



# Memo To Members & Partners

A weekly newsletter from the National Low Income Housing Coalition

*In observance of President's Day, the NLICH office will be closed Monday, February 16. Memo to Members & Partners will be sent on Tuesday, February 17, 2026.*

**Volume 31, Issue 5**  
**February 9, 2026**

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## **Housing Policy Forum**

### **Brian Goldstone to Join NLIHC's Housing Policy Forum; Forum Registration Closes 2/18**

By NLIHC Communications Team

*Keywords: Brian Goldstone, featured speaker, Forum registration*

NLIHC's [2026 Housing Policy Forum](#) will convene community leaders, policy experts, researchers, tenant advocates, affordable housing practitioners, and members of Congress for thought and action partnerships to end the housing crisis impacting the lowest-income and most marginalized renters in America.

Forum 2026 will feature conversations with thought leaders, change makers, and an array of compelling speakers and advocates, including journalist and author [Brian Goldstone](#)!

Brian Goldstone is a journalist and author of "There Is No Place for Us: Working and Homeless in America," a finalist for the Carnegie Medal for Excellence in Nonfiction and named one of the 10 Best Books of 2025 by *The New York Times* and *The Atlantic*. His longform reporting and essays have appeared in *The New York Times*, *Harper's Magazine*, *The New Republic*, and *The California Sunday Magazine*, among other publications.

**REMEMBER:** Registration closes on February 18 and the Washington Hilton Hotel is now accepting hotel reservations. Don't wait! [Secure](#) your lodging today!

[Register](#) today! NLIHC [members](#) receive a discount on registration.

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### **Register for Tomorrow's (2/10) Capitol Hill Day Prep Webinar**

By Brooke Schipporeit, NLIHC Senior Director, Field Strategy & Innovation

*Keywords: Capitol Hill Day, Housing Policy Forum, Events, webinar, advocacy*



*Advocates and NLIHC staffers at Capitol Hill Day 2025*

Tomorrow, February 10 at 4:00 pm ET, NLIHC invites advocates from across the country to [join](#) our Capitol Hill Day Prep Webinar to prepare for our annual [Capitol Hill Day](#) on Friday, March 13. This webinar is open to all but is especially helpful for those who plan to attend this year's event.

Capitol Hill Day is the concluding day of NLIHC's annual Housing Policy Forum, taking place this year on March 10-13 in Washington, D.C. Advocates will meet with their members of Congress and their staff to advocate for the housing and homelessness solutions needed in their communities.

**Register for the Capitol Hill Day Prep Webinar [here](#).**

NLIHC is using this time to prepare advocates for Capitol Hill Day, in lieu of the typical national HoUSed campaign call.

To participate in Capitol Hill Day, [register](#) to attend the 2026 Housing Policy Forum and check “Yes, I will participate,” or contact [outreach@nlihc.org](mailto:outreach@nlihc.org).

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## Budget and Appropriations

### **Advocates and Congressional Champions Secure Vital Funding Increase and Policy Provisions in Final FY26 HUD Funding Bill**

By Kim Johnson, NLIHC Senior Director of Policy

*Keywords: Office of Management and Budget (OMB), mass layoffs, government shutdown, FY26 spending bills, continuing resolution (CR), PPAs, RIF*

Congress passed, and President Trump signed into law a final fiscal year (FY) 2026 spending bill for HUD programs on February 3. The bill provides \$77.3 billion for HUD programs, an over \$7.2 billion increase from the previous year, and includes important policy provisions to ensure prompt award of FY25 funds, as well as future CoC awards for FY26.

The over \$7.2 billion increase provided in the final FY26 spending bill is significantly more than the \$3.3 billion increase for HUD programs provided in the Senate's FY26 spending bill; the House FY26 bill proposed cutting HUD programs by \$2.2 billion. Key rental and homelessness assistance programs received funding increases, including some of NLIHC's top priorities:

- \$34.9 billion is provided for renewing Tenant-Based Rental Assistance (TBRA) contracts, including for the Housing Choice Voucher (HCV) program. This level is expected to be sufficient to ensure the renewal of existing TBRA contracts.
- Appropriators provided approximately \$601 million for new Tenant Protection Vouchers (TPVs), a \$264 million increase from the previous year. The bill includes language allowing Public Housing Authorities (PHAs) to use TPVs to help transition families who currently receive rental assistance through the Emergency Housing Voucher (EHV) program to new assistance.
- Homeless Assistance Grants (HAG) programs will receive over \$4.4 billion, a \$336 million increase from the previous year. This includes level funding of \$290 million for the Emergency Solutions Grants (ESG) program, and \$4.01 billion for the CoC program, a \$466 million increase. While this increase is welcome, it is still less than what the National Alliance to End Homelessness estimates will be required to ensure full renewal of existing programs.
- Appropriators maintained funding for the Indian Housing Block Grant (IHBG) program, at just over \$1.1 billion; however, the bill provides slightly less funding for the IHBG-Competitive program, which received \$125 million, a \$25 million decrease from last fiscal year.
- The Eviction Protection Grant Program (EPGP) will receive \$7.5 million.
- Unfortunately, funding for both public housing operations and public housing capital needs decreased by \$477 million and \$210 million, respectively. Public housing operations will receive \$5.02 billion in FY26, and \$3.2 billion will be provided for capital needs in public housing.

In addition to funding, the final FY26 bill includes important policy provisions for which NLIHC and our allies and partners have been advocating. The bill establishes a timeline by which HUD will need to non-competitively renew existing CoC grants awarded to communities:

- It requires HUD to non-competitively renew for 12 months all grants that have expired or will expire January 1-March 31, 2026.
- If awards are not made by April 1, HUD must non-competitively renew all existing CoC grants expiring April 1-June 30, 2026.
- If awards are not made by July 1, HUD must non-competitively renew all existing CoC grants expiring July 1 or later.

In addition, the FY26 bill requires HUD to release its FY26 Notice of Funding Opportunity (NOFO) for CoCs by June 1, 2026, and award funding to communities by December 1, 2026. Learn more about the CoC and other provisions impacting homelessness services and resources [here](#).

The bill also includes language reiterating HUD's obligation to conduct rulemaking in accordance with existing law and regulations, "including providing for public participation and not less than 60 days for the submission of written comments" for proposed rules.

The increased funding and policy provisions included in the final FY26 HUD appropriations bill reflect the power of our collective advocacy. Thanks to advocates making their voices heard, members of Congress understand the important role HUD programs play in helping families afford the cost of housing, and ensuring communities can respond to the needs of people experiencing homelessness.

It is also thanks to the continued bipartisan, bicameral work of House and Senate Appropriators and their staff, including Senate Appropriations Committee Chair Susan Collins (R-ME) and Vice Chair Patty Murray (D-WA), Senate THUD Subcommittee Chair Cindy Hyde-Smith (R-MS) and Ranking Member Kirsten Gillibrand (D-NY), House Appropriations Committee Chair Tom Cole (R-OK) and Ranking Member Rosa DeLauro (D-CT), and House THUD Subcommittee Chair Steve Womack (R-AR) and Ranking Member James Clyburn (D-SC).

With the FY26 appropriations process nearly complete, appropriators will soon turn their attention to drafting a spending bill for FY27. Visit [NLIHC's Advocacy Hub](#) for more information and resources that can help you take action and help protect the affordable housing programs people rely on.

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## Congress

### **Reps. Frost, Ramirez, Tlaib, Jayapal, and Ansari Urge HUD to Deny Any Funding Requests for Government-Run Homeless Camps**

By Alayna Calabro, NLIHC Senior Policy Analyst

*Keywords: letter, homelessness, Housing First, affordable housing, criminalization, encampment, Utah, homeless, Maxwell Frost, Pramila Jayapal, Delia Ramirez, Rashida Tlaib, Yassamin Ansari*

Representatives Maxwell Frost (D-FL), Delia Ramirez (D-IL), Rashida Tlaib (D-MI), Pramila Jayapal (D-WA), and Yassamin Ansari (D-AZ) sent a [letter](#) to HUD Secretary Scott Turner on January 29 urging HUD to deny any request for federal funding for Utah's plan to create a government-run homeless camp or any similar project. The representatives urge HUD to work with Congress to support proven solutions to homelessness.

[Utah's plan](#) would move 1,300 people experiencing homelessness to a proposed homeless campus on the outskirts of Salt Lake City. State planners stated they would use "stern measures" to move people to the remote site and force them to undergo treatment. Officials have not expanded what the proposal calls "work-conditioned housing" or disclosed if sobriety requirements could result in people losing subsidized housing and returning to homelessness.

The plan has prompted significant concerns over potential civil liberties violations, forced labor, and harmful health conditions.

HUD spokeswoman Kasey Lovett stated that officials are aware of the Utah plan and are “encouraged” by its direction. In the letter, the representatives urge HUD to reject any requests to fund Utah’s plan or any similar projects across the country. “The Utah proposal to expand this hostile approach into forced detention, treatment, and displacement of the unhoused will not solve the homelessness problem in America, and it will increase the trauma, stigma, and barriers to a good life that our neighbors face,” state the representatives.

Read the letter [here](#).

Read more about Utah’s plan to create a government-funded homeless detention camp [here](#) and [here](#).

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## Fair Housing

### Take Action on Disparate Impact by February 13

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

*Keywords: disparate impact, discriminatory effects, FHA, comments, HUD, courts, fair housing*

On February 13 at 11:59 pm ET, HUD will close the comment period on the proposal to end the [Fair Housing Act’s Disparate Impact Standard](#). NLIHC encourages the public to submit comments opposing the elimination of HUD’s disparate impact rule and urge HUD to fully enforce the “Fair Housing Act.” HUD’s Notice of Proposed Rulemaking (NPRM), published January 14, continues the current administration’s efforts to eliminate the use of disparate impact theory across the federal government.

The [proposed rule](#) aims to remove FHA’s discriminatory effects regulations and eliminate disparate impact (see [Memo, 1/20](#)). NLIHC has an updated [comment template](#). See below for a link to a template comment letter and additional resources, with comments due February 13, 2026.

#### *Brief Background*

The [disparate impact standard](#), established in the “Fair Housing Act” of 1968, prohibits housing discrimination based on race, color, national origin, sex, disability, familial status, or religion—creating “protected classes” in the case of both intentional discrimination and policies that have a “discriminatory effect.” While intentional discrimination is often easier to uncover, disparate impact helps identify practices that, while seemingly neutral at face value, cause systemic inequality. Examples of such a policy would be nuisance ordinances that endanger women

experiencing domestic violence or restrictive zoning laws and building codes that disproportionately impact people of color.

While HUD and the courts have upheld the disparate impact standard for decades, HUD issued regulations in 2013 that established a uniform standard for evaluating when policies and practices with discriminatory effects violate the FHA. Moreover, in 2015, the U.S. Supreme Court affirmed that disparate impact claims can be brought under the FHA.

Even with these precedents, from 2019-2020, the first Trump administration proposed and issued a new disparate impact rule, creating a higher burden-of-proof of discriminatory effects on protected classes. While the rule was rescinded in 2023 under the Biden administration and the 2013 regulations restored, January's NPRM seeks to remove these regulations and leave determining disparate impact liability under the FHA to the courts.

### ***Take Action***

1. **Submit your own comment!** NLIHC urges housing and civil rights advocates to [submit comments](#) through 11:59 pm ET on February 13, 2026, at regulations.gov. HUD must read and account for comment content in a published final rule. The most impactful comments are those that are customized and unique. This is the opportunity to make your voice heard and share how the disparate impact rule protects your community from housing discrimination!

The National Fair Housing Alliance (NFHA) created a template letter for advocates to use in drafting their comments and can be submitted using NFHA's [portal](#). The template offers examples of how policies with a disparate impact may show up in your community.

NLIHC has modified the template, including supplementing the discussion on the role of disparate impact in providing access to affordable housing and suggesting ways to incorporate NLIHC's research. Advocates are encouraged to use the template as a starting point for commenters to create a comment that best reflects their perspective. Find the template letter [here](#).

2. **Sign a petition opposing the rule!** The Alliance for Housing Justice (AHJ) also created a [petition](#) open to individuals and organizations urging HUD to withdraw the disparate impact rule, closing February 12. The petition reiterates that the "Fair Housing Act" is still the law of the land, and HUD is still legally required to enforce fair housing law. Join the petition to urge HUD to "withdraw this rule, adequately staff the Department, and get serious about its legally mandated responsibility."
3. **Share these resources with your networks!** The Fair Housing Act and associated civil rights legislation was designed to protect all communities, but without adequate enforcement and funding, fewer protected classes benefit from the legislation. Share your comment with your housing organization, tenant union, or local community, and urge them to comment as well!

Download NLIHC's template letter [here](#).

Find step-by-step instructions on how to submit comments on Regulations.gov [here](#).

Submit comments by February 13 at 11:59 pm ET [here](#) or using NFHA's [portal](#).

Read and join the AHJ petition by February 12 [here](#).

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

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## **OIRA Concludes Review of HUD Regulatory Changes Impacting Mixed-Status Families**

By Sarita Kelkar, NLIHC Policy Intern

*Keywords:* *mixed-status, housing assistance, families, immigrants, prorated, eligibility, OIRA*

On January 28, the Office of Information and Regulatory Affairs (OIRA) [concluded](#) its review of HUD's [proposed mixed-status rule](#), a rulemaking that would directly impact mixed-status families' access to housing assistance (see [Memo, 10/6/25](#)). The rulemaking is expected to impose immigration status verification and eliminate prorated assistance for mixed-status families—forcing immigrant households to make an impossible choice between family separation, self-eviction, and potential homelessness, with [projections](#) illustrating an inability to expand housing assistance even to fully eligible households thereafter.

Generally, OIRA concluding its review of a regulatory change means that the change has gotten closer to being published in the *Federal Register*. NLIHC will provide an analysis of the proposed rule in *Memo to Members* and identify opportunities for public comment once a rule is published. Because the final version of the rule is not yet available, this article summarizes the [description](#) OIRA has previously provided while describing impacts of the proposed mixed-status rule.

The term “mixed-status families” refers to households with at least one member who is not eligible for rental assistance based on their immigration status, outlined in Section 214 of the “Housing and Community Development Act of 1980.” Under current rules, mixed-status families can receive prorated assistance, where ineligible members can continue to live with covered family members of eligible immigration statuses. Findings from a December 2025 [report](#) released by the Center on Budget and Policy Priorities (CBPP) reveal that over 79,000 people in mixed-status HUD-assisted households would have to separate or lose their rental assistance based on the proposed rule (see [Memo, 1/20/26](#)).

Access the CBPP report [here](#).

View OIRA's conclusion of the proposed rule [here](#) and description [here](#).

Learn more about mixed-status families' access to housing in Chapter 6 of NLIHC's 2025 *Advocate's Guide*, “[Housing Access for Immigrant Households](#).”

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## Opportunity Starts at Home

### **Jama Network Open Publishes Article on the Impact of Medical Debt on Housing Instability**

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

*Keywords: multi-sector, well-being, medical debt, insurance coverage*

*Jama Network Open* recently published an [article](#), “Housing Instability Following Medical Debt Exposure Among US Adults, 2023 to 2025,” examining the association between medical debt and housing instability. Using data from a national sample of 1,515 U.S. adults who participated in the Cumulative Life Stressors Impact on Mental Health and Well-Being Study, the authors found that medical debt is associated with a significant increase in housing instability in the subsequent year.

The study reveals that adults who incur medical debt are 5-9% more likely to experience housing instability the following year compared with those without medical debt. These findings demonstrate the substantial toll of medical debt, which can undermine financial security and compromise future housing stability, highlighting the need for policy interventions to address medical debt. Additionally, the authors found that adults who incur medical debt are more likely to have larger households, including children, compared to those without medical debt. This dynamic may contribute to the prevalence of housing instability experienced by children and families. The article also points to evidence suggesting that government housing assistance can help offset the impacts of medical-related financial hardship.

The article further situates these findings within the evolving medical care policy environment following the 2025 budget reconciliation act, which rolled back aspects of U.S. health insurance coverage. The authors raise concerns about the changing affordability of healthcare, noting that increased medical debt burdens may lead to higher rates of housing instability. The article concludes by calling for policies and programs aimed at addressing medical debt and mitigating the housing instability it can cause.

Read the article [here](#).

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

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## Disaster Housing Recovery

### **Take Action: Tell Congress FEMA Funds are not a Political Bargaining Chip**

By Noah Patton, NLIHC Director of Disaster Recovery

*Keywords: spending bills, HUD, ICE, FEMA, DHRC*

On February 3, the fiscal year (FY) 2026 spending bills were signed into law. While agencies ranging from HUD to the Department of Energy received funds, Congress only provided a two-week funding extension for the Department of Homeland Security (DHS), allowing lawmakers more time to negotiate the DHS bill's funding and provisions given the actions of DHS sub-agencies, Immigration and Customs Enforcement (ICE) and the Customs and Border Patrol (CBP) in Minneapolis, Maine, and communities across the country.

The DHS appropriations bill funds the Federal Emergency Management Agency (FEMA) for disaster response and recovery, which has been part of DHS since 2003. NLIHC has strongly condemned ICE and CBP for their recent use of deadly force in vulnerable and marginalized communities across the country.

Some members of Congress have argued that DHS funding shouldn't be halted because of the impact it would have on FEMA. However, arguments that the FY26 DHS bill must be funded to secure FEMA resources are unfounded. FEMA's Disaster Relief Fund (DRF) currently holds an estimated \$9 billion, sufficient to cover near-term disaster-related obligations.

A DHS spending bill is also not the only way that FEMA can get funds from Congress. Congress can pass funding for FEMA separately from DHS through a disaster supplemental spending bill that would let Congress top off FEMA's funding while also approving critically needed HUD long-term recovery funds for places like Los Angeles, Alaska, and other areas impacted by disasters last year.

This situation reiterates why the agency should be separated from DHS and re-established as an independent agency—as it was prior to 2003. Congress must pass the bipartisan “Fixing Emergency Management for Americans (FEMA) Act of 2025” ([H.R.4669](#)). This bill would restore FEMA as an independent agency and implement a host of improvements that will allow the agency to respond faster, fairer, and with increased flexibility and efficiency to the needs of all disaster survivors across the country.

By tomorrow, February 10, NLIHC encourages organizations to sign onto the Extreme Weather Survivors Action Fund letter telling Congress FEMA funds are not a political bargaining chip.

Advocates can also visit NLIHC's Take Action Center to contact members of Congress to tell them that FEMA funds shouldn't be used to justify continued ICE and CBP actions.

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## **Our Homes, Our Votes**

### **Today (2/9), *Our Homes, Our Votes* Campaign Kicks Off 2026 Webinar Series**

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

*Keywords: 2026 webinars, GOTV, Louisiana v. Callais*

[Register today](#), February 9 and join the 3:00 pm ET launch of the 2026 *Our Homes, Our Votes* monthly [webinar series](#). The first webinar in this series, “Voter Engagement Partners in Action: Replicating What Works for Renters,” will provide a deep dive into the “[Turning Renters into Voters: Lessons in Engaging Low-Income Renters](#)” best practice report.

*Our Homes, Our Votes* is a nonpartisan initiative to boost voter turnout among low-income renters and elevate housing as an election issue. The 2026 webinar series is critical to the campaign’s mission of ensuring renters are fairly represented in our democracy at a time when renters remain severely underrepresented in our political process. The series equips advocates with proven, effective resources such as election protection and voter registration activities while confronting emerging challenges such as the rise of misinformation and escalating present day threats to voter engagement.

Register for the webinar series [here!](#)

#### [NLIHC’s Our Homes, Our Votes 2026 Webinar Series Schedule](#)

##### **February 9**

- **“Voter Engagement Partners in Action: Replicating What Works for Renters”:** A deep dive into the 2025 best practice report. This event will highlight patterns from the field, innovations piloted across six communities, and new tools for 2026.

##### **March 9**

- **“Building Voting Power Locally: How Local Elections Set the Stage for 2026”:** Connects local civic action to federal election turnout. The event explains the influence of municipal seats (mayor, city council, county commissioners) on housing policy.

##### **April 13**

- **“Protecting Voting Rights: Strengthening Democracy Through Local Housing Advocacy”:** This event frames how housing advocacy supports democratic participation and introduces foundational concepts before the Supreme Court webinar in May.

##### **May 11**

- **“Understanding Louisiana v. Callais: What the Supreme Court Decision Means for Housing & Democracy”:** This event provides a legal breakdown of the decision and implications for nonpartisan voter engagement.

##### **June 8**

- **“Mobilizing Voters After Louisiana v. Callais: Nonpartisan Action Steps for 2026”:** This event provides concrete, practical voter outreach strategies following the Court’s ruling.

##### **July 13**

- **“What’s Next for Housing Advocates After Louisiana v. Callais?”:** This event explains the Court ruling’s implementation, state barriers, and opportunities.

## August 10

- **“Voter Registration 2026: Tools, Rules & Strategies for Low-Income Renters”:** Updated version of 2024’s popular training; includes compliance reminders and renter-specific best practices.

## September 14

- **“Combating Misinformation: Equipping Housing Advocates as Trusted Messengers in 2026”:** Updated framing for 2026, focusing on disinformation targeting renters.

## October 12

- **“GOTV for Housing Advocates: Mobilizing Voters in the Final Weeks Before Election Day”:** This event provides concrete, field-ready mobilization tactics.

## November 2

- **“Election Protection: Ensuring Voter Access & Overcoming Suppression in 2026”:** This event covers how to protect voters, troubleshoot issues, and support communities.

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## Tenant Talk Live

### Now Available: Resources from 2/2 “Tenant Talk Live” Meeting

By Sid Bentancourt, NLIHC Manager, Inclusive Community Engagement

*Keywords: Tenant Talk Live, mold remediation, Kimrâh Minuty*

This month’s “Tenant Talk Live” featured a discussion on mold remediation. NLIHC Housing Advocacy Coordinator Kenza Idrissi Janati led the call featuring guest Kimrâh Minuty, a disabled tenant advocate. Kimrâh shared their lived experience of mold exposure and how it impacted their personal health and housing conditions. They also shared helpful information that tenants should know if they ever find mold growing in their apartment.

**Register for the next “Tenant Talk Live” [here!](#)**

#### *Meeting Resources and Information*

- View the recording from the February 2 webinar [here](#).
- View resources shared by featured speaker Kimrâh Minuty [here](#).

Please submit questions or feedback regarding “Tenant Talk Live” calls to Sid Betancourt at [ideas@nlihc.org](mailto:ideas@nlihc.org).

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## IDEAS

## NLIHC Commemorates 100 Years of Black History

By Gabby Ross, NLIHC Manager, IDEAS

*Keywords: Black History Month 2026, 100 years*

February 2026 marks the centennial of recognizing Black history, honoring the achievements and stories of people of African descent. The [Association for the Study of African American Life \(ASALH\)](#) has selected this year's theme: *A Century of Black History Commemorations*. In 1926, Dr. Carter G. Woodson, known as the Father of Black History, established "Negro History Week." As interest grew, cities expanded celebrations to a month in the 1940s. In 1976, ASALH secured national recognition, and President Ford issued the first official proclamation for Black History Month. Congress formally designated February as Black History Month in 1986.

In 2026, racial disparities in justice, access, and power continue to affect communities nationwide, particularly the Black community. NLIHC's [The Gap](#) and [Out of Reach](#) highlight the severity of housing affordability disparities, with Black households disproportionately impacted by the housing crisis. As we reflect on a century of Black history commemorations, it is essential to acknowledge the full history and experiences of Black people around the world. This includes honoring their joy, resilience, and ongoing pursuit of freedom.

In reflecting on a century of commemorations of Black history, it is essential to acknowledge how the history and roots of the United States were born out of racism, disparity, and exclusion. The impact of policies that establish discriminatory and imbalanced social, economic, and political systems is still present and persistent. It is essential to continue to acknowledge this fact within the context of commemorating Black history. Honoring Black History Month includes honoring the full story of Black people in this country—the joy, the resilience, and the constant fight for freedom in every way.

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## State & Local Innovation

### NLIHC to Host Next State and Local Tenant Protections Network Call

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

*Keywords: webinar, eviction, tenant, protections*

On February 12, 3:00 pm to 4:00 pm ET, NLIHC will host the next State and Local Tenant Protections Network (Network) call, focusing on the imposition of Immigration and Customs Enforcement (ICE) raids on immigrant communities, including how the recent surge of ICE's presence in communities across the nation has had detrimental impacts for the housing sector and the safety of the most vulnerable communities. The call will also focus on the efforts of state and local housing advocates to strengthen the rights of renter households in the face of displacement due to arrests, detentions, or harassing and discriminatory behaviors perpetuated by landlords and property owners.

**Register for the next Network call here!**

NLIHC launched its State and Local Tenant Protections Network call in April 2024 to support state and local housing advocates in their work to advance tenant protections in their communities. Tenant protections are laws, policies, and programs that can be codified through law, upheld through court rulings, passed through administrative rule, or enacted through executive orders to protect renters against the threat of eviction and ensure that renters are able to access safe, stable, and affordable housing. Through the Network, NLIHC provides an informal meeting space for housing advocates, tenants and tenant leaders, legal service providers, and academics with the opportunity to co-work through challenges and areas of opportunity for advancing tenant protections, share resources with each other, and receive technical support. The Network meets bi-monthly on the second Thursday of the month.

An agenda for this Thursday's call can be found below:

- I. **Welcome Back** – Nada Hussein, NLIHC
  - a. Opportunities to engage
    - i. NLIHC's [FEMA Act Sign-on Letter](#)
    - ii. New America's [Eviction Data Response Network 2026 Cohort](#) – Applications due 3/3/2026 at 5:00 pm ET
- II. **Understanding the Current Moment** – Ramina Davidson, NLIHC
- III. **Broadening our Context: How ICE Raids Impact Immigrant Communities** – Kenza Idrissi Janati, NLIHC
- IV. **Discussion/Q&A**
  - a. Has your community seen an uptick in immigration enforcement? What concerns are most prominent in your area or state?
  - b. What groups within your communities are working on-the-ground to address the needs of tenants around this issue?
  - c. What messaging strategies are these groups using to quell the fears of community members?
  - d. Are you aware of any policy proposals in your area that have been put forward to address the presence of ICE in your communities?
  - e. What resources, tools, or supports would be most impactful for understanding or addressing the issues communities are facing? What barriers do you need to overcome?
- V. **Closing and Next Steps**

If you have any questions regarding NLIHC's State and Local Tenant Protections Network, please contact NLIHC's research team at [research@nlihc.org](mailto:research@nlihc.org)

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## Research

### Parents with Disabilities are More Likely to Rent and Suffer Housing Cost Burdens

By Raquel Harati, NLIHC Research Analyst

*Keywords: disabilities, parents with disabilities, disabled parents, housing stability, housing affordability, housing tenure, families with children, housing disparities*

New research published in *Housing and Society* titled, “[Housing stability for disabled parents in the United States: Estimates from the American Community Survey](#),” examines housing tenure (renting vs owning) and housing cost burdens for parents with disabilities compared to other adult groups. The authors find that parents with disabilities are more likely to be housing cost-burdened, paying more than 30% of their income in housing costs, compared to both nonparents with or without disabilities, and parents without disabilities. Additionally, parents with disabilities are the most likely to be renters among these different subgroups of adults. Disparities persist, although become less prominent, after adjusting for numerous social and demographic factors including poverty status and disability type. The authors argue that housing disparities for parents with disabilities are a product of inadequate national housing policies that fail to account for the needs of parents with disabilities.

Prior national research has demonstrated persistent housing stability and affordability challenges for adults with disabilities, but little has been explored about the housing circumstances of adults with disabilities who are also parents. Given the importance of housing stability in parent and child wellbeing and the disproportionate rates that parents with disabilities are referring to the child welfare system, the authors felt this connection needed further exploration. To conduct their research, the authors used 2017-2022 American Community Survey (ACS) 5-year data and excluded records based on individuals being under the age of 18 and living in group quarters, which gave a final sample of roughly 11.7 million individuals in households across the United States. From there, the sample was divided into four subgroups: nondisabled nonparents, nondisabled parents, disabled nonparents, and disabled parents. Disability status was measured by a yes response to any of the six ACS disability questions regarding hearing, vision, cognitive, physical/ambulatory, self-care, and independent living abilities. Parental status was defined by adults living with a minor in the household and their presumed responsibility over those minors. Additional potential factors were explored and adjusted for including but not limited to race/ethnicity, age, sex, receiving social program assistance, urban vs rural location, and poverty status.

Parents with disabilities were more likely to rent rather than own their home compared to the other groups. More specifically, 47% of parents with disabilities rented compared to 39% of nonparents with disabilities, 37% of nonparents without disabilities, and 36% of parents without disabilities. These differences between groups remained after controlling additional socioeconomic factors. Among disability subtypes, those with cognitive disabilities were the most likely to be renters (53%), while those with hearing disabilities were the least likely to be

renters (37%). Parents with disabilities were also more likely to only have one child than parents without disabilities, 51% vs 42%, respectively.

Parents with disabilities were found to experience housing cost burdens at a higher rate (46%) compared to parents without disabilities (30%), nonparents with disabilities (41%), and nonparents without disabilities (29%). Even after adjusting for various socioeconomic factors, parents with disabilities remained significantly more likely to be spending more than 30% of their income on housing costs. Housing cost burden disparities also varied by disability type with the highest rates among parents with self-care (53%) and independent living (53%) disabilities, while parents with hearing disabilities had the lowest rates (36%). These disparities remained even after controlling other socioeconomic factors.

Overall, these findings suggest that parents with disabilities have a disproportionate need for affordable housing. Affordable housing policies and programs should consider the unique needs of parents with disabilities. The authors also highlight potential areas for future research about parents with disabilities that could meaningfully expand upon this study. These areas include analyzing the compounding effects that racial and ethnic minorities at this intersection face, interviewing parents with disabilities about their direct experiences, and investigating differences between parents with disabilities living in private market and publicly assisted housing units.

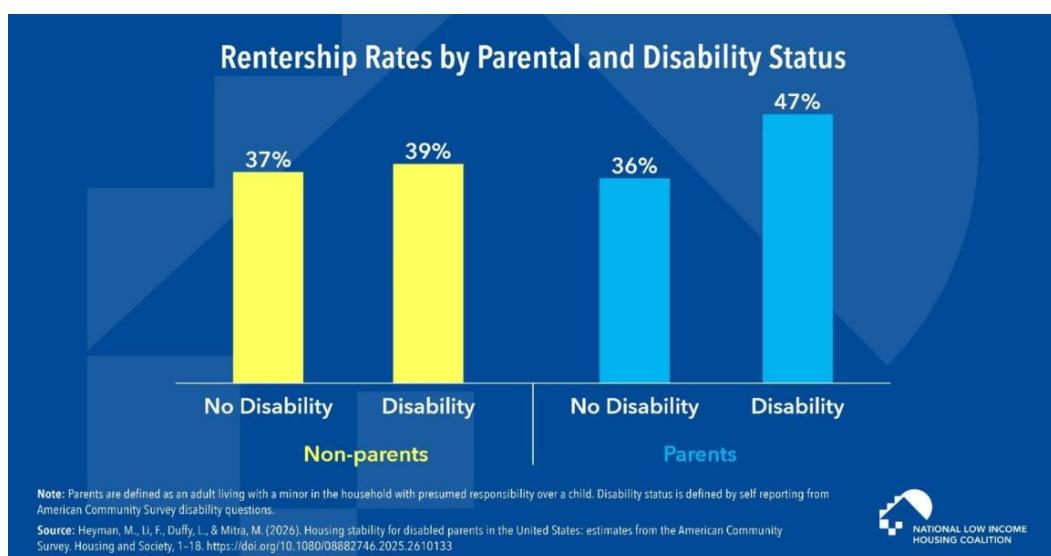
The full article can be found [here](#).

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## Fact of the Week

### Parents with Disabilities are More Likely to be Renters than Other Adults

*Keywords: disabilities, parents with disabilities, disabled parents, housing tenure, families with children, housing disparities*



**Note:** Parents are defined as an adult living with a minor in the household with presumed responsibility over a child. Disability status is defined by self reporting from American Community Survey disability questions.

**Source:** Heyman, M., Li, F., Duffy, L., & Mitra, M. (2026). Housing stability for disabled parents in the United States: estimates from the American Community Survey. *Housing and Society*, 1–18. <https://doi.org/10.1080/08882746.2025.2610133>

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## NLIHC News

### NLIHC in the News for the Week of February 2

The following are some of the news stories to which NLIHC contributed during the week of February 2:

- “Only 17% of Voters Say It’s a Good Time To Buy a Home—Federal Policies May Be Making It Worse,” *Realtor.com*, February 2, at: <https://tr.ee/PngKSq>
- “Partial shutdown hits HUD, FHA and flood insurance programs,” *National Mortgage News*, February 2, at: <https://tr.ee/AII9b3>
- “Why Building Alone Won’t Solve the Housing Crisis,” *New York Times*, February 5, at: <https://tr.ee/3c3HZg>

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### Where to Find Us – February 9

- [National Congress of American Indians Executive Council Winter Session \(ECWS\) 2026](#) – Washington, D.C., February 10 (David Gonzalez Rice, Kayla Blackwell)
- [American Society for Public Administration](#) (ASPA) – virtual, February 12 (Renee M. Willis)
- [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 M. Willis, President and CEO, x247  
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