHC contributed during the week of February 16:

- “HUD flooded with comments over plan to remove disparate impact protections,” *Scotsman Guide*, February 17, at: <https://tr.ee/k5mZPN>
 - “The DHS Shutdown Will Starve Local Disaster Response,” *Heatmap News*, February 18, at: <https://tr.ee/51UVhk>
 - “HUD to close ‘mixed status households’ roommate loophole,” *The Hill*, February 19, at: <https://tr.ee/9SybC3>
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Where to Find Us – February 23

- [NeighborWorks Training](#) (Developing Successful Partnerships with Native Organizations) – Chicago, IL (in-person), February 23-24 (Kenza Idrissi Janati)
 - [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
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