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Budget and Appropriations

March 14 Funding Deadline Nears with No Clear Path to Final FY25 Agreement – Take Action!

TAG: Budget and Appropriations *Keywords: budget, appropriations, spending, FY25, executive order, EO, HUD*

Congress has only until March 14 to enact a long overdue fiscal year (FY) 2025 spending agreement or the federal government will be forced into a partial shutdown. Appropriators had been hoping at least to reach a topline spending agreement for both defense and domestic accounts by the beginning of February, but the momentum for a deal was derailed after the Trump administration issued an Executive Order (EO) and subsequent memo on January 27 ordering a freeze on funding for thousands of federal programs.

While the memo was ultimately rescinded, it created chaos and uncertainty among lawmakers and recipients of federal grants and contracts, as well as individuals who rely on federal programs for everyday needs. The memo's scope was so broad it threatened to cover nearly all federal programs, including HUD's vital affordable housing, homelessness, and community development programs. A freeze on funding would have put programs that people and communities rely on – like homeless and domestic violence shelters, rental assistance, and housing for older adults and people with disabilities – at risk of shutting down.

In addition to the turmoil, the move sowed distrust between appropriators. “It is extremely difficult to agree to a compromise on anything if the White House is going to assert they control the funds, [and] we don't,” said Senate Appropriations Vice Chair Patty Murray (D-WA). “So this is really putting that in jeopardy.”

Absent a final FY25 agreement by March 14, Congress will need to enact another continuing resolution (CR) to extend federal funding and avoid a partial shutdown of the federal government. Congress will have until the end of April to reach a final FY25 agreement; under the *Fiscal Responsibility Act of 2023*, failure to enact final FY25 spending bills will result in mandatory, across-the-board spending cuts, known as “sequestration.”

Take Action!

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

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

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

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

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

- **Emailing or calling members' offices** to tell them about the importance of affordable housing, homelessness, and community development resources to you, your family, your community, or your work. You can [use NLIHC's Take Action page](#) to look up your member offices or call/send an email directly!

- **Sharing stories** of those directly impacted by homelessness and housing instability. Storytelling adds emotional weight to your message and can help lawmakers see how their policy decisions impact actual people. Learn about [how to tell compelling stories with this resource](#).
- **Using our** [“Oppose Dramatic Cuts to Federal Investments in Affordable Housing” toolkit](#): This toolkit includes resources, talking points, advocacy ideas, and other helpful information on defending funding for affordable housing and homelessness resources in the FY25 federal budget. Meet with your members and urge them to provide the most possible funding for these vital programs in any final FY25 budget agreement!

National, state, local, tribal, and territorial organizations can [also join over 2,300 organizations on CHCDF’s national letter](#) calling on Congress to support the highest level of funding possible for affordable housing, homelessness, and community development resources in FY25.

White House

Trump Administration Rescinds Memo Calling for Freeze on Federal Funding

Tag: White House *Keywords: freeze, spending, executive order, EO, memo, Office of Management and Budget, OMB*

The Trump administration rescinded on January 29 a memo issued by the Office of Management and Budget (OMB) calling for a funding freeze on thousands of federal programs, pending review by the administration. The OMB memo, released January 27, followed a controversial [Executive Order](#) (EO) from President Trump requiring all federal agencies to “temporarily pause all activities related to...disbursement of all Federal financial assistance, and other relevant agency activities.”

The withdrawal of the OMB memo was [thanks to](#) the quick and enormous pressure advocates and congressional champions put on the administration and to the work of organizations and the attorneys general in 22 states and D.C., who swiftly brought legal challenges to OMB’s sweeping directive and demanded a temporary restraining order (TRO) be put in place. If allowed to proceed, [the memo would have](#) allowed the Trump administration to freeze funding that had already been approved by Congress for thousands of federal programs, including all HUD’s vital affordable housing, homelessness, and community development programs. The White House later clarified that “direct assistance” programs, and specifically Section 8 rental assistance, would not be impacted; however, funding for other HUD programs, like the HOME Investment Partnership Program, which in some cases is used for rental assistance, would have been frozen. Other programs that provide funding for housing construction, affordable housing preservation, and the needs of people experiencing homelessness would have also been frozen.

In response to the lawsuits, a federal judge issued a temporary pause on implementation of OMB’s memo on January 28; this pause was slated to last until February 3, pending further review of the directive. With the memo rescinded, lawyers with the U.S. Department of Justice are arguing that the pending lawsuits against the memo should be considered irrelevant. However, a statement from White House Press Secretary Karoline Leavitt declaring the White House was not issuing “a rescission of the federal funding freeze” but rather a “rescission of the OMB memo” created further confusion. A U.S. District Court Judge ordered the plaintiffs in the lawsuit to file a revised request that would expand the temporary restraining order to include any attempt to freeze federal funding, rather than focusing on the now-rescinded OMB memo specifically.

The Trump administration is expected to continue pursuing policies that would withhold congressionally approved funding for various programs and argues that while the OMB memo was rescinded, freezing funds related to diversity, equity, and inclusion initiatives, foreign aid, immigration assistance, and clean energy projects will continue.

Trump Administration Reestablishes Plan to Strip Federal Workers in “Policy-Related” Positions of Civil Services Protections

TAG: White House Keywords: Donald Trump, Executive Order, EO, federal workforce, White House, Schedule F

President Trump signed on January 20 an [Executive Order](#) (EO), *Restoring Accountability to Policy-Influencing Positions Within the Federal Workforce*, and the Office of Personnel Management (OPM) issued [guidance](#) on the order on January 27. The broad order reinstated and amended a [2020 EO](#) that reclassified certain federal employees into an excepted service category known as *Schedule Policy/Career* (formally Schedule F). This action would significantly alter civil service protections for thousands of career employees.

Under the order, federal agencies must review and identify positions that involve policy-making, policy-advocacy, or confidential advisory duties and recommend them for transfer to the new *Policy/Career* schedule. This includes anyone with “substantive participation and discretionary authority in agency grantmaking, such as the substantive exercise of discretion in the drafting of funding opportunity announcements, evaluation of grant applications, or recommending or selecting grant recipients.” Employees in these positions would be exempt from traditional civil service protections under Title 5, making it easier to reassign or remove them. Agencies have 90 days to submit their preliminary recommendations, with final reviews due within 120 days.

OPM is tasked with guiding agencies through the reclassification process and rescinding Biden-era regulations that sought to limit similar workplace changes. While the order prohibits political patronage hiring, stating that “competitive service positions rescheduled into Schedule Policy/Career will generally continue to be filled using competitive hiring procedures,” critics argue that it could enable a shift toward a more politically aligned federal workforce by stripping certain career positions of their job protections.

Read the full OPM memorandum at: <https://tinyurl.com/49hu4vkt>

HUD

NLIHC Releases Report on State Projects Funded by the National Housing Trust Fund with 2019 Allocations

TAG: National Housing Trust Fund Keywords: NHTF, HTF, National Housing Trust Fund, report, 2019

NLIHC released on January 30 a new report, [The National Housing Trust Fund: A Summary of 2019 State Projects](#). Part of NLIHC’s effort to document the impact of the national Housing Trust Fund (HTF), the report summarizes how each state and the District of Columbia planned to use \$248 million allocated in 2019 by the HTF.

In 2019 – the fourth year of HTF implementation – states continued to use most of their HTF resources (74%) to target projects that served people experiencing homelessness, people with disabilities, elderly people, or other special needs populations. For example, 25% of the 2019 HTF allocation was awarded to projects serving people experiencing homelessness, 22% was awarded to projects serving elderly people, and 16% was awarded to projects serving people with disabilities.

Even in projects that did not target special needs populations, a number of HTF-assisted projects (65 projects, representing 28% of the 2019 HTF allocation) included three or more bedrooms to serve large households, a segment of the ELI population that has difficulty finding affordable housing.

Most of the 2019 HTF allocation – nearly \$166 million– was used to construct new affordable housing units. Another \$10 million was used for adaptive re-use projects, creating more affordable housing in properties previously used for non-housing purposes, such as vacant factories, schools, and retail or commercial properties.

Although reported to HUD as “rehabilitation,” NLIHC research showed that these projects used nearly \$3.7 million to acquire, rehabilitate, and subsequently create new affordable housing. Meanwhile, \$43.5 million of 2019 HTF was used to preserve existing affordable housing, helping to ensure that this stock does not revert to market-rate housing or deteriorate to the degree of becoming uninhabitable. Of that \$43.5 million, more than \$22.5 million was used to help preserve earlier federal investment in affordable housing through HUD’s Project-Based Section 8 program and USDA’s Rural Development (RD) Section 515 program.

The HTF remains an essential source of gap financing, used in conjunction with the HOME Investment Partnerships Program (HOME) at 62 projects, the Federal Home Loan Banks’ Affordable Housing Program (AHP) at 32 projects, state or local Housing Trust Funds at 44 projects, and other state affordable housing programs at 90 projects. The HTF was used as gap financing for 135 projects also using the Low-Income Housing Tax Credit (LIHTC) program’s equity investments in 2019, meaning that some units in LIHTC projects would serve extremely low-income households. Still, 34 projects in 20 states did not rely on LIHTC equity; in these cases, state policies tended to use HTF strategically in smaller projects not conducive to the LIHTC process.

In October 2022, NLIHC published [The National Housing Trust Fund: A Summary of 2018 State Projects](#). Shortly before, in September 2022, NLIHC published [The National Housing Trust Fund: An Overview of 2017 State Projects](#). In September 2018, NLIHC published a preliminary report examining the 2016 HTF awards, [Getting Started: First Homes Being Built with National Housing Trust Fund Awards](#), later supplementing the report with additional data as more states provided the necessary information (“[Supplemental Update to Getting Started](#)”). NLIHC will continue providing reports on the HTF into the future.

Read *The National Housing Trust Fund: A Summary of 2019 State Projects* at: <https://tinyurl.com/34tjeww4>

More information about the national Housing Trust Fund is on [page 3-1](#) of NLIHC’s *2024 Advocates’ Guide*.

Information about state and local Housing Trust Funds is on [page 5-43](#) of NLIHC’s *2024 Advocates’ Guide*.

HUD’s national Housing Trust Fund webpages are at: https://www.hud.gov/program_offices/comm_planning/htf and <https://www.hudexchange.info/programs/htf/>

HUD Delays Implementation of Changes to HOME Regulations

TAG: HOME Investment Partnerships Program *Keywords: HOME, delay, final regulations, HUD, President Trump*

HUD under the new Trump administration [published](#) on January 31 a delay in implementation of changes made to the HOME Investment Partnerships (HOME) program regulations. Changes to the HOME regulations published in the *Federal Register* on January 6 were to take effect on February 5 (see *Memo*, [1/13](#)). Implementation is now delayed until April 20, 2025. This delay was published in the “Tomorrow’s Documents Today” version of the *Federal Register*; the “official” delay will be published in the actual *Federal Register* on February 3.

The notice cites a January 20, 2025, Trump memorandum, “[Regulatory Freeze Pending Review](#),” issued to all executive departments, “asking” them to “consider” postponing for 60 days the effective date of rules previously published in the *Federal Register* that had not taken effect as of January 20. The delay is to “allow executive departments and agencies time to review any questions of fact, law, and policy that the rules may raise.” In response, HUD delayed the effective date by 90 days, from February 5 to April 20.

NLIHC summarized key changes in the HOME regulations regarding tenant protections in [Memo on December 20, 2024](#) and Community Housing Development Organizations (CHDOs) in [Memo on December 28, 2024](#)

Read the advance version of the *Federal Register* notice at: <https://tinyurl.com/cd62v3zv>

Read more about HOME on [page 5-1](#) of NLIHC's *2024 Advocates' Guide*.

Congress

House Republicans Leave Florida Retreat without Agreement on Reconciliation Bill

TAG: Congress *Keywords: Congress, spending bill, reconciliation, safety net programs*

House Republicans held a retreat in Florida last week to try to reach an agreement on the framework for a bill that would extend expiring tax cuts and make massive cuts to benefit programs, including Medicaid, the Supplemental Nutrition Assistance Program (SNAP; also known as “food stamps”), and the Children’s Health Insurance Program (CHIP). Despite leaving the retreat without an agreement, Republican leaders are still planning on moving forward this week on putting together the framework for the legislation.

Republicans are planning on moving the bill through a process known as “budget reconciliation,” which speeds up the legislative process by limiting debate time on a bill and allowing the bill to pass through the Senate with a simple majority of 51 votes, rather than the 60 votes usually required. In exchange for this faster process, the kind of policies lawmakers can enact through reconciliation are limited to those with a direct impact on federal spending, revenues, or the debt ceiling. Because Republicans control both chambers of Congress and the White House, they can enact a reconciliation package without any bipartisan support.

This week, the House Budget Committee is aiming to complete a process known as “mark up,” the first step in putting together the reconciliation bill. During mark up, the House Budget Committee will create a broad framework for spending and cuts that would be included in the reconciliation bill, with the goal of passing the framework on the House floor next week and having both the House and Senate pass the same framework by the end of February.

House Speaker Mike Johnson (R-LA) stated that his caucus feels comfortable moving forward without an agreement because the framework will act as a “floor” for potential tax breaks and benefit cuts, not a ceiling, indicating that some House Republicans may pursue even deeper cuts to mandatory programs than those provided in the framework. A memo released last month by the House Budget Committee outlines a “[menu of options](#)” detailing up to \$5 trillion in cuts to federal programs that could be enacted through reconciliation.

While housing assistance has not been named as a potential target for cuts, the anti-poverty programs being considered play a crucial role in economic stability for people and families with low incomes, helping them put food on the table and receive needed medical care. The financial assistance these programs provide also promotes housing stability: by helping families afford the cost of food and other necessities, more money is left over at the end of the month to ensure rent is paid. States can also use Medicaid to cover [health-related social needs](#), including housing. NLIHC will continue working with our partners to monitor and oppose any reconciliation proposal that would cut funding for these vital anti-poverty programs.

Homelessness and Housing First

Register for 2/11 NLIHC, The Alliance, and CBPP Webinar on Advancing Homelessness Solutions

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

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

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

Join us for the first webinar in this year's series, "Updates on Executive Actions, Equal Access Rule, and More," on Tuesday, February 11, from 2 to 3 pm ET! We will address the recent Office of Management and Budget (OMB) federal funding freeze, the administration's announced intention to revoke the Equal Access Rule, and the confirmation hearing of HUD Secretary Nominee Scott Turner. Our panelists will highlight opportunities for advocates to get involved.

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

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

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

Opportunity Starts at Home

OSAH Releases New Podcast Episode on Role of Architects in Affordable Housing Preservation

Tag: Opportunity Starts at Home *Keywords: Opportunity Starts at Home, OSAH, multi-sector, podcast, American Institute of Architects, AIA*

NLIHC's Opportunity Starts at Home (OSAH) campaign and the American Institute of Architects (AIA) have released the fourth episode in their five-part podcast series. The new episode, "Preserving Affordability – The Role of Architects in Saving Existing Housing Stock," delves into the crucial role architects play in the preservation of housing affordability with an exploration of Naturally Occurring Affordable Housing (NOAH). NOAH refers to existing rental housing that is affordable without subsidy because of low market values. NOAH housing typically comprises older properties, and a lack of subsidies makes these homes especially vulnerable to economic shocks and disrepair. The new episode shares insight on how architects can act as scope and grant writers, helping to secure funding and develop plans for the preservation and improvement of affordable housing.

Hosted by Julie Walker, the episode features architects Emily Roush-Elliott and Christian Solorio, who discuss successes and challenges in preserving affordable housing and share their strategies to maintain and enhance existing affordable housing stock. The guests also discuss how current federal affordable housing policies and funding streams could better support the preservation of NOAH.

Listen to the episode [here](#).

About the Series

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

Learn more about the series [here](#).

Other Housing Issues

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

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

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

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

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

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

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

Grant Eligibility

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

- Commitment to PJH's goals and values: Applicants must be committed to PJH's goal of advancing housing access for formerly incarcerated and convicted people 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.

Research

Report Finds Emergency Declaration for Los Angeles Wildfires Was Followed by Rent Gouging

TAG: Research, Disaster Recovery Keywords: *Renter Protections; Tenant Protections; Disaster; Disaster Recovery; Rent Increase; Rent; Rent Gouging; Rent Freeze; Rent Caps*

A recent report demonstrates how some landlords and real estate agents raised rents beyond legal limits to capitalize on the Palisades and Eaton wildfires, which have destroyed more than 5,000 homes and displaced thousands of individuals in Los Angeles County.

California Governor Gavin Newsom declared a one-year state of emergency in response to the wildfires on January 7, 2025, which activated anti-rent gouging laws that limit rent increases while the emergency declaration is in place. The [report](#) by the Rent Brigade – a collective of Los Angeles-based tenant organizers, advocates, researchers, and others – found that 1,343 distinct instances of rent gouging had occurred within the first 11 days of the state of emergency, or an average of 120 new rent-gouged listings per day. Illegal rent gouging makes it even more difficult for lower-income people to obtain safe and stable housing after being displaced by a disaster.

Under the state of emergency, rent increases are capped at 10% of the actual or advertised rent for properties that have been rented or listed for rent in the past year, respectively. For newly listed rentals and rentals not listed within the past year (“relisted”), rent prices are capped at 160% of the Fair Market Rent (FMR) set by the U.S. Department of Housing and Urban Development (HUD) for the listing’s ZIP code. The law includes minor variations on these rules for furnished rentals and short-term rentals, like hotels and Airbnb. The report identifies “rent gouging” as any increase that illegally exceeds the state of emergency limitations. Landlords who violate these anti-rent gouging rules can receive fines up to \$10,000 and up to one year in jail.

The authors used data scraping methods to extract data from Zillow.com on rental listings within Los Angeles County that were updated between January 7 and January 18, 2025. The authors reviewed individual pricing histories to determine whether the 10% or the FMR rule applied to each listing and calculated legal rent ceilings accordingly, which they then used to identify rent-gouged listings. They caution that the validity of their approach is limited by their use of listings only from Zillow.com, as well as by the accuracy of these listings.

Of listings updated in the 11 days following the emergency declaration, 15% (1,343) were rent-gouged listings. Two-thirds (901) of rent-gouged listings were new or relisted, and thus subject to the 160% FMR rule. On average, these listings were priced at 315% of FMR, almost double what is allowed by law. One-third of rent-gouged listings (442) were pre-existing listings subject to the 10% rent increase cap; rents increased by 29% on average for these listings. Relative price increases for rent-gouged properties were higher for less expensive properties than more expensive ones, with listings in the bottom 25th percentile of rents increasing 46% and listings in the top 25th percentile increasing by

28%. Thirty percent (133) of the 442 pre-existing rent-gouged listings were listed below FMR prior to the emergency declaration, meaning they were likely more affordable to lower-income renters before rent increases.

Rent gouging occurred for rental properties of all sizes. For example, among rent-gouged studio units, the average peak rent post-emergency was \$2,964, compared to an average price of \$1,883 before the emergency – a 57% increase. Among rent-gouged two-bedroom units, the average peak rent post-emergency was \$6,852, an increase of 80% from the pre-emergency average of \$3,786 and 147% higher than the two-bedroom FMR for Los Angeles County (\$2,771).

Between January 7 and January 18, the authors report that rent gouging escalated quickly and few listings were found to have reversed course to comply with the law. The number of rent-gouged listings increased by over 5,000% within the 11-day study period, with an average of 120 new instances of rent-gouging each day. In total, these rent-gouged listings exceed the legal limit of rent increases by \$7.7 million dollars per month, or \$92.4 million per year. At the time the report was released, only 9%, or 126 rent-gouged listings, had been adjusted to comply with the law.

The authors conclude that rent gouging practices are exacerbating an already acute affordable housing crises in Los Angeles and are exploiting vulnerable, displaced individuals. They call for clear legal guidance from state and local leaders to prevent misinterpretation of rent cap protections and swift enforcement to hold violators accountable. They also call for tenant protections including rent freezes and eviction moratoriums to keep renters stably housed during the state of emergency, and blanket bans on short-term rentals such as Airbnb to increase the rental housing stock.

Read the report at: <https://bit.ly/40B3MEw>

From the Field

Vermont Releases Updated Fair Housing Analysis and Housing Needs Assessment

TAG: From the Field *Keywords: Vermont, fair housing, affordable housing, racial equity*

The State of Vermont recently released its [2024 Fair Housing Analysis](#), which identifies the factors that adversely impact fair housing choice in Vermont and outlines an action plan to overcome these barriers. Also released was Vermont's [2025 Housing Needs Assessment](#), which provides a comprehensive analysis of the current and projected housing needs of each region in the state. Both reports provide valuable data that advocates hope can better inform policy makers about the unique housing challenges faced by constituents across the state, guide the allocation of resources, and support the development of policies and other tools to effectively address local needs.

The [2024 Fair Housing Analysis](#) looks at various roadblocks to affirmatively furthering fair housing (AFFH), legislative wins that support fair housing, barriers that make solving housing inequality difficult, and steps that can be taken to make improvements. The analysis was completed by the Agency of Commerce and Community Development's Department of Housing and Community Development (DCHD) and incorporates intentional input from community partners, housing experts, and groups with an important stake in fair housing. For example, DHCD worked with the [Champlain Valley Office of Economic Opportunity](#) (CVOEO), an NLIHC member, to connect with immigrant and refugee groups and engage vulnerable populations in the analysis process.

The 2024 Fair Housing Analysis shows that Vermont's minority population doubled in the past 10 years and that the number of people experiencing homelessness increased 312% between 2020 and 2024. Thirty percent of the survey respondents reported facing housing discrimination, with disability status reported as the most common source of discrimination, followed by receipt of public assistance discrimination, which is one of Vermont's additional protected classes. The analysis lists corrective steps taken to further fair housing in Vermont, such as fair housing training programs, targeted housing assistance for farmworkers, and the expansion of the [Vermont Housing Improvement Program \(VHIP\) 2.0](#), which requires housing providers to complete a fair housing training. The analysis also lists

legislative achievements for fair housing included in the *Omnibus Housing Bill, Act 182* of 2022, and the *Rental Safety Bill, Act 181* of 2023 (see *Memo* [6-6-22](#)).

HUD requires states to conduct Fair Housing Analyses or Analyses of Housing Impediments to Fair Housing as a provision of the Fair Housing Act of 1968. While the *Fair Housing Act* expresses that meaningful actions must be taken to create “truly integrated and balanced living patterns” and affirmatively further fair housing (see *Memo* [1/13/25](#)), the federal government has [never fully realized](#) its promise to affirmatively further fair housing.

The [2025 Vermont Housing Needs Assessment](#), which was conducted by DHCD in partnership with the Vermont Housing Finance Agency (VHFA), determines the current level of housing demand for various populations and regions of the state, and projects what will be needed by 2029. The assessment revealed the urgency of Vermont’s housing crisis, finding that more than half of renters in the state are cost-burdened and that 25% of renters spend more than 50% of their income on housing. In addition, the assessment reveals that Vermont has the second per capita homelessness rate in the U.S. The needs assessment projects that 36,000 additional homes will be needed by 2029 – including 16,000-20,000 rental homes – to meet demand, normalize vacancy rates, house the unhoused population, and replace homes lost from flooding and other causes. Included in the assessment are [Statewide and Regional Housing Targets](#) for 2030 and 2050 along with suggestions for measuring progress toward housing targets in the upcoming years.

Vermont’s lack of racial diversity is highlighted in both the Fair Housing Analysis and Housing Needs Assessment. Vermont is the second whitest state in the country, with only 1% of the population identifying as Black, 2% as Asian, 2% as Hispanic or Latino, and 4% as multiracial. Yet these minority groups are disproportionately impacted by discriminatory housing practices and housing instability. According to the Fair Housing Analysis, the white homeownership rate is 74%, while the Black homeownership rate is the lowest of all racial groups at 28%. Although Black people comprise only 1% of the population, they comprised 8% of the homeless population in 2023. The Housing Needs Assessment estimated that there will be a 78% increase in the number of Black households in Vermont, 84% for Asian households, and 73% for Hispanics, underscoring the importance in safeguarding protected classes from experiencing housing discrimination and expanding opportunities for low-income people of color.

“These two reports are essential to understanding and responding to Vermont’s housing crisis,” said Jess Hyman, associate director of statewide housing advocacy programs at the [Champlain Valley Office of Economic Opportunity](#). “The challenges we face are complex but not insurmountable. We will use this data to inform our outreach to community members, housing providers, municipal officials, and policymakers and to improve language access and resources for Limited English Proficiency households. We look forward to working with DHCD, VHFA, the Housing & Homelessness Alliance of Vermont, and other partners across the state to ensure that all Vermont residents – and especially the most vulnerable and those traditionally subject to housing discrimination and exclusion – have access to safe, affordable, and accessible homes.”

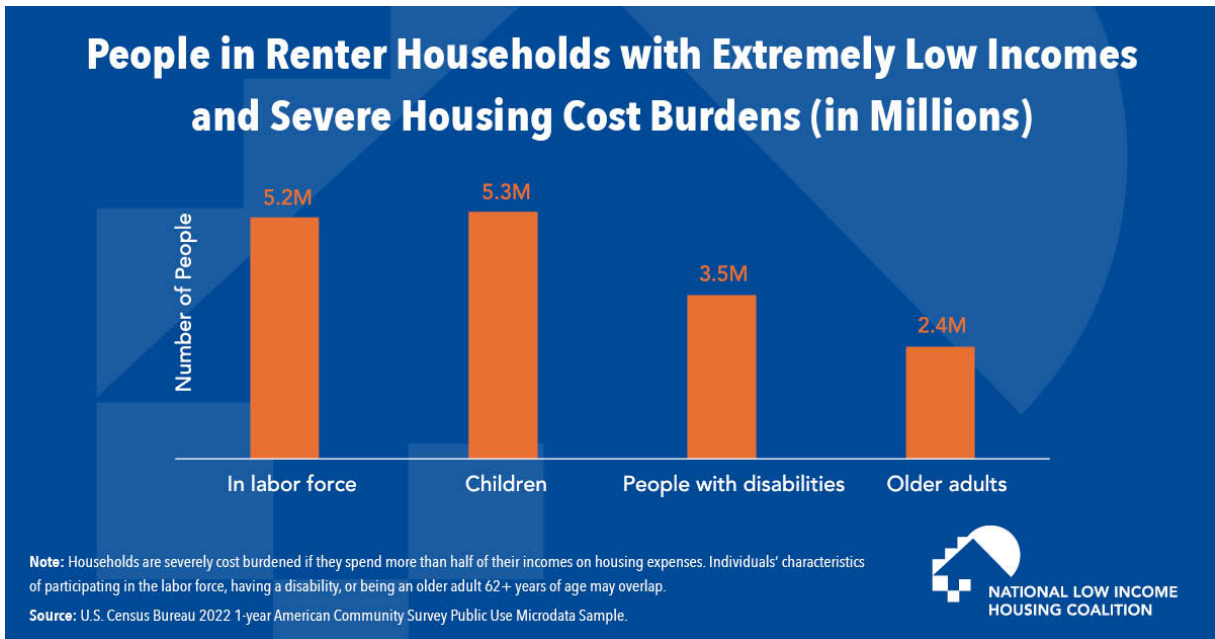
“These reports are another reminder that solving Vermont’s housing and homelessness crisis will require sustained, long term state investments in affordable housing and services,” says Frank Knaack, executive director of the [Housing & Homelessness Alliance of Vermont](#), an NLIHC state partner. “And, that it is a racial justice imperative that Vermont lawmakers place equity at the core of its investment strategy.”

Fact of the Week

More Than 16 Million Individuals with Extremely Low Incomes Are At Risk of Housing Instability

TAG: Fact of the Week

Keywords: Housing instability, Extremely low-income, Severe rent burden, Seniors, Children, Persons with disabilities, Older adults



NLIHC in the News

NLIHC in the News for the Week of January 26

The following are some of the news stories to which NLIHC contributed during the week of January 26:

- “What does President Trump’s federal funding freeze mean for individuals who receive aid?” *CBS News*, January 28, at: <https://tinyurl.com/mpkv8fk6>
- “Trump’s federal funding freeze creates widespread confusion” *NBC News*, January 28, at: <https://tinyurl.com/37kfkuc9>
- “Trump rescinds freeze on federal grants, foreign aid” *Housing Wire*, January 29, at: <https://tinyurl.com/y54st2sf>

NLIHC News

New Members Join NLIHC in Final Quarter of 2024

TAG: NLIHC News *Keywords: membership*

NLIHC sends a warm welcome to those individuals and organizations that became first-time members during the fourth quarter of 2024! NLIHC members are the backbone of our work. They support strategic advocacy for our policy priorities and build connections across our nationwide network. Benefits of membership include invitations to quarterly members-only Policy Advisory Committee [meetings](#), discounted tickets to our annual [Policy Forum](#), discounted print publications, and more!

To become an NLIHC member, visit nlihc.org/membership. Contact outreach@nlihc.org for more information.

New Organizational Members

- 2Life Communities
- AIDS Alabama
- Aids Resource Foundation for Children
- City of Rockville (MD)

- Community Development Alliance
- Florida Justice Institute
- Family Support Network
- Futurez NFP, Inc. (FNFP)
- Grays Harbor County Public Health & Social Services
- Gwinnett Housing Corporation
- HDS Companies
- Hope The Mission
- Hygiene4All Portland
- IFF Home First
- International Village Development, Inc. dba Brooklyn Housing Development Resource Center
- Kiki Aguero Advocacy Group
- Long Beach City COC
- Louisiana Just Recovery Network
- Marion County Reentry Coalition
- MS Communities United for Prosperity
- Neighbor To Neighbor
- South Carolina Appleseed Legal Justice Center
- Speak Out & Up Law Firm
- Tangram Group LLC
- The Greater Washington Urban League
- The Hubris Collective

New Individual Members

- Aaron Gornstein
- Abigail McLucas
- Angela McDonald
- Anne Farrell
- Ayanna Sutherland
- Ben Metcalf
- Bonnie Harris
- Brenda Sue Luke
- Brittany Hay
- Brooks Young
- Carmen Brown
- Cathy Waldorf
- Cherity Davis
- Cheyonna Lewis
- Chrishelle Palay
- Christina Cullen
- Crystal Sampson
- Cynthia Marquez
- Daniel Depietro
- Danielle Isaac
- Debra Perez
- Destinie Molenaar
- Devarier Smith
- Diane Dorius
- Donna Alger
- Dr. Annette Padilla
- Elizabeth McKnight
- Emily Magen
- Erica Mattingly
- Erin Gillylen
- Erin Meechan
- Esther Akhigbe
- Faith Redwine-Otieno
- Felix Mbuga
- Gina Quiroz
- Hillary Poudeu Tchokothe
- Isamar Dominguez
- Jaliyah White
- James Schaafsma
- Jennifer Feher
- Jim Dodd
- Jimmy Duffner
- John Brady
- Judy Saunders

- Justin Fair
- Kayla Bravo
- Keeley Richards
- Kim Dillon
- Kirsten Kouwenhoven
- Kyasia Frederick
- Lauren Everett
- Lawrence Dodson
- Lucille Boss
- Margaret Hart
- Marie Episale
- Mark Martinez
- Marla Newman
- Maxwell Ciardullo
- Mike Hodge
- Mohammad Shahzad
- Nandita Verma
- Nicole Santiago
- Nzingha Masani-Manuel
- Patty Zuccarello
- Paul Boudreaux
- Polly Spain
- Puwanart Nuprom
- Ramsey Lee
- Regina Celestin Williams
- Rikia Abdullah
- Rod Solomon
- Sarah Porath
- Shakiethia Wheeler
- Shelyn Rivera
- Shivani Revuru
- Susan Roberson
- Tara Micham
- Taressa Ariss
- Tawana Seigler-King
- Terria Ware
- Thaddaeus Elliott
- Tina Ugas
- Tom Loftus
- Vandeka Rodgers
- Veronica Garcia
- Will McCoy

Where to Find Us – February 3

- [Mass Union of Public Housing Tenants](#) Policy Committee – Virtual, February 7 (Lindsay Duvall)
- Citizens Housing and Planning Association (CHAPA) Annual Federal Forum – Boston, MA, February 13 (Sarah Saadian)
- [NAEH 2025 National Conference](#) – Los Angeles, CA, February 27 (Noah Patton)
- [Kansas Statewide Homeless Coalition 2025 Summit](#) – Topeka, KS, April 22-23 (Tia Turner)

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