



Memo To Members & Partners

A weekly newsletter from the National Low Income Housing Coalition

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Budget and Appropriations

Congress Adjourns for Recess Amid Stalled Senate Appropriations Negotiations

By Kim Johnson, NLIHC Senior Policy Director

Keywords: Budget and Appropriations, THUD, HUD, FY27

Members of Congress left their offices on Capitol Hill for a weeklong July 4 recess amid ongoing disagreements on numerous key issues, including a topline spending number for defense and non-defense programs in the Senate’s fiscal year (FY) 2027 appropriations bills.

The House Appropriations Committee released and passed its FY27 Transportation, Housing and Urban Development (THUD) spending bill, which [drastically underfunds](#) HUD programs, earlier this summer. However, Senate Appropriations Committee Chair Susan Collins (R-ME) and Vice Chair Patty Murray (D-WA) have been unable to agree on topline spending levels for federal programs, with Chair Collins seeking a drastic increase in defense spending, and Vice Chair Murray pushing for a more equitable spending increase between defense and non-defense programs.

Additionally, Democrats on the committee remain concerned about ensuring that the appropriations bills are not undermined by Trump administration actions. Since taking office, the administration has taken various actions—including “pocket rescission,” firing members of the federal workforce, and withholding funds—that make it difficult, if not impossible, for congressionally approved funding to reach communities, undermining Congress’s authority and intent. Senator Mitch McConnell (R-KY), a member of the Senate Appropriations Committee, has also been absent; with a scant 15-14 majority, republicans on the committee need every member present and voting to overcome unified democratic opposition.

Senate appropriators had hoped to draft, review, and pass all 12 of their FY27 spending bills before the beginning of the August recess. Without a bipartisan topline spending agreement, Republicans may choose instead to release FY27 spending bills and move ahead with the process without bipartisan input; still, any final FY27 spending bills will need bipartisan support to be enacted into law. Members of Congress have until September 30—the end of the federal fiscal year—to pass all 12 of their FY27 spending bills or to enact a continuing resolution (CR) to extend funding for federal programs. Without either final bills or a CR in place, the federal government will be at risk of a shutdown.

Annual funding increases are vital to ensuring HUD rental and homelessness assistance programs continue serving the millions of families, people with disabilities, veterans, older adults, low-wage workers, and others who rely on HUD programs to help keep a roof over their

heads. Because the cost of rent increases every year, programs must receive increased funding every year to maintain assistance for current households; even flat funding [acts as a cut](#), reducing the number of people served. At current funding levels, only [one in four households](#) that qualify for any form of rental assistance receives it, leaving the majority of otherwise qualified households to struggle to afford the cost of housing.

Tell Congress to Expand – Not Cut – Federal Investments in Affordable Housing and Homelessness Assistance Programs!

At a time when a record number of renters are housing-cost-burdened, and families across the country are struggling to afford necessities like housing, food, and medical care, Congress should be working to expand—not cut—funding for programs that help people make ends meet.

Advocates can use NLIHC’s toolkits and resources to take action on the FY27 spending bill and urge federal lawmakers to increase investments in HUD programs, including NLIHC’s top priorities:

- Full funding to renew all existing Tenant-Based Rental Assistance (TBRA) contracts, including ensuring continued assistance for Emergency Housing Voucher holders.
- At least \$5.1 billion for HUD’s Homeless Assistance Grants program to address the needs of people experiencing homelessness.
- Increased funding for public housing operations and capital needs to help maintain and efficiently operate public housing.
- Increased investments in programs that support the construction and preservation of deeply affordable, accessible housing, including full funding for all Section 811 Project Rental Assistance (PRA) and PRA Contract renewals, at least \$424 million for new Section 811 PRA contracts, and full funding to renew all existing contracts under the Section 202 Housing for the Elderly program.
- At least \$15 million for HUD’s Eviction Prevention Grant Program (EPGP) to provide communities grants to establish right to counsel and other programs that help people avoid eviction and remain housed.
- At least maintained funding of \$1.1 billion for the Indian Housing Block Grant (IHBG) program and increasing funding to \$150 million for the IHBG-Competitive program.
- Establishing guardrails to ensure the administration releases appropriated funding to communities and does not withhold, redirect, or otherwise rescind congressionally approved funding.

Advocates can take action today 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 members' 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](#).
- Organizations can also join CHCDF's sign-on letter calling for the highest possible funding for HUD and USDA affordable housing, homelessness, and community development programs in any final FY27 spending bills. [Read the letter and sign your organization on here](#).

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

NLIHC Urges HUD to Withdraw Proposed Equal Access Rule, Joins Housing Justice Network in Additional Comment Letter

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

Keywords: HUD, EAR, LGBTQ+, gender identity, shelter, housing programs, transgender, sexual orientation, CPD, affordable, discrimination

On June 29, NLIHC submitted a comment letter urging HUD to withdraw "[Equal Access to Housing in HUD Programs Revisions](#)" (see [Memo, 5/4](#)), a Notice of Proposed Rulemaking (NPRM) that seeks to roll back the Equal Access Rule (EAR). Additionally, NLIHC joined a comment letter, led by the National Housing Law Project's Housing Justice Network (HJN), opposing the NPRM. Over 23,000 comments were posted to the *Federal Register* as of July 1, and though comments are not yet fully analyzed, the large response signifies strong engagement on a rule that would remove critical protections to shelter for LGBTQ+ people.

The EAR contains provisions that protect LGBTQ+ people's access to HUD shelter and housing programs, where, among other proposed changes, HUD would require that access to HUD-

funded shelters be determined by a person's sex (as defined by HUD), removing the requirement that shelters serve individuals consistent with their gender identity. NLIHC strongly opposes this latest attempt by the administration to repeal critical protections for the LGBTQ+ community and urges HUD to withdraw the Proposed Rule in its entirety.

Background on Equal Access

When [one in three](#) transgender people experience homelessness in their lives, LGBTQ+ youth [make up 40%](#) of the homeless youth population, and transgender people report [feeling unsafe](#) in emergency shelters, these realities demand an intentional commitment to creating pathways to safe, decent, affordable housing that addresses inequities. HUD's [2012 EAR](#) and [updates in 2016](#) embodied an attempt to create key protections for transgender people experiencing housing discrimination. The 2012 rule required that access to HUD-assisted or -insured programs be made regardless of one's actual or perceived sexual orientation, gender identity, or marital status, while the 2016 amendments largely focused on the barriers transgender and gender nonconforming people face in securing equal access to shelter.

However, both Trump administrations' actions reflect the intent to weaken protections for transgender and gender nonconforming individuals. In proposing changes to the EAR in 2020 (that were ultimately withdrawn) and halting ongoing or future enforcement actions for the 2016 rule in February 2025 (see [Memo, 2/10/25](#)), this history and [mission](#) fuels the current effort behind the Proposed Rule—going even farther to roll back LGBTQ+ protections in HUD programmatic regulations than the 2020 proposed rulemaking.

While HUD's messaging around the current rulemaking focuses on shelter access, HUD's proposal is much broader than that and would eliminate LGBTQ+ protections across a range of HUD programs. Components of the rule include removing all references to "gender," "gender identity," and "sexual orientation" and replacing them with "sex," allowing facilities to "require reasonable assurances or evidence to establish a person's sex," and attempting to preempt any conflicting state or local laws that offer protections based on sexual orientation and gender identity within the context of HUD Office of Community Planning and Development (CPD) programs.

NLIHC, HJN Opposition to the Proposed Rule

NLIHC submitted a [comment letter](#) opposing HUD's latest attempt to restrict LGBTQ+ access to HUD-assisted housing. The letter, sent June 29, describes the harmful impact of the proposed rule, noting the lack of justification for the rulemaking as well as its consequences on LGBTQ+ people, individuals seeking housing, and states and localities.

The letter emphasizes how:

- **Instead of addressing affordability, the Proposed Rule would further exacerbate the affordable housing crisis for LGBTQ+ people and households.** By removing protections against sexual orientation and gender identity discrimination across HUD programs, HUD removes shelter options and fails to provide safeguards against existing

“discrimination that reduces housing affordability and increases housing instability and the risk of homelessness” for LGBTQ+ individuals.

- **HUD fails to justify its proposed removal of “sexual orientation,” “gender,” and “gender identity” language across HUD program regulations.** Not only does HUD make “no effort to quantify how removing anti-discrimination protections within HUD programs broadly will contribute to increased housing instability and possible homelessness,” but its claim of alignment with [Executive Order 14168](#) is insufficient. The EO has no discussion of sexual orientation—and moreover, does not supersede HUD’s statutory obligation to affirmatively further fair housing (AFFH).
- **The Proposed Rule draws justification from false and harmful stereotypes regarding transgender people.** Claiming that transgender women “may exploit the process of self-identification under the current rule to gain access to women’s shelters” not only implies that transgender women are inherently threatening but also ignores their own experience of violence and need for safe shelter. HUD additionally fails to “offer any examples of incidents of harassment or violence committed by someone who is transgender or gender expansive within HUD-assisted shelters.”
- **HUD invites intrusive questioning that puts shelter seekers at harm.** HUD acknowledges that CPD grantees may be more “stringent” in seeking evidence, which will put additional burdens upon people seeking shelter, including identification and medical documentation. The letter states: “It is possible that shelter seekers who would be eligible even under the Proposed Rule would be dissuaded from seeking admission to shelter [due to invasive questioning] . . . [or] turned away for circumstances beyond their control, such as inability to afford government ID or lack of access to vital documents due to domestic violence or property loss.”
- **The Proposed Rule conflicts with state and local nondiscrimination laws without offering a clear framework for grantees to follow.** While the rule “clearly threatens CPD funding for grantees solely for complying with state and local prohibitions on sexual orientation or gender identity discrimination,” it leaves CPD grantees uncertain and confused about how to navigate federal pressures amidst state and local liability.

The Housing Justice Network’s [letter](#), led by the National Housing Law Project, echoes similar sentiment as NLIHC’s letter—additionally stating that the proposed rulemaking promotes housing discrimination against LGBTQ+ people and families “the 2012 EAR and 2016 amendments were designed to address” and will harm survivors of gender-based violence. Over 100 organizations also joined the letter, including many NLIHC members.

These illustrated harms of the Proposed Rule span across HUD programs and create a legal landscape that weakens trust across communities, threatening the safety of LGBTQ+ individuals while diverting attention from solutions that create pathways to equitable housing.

Read [NLIHC's](#) and [HJN's](#) comment letters.

Read the proposed rule [here](#).

Explore NHLP's detailed legal analysis of the Proposed Rule [here](#).

Learn how housing discrimination impacts transgender and gender-expansive people through NAEH and A4TE's [research report](#).

Explore [Chapter 6](#) of NLIHC's *Advocates' Guide* to learn about LGBTQ+ access to housing assistance.

Rural Housing

Housing Assistance Council Research Finds USDA Rural Rental Housing Stock Lost Nearly 15,000 Section 515 Units in 5 Years

By Kayla Blackwell, NLIHC Senior Housing Policy Analyst

Keywords: U.S. Department of Agriculture, rural rental assistance, rural, Section 515

The Housing Assistance Council (HAC) released a new report finding that affordable rental housing funded by the U.S. Department of Agriculture (USDA)'s Section 515 program has decreased dramatically since 2021. The report, "[Rural Research Brief: USDA's Section 515 Multifamily Housing Portfolio Continues to Shrink](#)," finds that an estimated 621 Section 515 properties containing 14,928 affordable apartments left the Section 515 portfolio from a sample period of June 2021 to March 2026. The report summarizes preservation efforts in the rural rental assistance program and highlights key areas of loss, notably the Midwest and Upper Great Plains areas.

Background

The USDA Section 515 Multifamily Housing Direct Loan Program has helped finance over 500,000 affordable rental housing units since its creation in 1963. In rural areas, USDA-financed housing is often the only source of affordable housing, and USDA has a wide reach; as the HAC brief notes, "there is at least one USDA multifamily property in 2,648, or 84% of all U.S. counties." Section 515 properties provide crucial affordable housing for extremely low-income people in small towns and rural communities, particularly when combined with Section 521 Rental Assistance. Though declining, the USDA Section 515 portfolio included 12,014 properties, consisting of 379,894 rental units. Approximately 546,000 people live in Section 515 properties as of March 2026. Nearly 80% of Section 515 properties receive USDA's Section 521 Rental Assistance, and two out of every three residents in Section 515 properties are elderly or disabled.

Findings

The Section 515 program has been in steady decline for decades, however, as mortgages mature and property owners choose to end their agreements with USDA through loan prepayment. When properties exit the USDA portfolio, residents in such properties can lose affordability requirements and other tenant protections. HAC analyzed USDA data published in 2021 and estimated that roughly 300 properties (containing 6,823 homes) were projected to leave the Section 515 portfolio between 2021 and 2026. HAC notes: “According to HAC's 2026 analysis, of these properties, only 117 actually left during this time frame. The other 189 properties identified for exit remained in USDA’s portfolio under revised terms. At the same time, 504 properties not identified for loan maturity exited the portfolio—departing earlier than the date of their final mortgage payment.”

The recent analysis, however, found that 621 properties—containing 14,928 homes—departed the USDA portfolio during this period. Quantity and category were different than expected; in other words, *more* units were lost than previously anticipated and *different* properties left the portfolio than expected. From June 2021 to March 2025, nearly 15,000 rural housing units lost federal oversight and regulations, including affordability and minimum eviction notice requirements. Tenants in these properties may face higher rents or eviction.

Several Midwestern states lost over 10% of their USDA Section 515 housing, including Nebraska, North Dakota, Michigan, South Dakota, Wisconsin, Indiana, and Iowa. Four states lost more than 10% of their total units through Section 515 property loss: Nebraska, North Dakota, Michigan, and South Dakota. Notably, the Section 515 program had early success in these states and faced mortgage maturity the earliest.

As Section 515 properties continue to leave the USDA portfolio, and mortgages across the country continue to mature, rural renters will continue to lose a vital source of affordable housing. Currently, 16 states have more than 10,000 homes in the Section 515 portfolio. The HAC analysis predicts a sharp increase in the amount of Section 515 properties that will exit the portfolio, with all existing properties expected to age out and be “completely depleted” by 2056. However, as property owners choose to prepay their mortgages faster than loans mature, this analysis may be conservative. While rural housing advocates achieved a win in the “Rural Housing Service Reform Act” provisions included in the ‘21st Century ROAD to Housing Act,” there is much work to be done to preserve rural housing and make USDA multifamily housing data more accessible.

Read the report and find an interactive map [here](#).

Representative Balint Reintroduces “Community Housing Act” Including Investments in Housing Trust Fund, Rural Housing, and Eviction Prevention

By Libby O’Neill, NLIHC Senior Policy Analyst

Keywords: housing trust fund, rural housing, eviction, public housing

Representative Rebecca Balint (D-VT) reintroduced the “Community Housing Act” ([H.R.9540](#)) on June 30. The bill includes major investments in deeply affordable housing supply through the National Housing Trust Fund, authorizes and funds vital rural housing preservation programs, and provides funding for legal assistance for households at risk of eviction. NLIHC has endorsed the bill and commends Rep. Balint for introducing legislation to address housing stability for renters with the greatest needs.

“Across the nation, households with the lowest incomes continue to face rising cost burdens and housing instability,” NLIHC President and CEO Renee M. Willis said in a press release. “To address this crisis, we need sustained investments in programs that provide deep affordability and stability for these families...I thank Representative Balint for focusing on the needs of low-income renters in this bold legislation.”

The “Community Housing Act” includes several provisions that would address the needs of low-income renters. The bill would:

- Invest \$450 billion in the National Housing Trust Fund over 10 years. The National Housing Trust Fund is the only federal resource specifically targeted to developing and preserving rental homes for extremely low-income (ELI) renters.
- Repeal the Faircloth Amendment, which limits new development of public housing.
- Fund the HUD Eviction Protection Grant Program, which provides free legal assistance for low-income renters at risk of, or subject to, eviction.
- Authorize and increase funding for USDA’s Multifamily Preservation and Revitalization Program (MPR), which provides tools to preserve rural rental housing.
- Allow for the “decoupling” of rental assistance from expiring loans at multifamily rural properties, ensuring that renters continue to receive rental assistance in the long term.
- Appropriate \$200 million annually over 10 years for the USDA Section 515 program, which provides financing for affordable housing in rural areas.

According to NLIHC’s [The Gap Report](#), ELI households face the most severe shortage of affordable and available rental homes—only 35 affordable and available rental homes exist for every 100 ELI renter households. Eighty-seven percent of ELI renter households are cost-burdened, spending over a third of their income on housing expenses. To address these challenges, NLIHC urges Congress to make sustained investments in proven solutions that create deeply affordable supply, preserve existing affordable housing, and provide stability for renters via rental assistance and other supports. The “Community Housing Act” would make impactful investments to provide more housing and keep families in their homes.

Read Representative Balint’s press release [here](#).

Read the bill text [here](#).

Read a section-by-section summary of the bill [here](#).

Opportunity Starts at Home

Register for July 14 OSAH Webinar with Legal Action Center on Recovery, Mental Health, and Housing

By Julie Walker, NLIHC Project Manager, *Opportunity Starts at Home*

Keywords: multi-sector, webinar, recovery, mental health, NAMI, Corporation for Supportive Housing, NHLHC, Virginia Harm Reduction

On July 14, the *Opportunity Starts at Home* (OSAH) Campaign will host a [webinar](#), “Recovery, Mental Health, and Housing,” in partnership with OSAH Roundtable Member Legal Action Center. The webinar, held from 2:00 pm to 3:00 pm ET, will outline the connection between access to affordable housing and recovery for individuals with substance use disorders and/or mental health conditions. Experts from the National Alliance on Mental Illness, the Corporation for Supportive Housing, the National Homelessness Law Center, and the Virginia Harm Reduction Coalition will discuss the current landscape around housing access for people in recovery from a mental health condition or substance use disorder and discuss advocacy strategies for supportive housing models.

Speakers include:

- Julie Walker, *Opportunity Starts at Home* project manager, National Low Income Housing Coalition
- Victoria Palacio Carr, deputy director of State Strategy, Legal Action Center
- Anita Burgos, PhD, director of public policy, National Alliance on Mental Illness
- Marcella Maguire, PhD, director of health systems integration, Corporation for Supportive Housing
- Jesse Rabinowitz, campaign and communications director, National Homelessness Law Center
- Ariel Johnson, director of operations, Martinsville and patient navigation, Virginia Harm Reduction Coalition

A safe, stable, and affordable home is widely recognized as foundational for recovery and long-term health. Yet, individuals with substance use disorders or mental health conditions often face significant barriers to securing housing. As communities continue to respond to overlapping housing and health challenges, there is a growing need for cross-sector solutions that recognize housing as essential to recovery, stability, and overall well-being. Advocates will leave this webinar with an increased understanding of these issues, as well as tangible resources and messaging that they can share with their networks.

Register for the webinar [here](#).

To learn more about the connections between Recovery, Mental Health, and Housing, read the OSAH fact sheet [here](#).

Our Homes, Our Votes

Supreme Court Upholds States' Authority to Count Timely Mailed Ballots Received After Election Day

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

Keywords: Our Homes, Our Votes

On June 29, the U.S. Supreme Court issued a 5-4 decision in [Watson v. Republican National Committee](#), upholding Mississippi's law allowing mail-in ballots postmarked by Election Day to be counted if they are received within five business days after the election. The decision reverses a ruling by the Fifth Circuit Court of Appeals and affirms that states retain the authority to establish ballot receipt deadlines for timely cast absentee ballots.

The case centered on whether federal law requiring a uniform Election Day also requires election officials to receive all absentee ballots by that day. Writing for the majority, Justice Amy Coney Barrett concluded that while federal law establishes when voters must cast their ballots, it does not require ballots to be received by Election Day. The Court held that states may continue to count ballots mailed on time under state-established grace periods.

The ruling preserves longstanding absentee ballot receipt laws in Mississippi and maintains similar policies in approximately 30 states and the District of Columbia that allow at least some ballots postmarked by Election Day to be counted after Election Day. Voting rights organizations noted that these laws help ensure eligible voters are not disenfranchised because of postal delays outside of their control, particularly older adults, rural voters, military and overseas voters, voters with disabilities, and others who rely on absentee voting.

For advocates working to expand civic participation, the Court's [decision](#) represents an important victory for voters by preserving states' ability to count timely mailed ballots and protecting access to absentee voting for millions of eligible Americans. For many low-income renters, older adults, voters with disabilities, rural communities, and individuals with inflexible work schedules, mail voting can provide a critical pathway to participating in elections. Ensuring these ballots are counted helps remove unnecessary barriers to the ballot box and strengthens a more inclusive democracy.

Housing justice and democracy are deeply interconnected. Decisions about affordable housing, tenant protections, and investments in our communities are made by elected leaders, making equitable access to the ballot essential for ensuring low-income renters have a voice in the policies that shape their lives. NLIHC's [Our Homes, Our Votes](#) nonpartisan campaign will continue advancing nonpartisan civic engagement efforts that empower renters and strengthen democratic participation nationwide.

Stay Connected with Our Homes, Our Votes

Subscribe to the [Our Homes, Our Votes](#) Monthly Newsletter to receive the latest updates on voting rights, civic engagement resources, upcoming webinars, and opportunities to take action at the intersection of housing justice and democracy. Subscribe [here](#).

The next *Our Homes, Our Votes* webinar, "[What's Next for Housing Advocates After Louisiana v. Callais](#)," will provide concrete, practical voter outreach strategies following the United States Supreme Court's ruling. The webinar will take place on Monday, July 13, at 3:00 pm ET. Register [here](#).

Check your voter registration [here](#).

Strategic Partnerships & Campaigns

Join Us for the Kickoff of NLIHC's Summer of IDEAS

By May Louis-Juste, Project Manager, Strategic Partnerships

Keywords: Summer of Ideas, Strategic Partnerships & Campaigns

This summer, NLIHC invites you to explore what it means to have a place to call home through [Summer of IDEAS](#), NLIHC's free virtual film series that uses storytelling to challenge misconceptions about the housing crisis and inspire action.

Centered around this year's theme, Whose Home Is It? Stories from the Housing Crisis, the series features powerful documentary films that examine who gets to call a place home. Each screening is followed by a conversation with filmmakers, advocates, and experts to deepen understanding and connect these stories to the policies and systems shaping our communities.

Our first screening, [No Place to Grow Old](#), shines a light on one of the fastest-growing yet least visible groups affected by the housing crisis, older adults experiencing homelessness for the first time. Through deeply personal stories, the documentary follows older adults navigating life without stable housing while confronting a difficult question: "*What do we owe the people who spent their lives building our communities?*" As housing costs continue to rise and safety nets fall short, the film asks what it means for all of us when growing older no longer comes with the promise of stability.

Following the screening, join us for a live conversation exploring the growing crisis of homelessness among older adults, the structural forces driving it, and the policy solutions that can ensure everyone can age with dignity and a place to call home.

Whether you work in housing, aging, health care, advocacy, or simply care about creating stronger communities, this conversation is for you. You can register for the screening [here](#).

No Place to Grow Old

No Place to Grow Old captures a growing crisis unfolding quietly across America: the increasing number of seniors facing homelessness. Set in Portland, Oregon, this poignant documentary follows the lives of three older adults navigating the harsh realities of life without a home. Through their stories of hardship and resilience, the film offers an intimate portrayal of the challenges they face, while also shining a light on the systemic issues contributing to their plight. Featuring insights from local and national experts, *No Place to Grow Old* is a powerful call to action that emphasizes dignity and hope, envisioning a future where everyone, regardless of age, has a safe and secure place to call home.

Summer of IDEAS 2026 Lineup

- [*July 8: No Place to Grow Old*](#)
 - Exploring the fastest-growing population experiencing homelessness: older adults, and what communities can do to ensure people can age with dignity.
- [*August 13: UnBlocked Englewood*](#)
 - A powerful examination of housing discrimination, neighborhood disinvestment, and the lasting impacts of systemic racism through the story of Chicago's Englewood community.
- *September 10: Project HOME: Finding Home*
 - An intimate look at the pathways into and out of homelessness, highlighting the resilience of individuals and the importance of permanent housing and supportive services.
 -

Stories have the power to change hearts. Conversations have the power to change minds. Together, they can help change policy and narratives alike. We hope you'll join us this summer as we learn, reflect, and imagine a future where everyone has a safe, stable, and affordable place to call home.

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

Register for the July 8 virtual screening [here](#).

At The Intersection of Memory, Place, and Culture, the National Public Housing Museum Shows Nathaniel Mary Quinn's *A Love Letter to My Mother*

By Haadia Hyder, Strategic Partnerships & Campaigns Intern

Keywords: Strategic Partnerships & Campaigns

Acclaimed visual artist Nathaniel Mary Quinn’s solo exhibition is currently on view until August 23, 2026, at the National Public Housing Museum in Chicago, Illinois. Entitled [*A Love Letter to My Mother*](#), the work in Quinn’s exhibition uses a collage-like painterly style and multiple visual mediums to craft composite portraits, visually conveying the intersection of memory and perception through visual metaphor. His work spans exploration of personal experiences, including the loss of his mother and separation from his family, and fragments of culture, reflecting on found images and community members to craft intimate and intense compositions. The exhibition also includes a recreation, from memory, of the artist’s family apartment—a public housing project on the south side of Chicago in 1984.

This is Quinn’s first solo exhibition in his birthplace, Chicago, exploring his time in his “first studio,” the Robert Taylor Homes, where he grew up and began his creative journey. Nathaniel Mary Quinn was born in 1977 in Chicago, Illinois, received an MFA from New York University in 2002, and was awarded an honorary doctorate by Wabash College in Crawfordsville, Indiana, in 2023. Today, his work can be found in major institutional collections across the world, from Brooklyn to Mexico City to Paris and beyond.

The [National Public Housing Museum](#) opened in its permanent location in 2025, at the Jane Addams Homes at 919 South Ada Street in Chicago’s Near West Side, with a mission to “preserve, promote, and propel the right of all people to a place where they can live and prosper—a place to call home.” The Museum hosts a range of exhibitions and programming, including immersive exhibitions that [recreate historic public housing apartments](#) and its [Artist as Instigator Residency](#), which provides a selected artist with a \$10,000 honorarium and a \$10,000 budget for a project addressing housing inequity and related issues. The Museum also hosts an [Oral History Program](#) that archives the lived experiences of people in Public Housing. The Museum’s wide range of resources and knowledge serves as a hub for primary sources on the history of public housing in America.

You can learn more about *Nathaniel Mary Quinn: A Love Letter to My Mother* [here](#), find more on Nathaniel Mary Quinn’s work [here](#), and more about The National Museum on Public Housing [here](#). *Nathaniel Mary Quinn: A Love Letter to My Mother* will be on view until August 23, 2026.

Research

Public Housing RAD Conversions Not Associated with Increases in Formal Eviction Rates

By Julian Mura-Kröger, NLIHC Research Intern

Keywords: RAD, public housing, eviction, project-based rental assistance, Section 8

Research published in *Housing Policy Debate*, titled “The Effects of RAD Conversion on Eviction Patterns,” studied whether developments converting from Public Housing to Project-based Section 8 contracts under the Rental Assistance Demonstration (RAD) program see changes in formal evictions. The authors found that RAD conversion was not associated with eviction filing or eviction judgment rates.

RAD was enacted by Congress in 2012 to expand funding for Public Housing developments facing a combined backlog of \$170 billion in capital needs. The program allows Public Housing Agencies (PHAs) to convert developments from conventional Public Housing to Project-based Section 8, with some PHAs transferring management of these properties to private operators while maintaining public or nonprofit ownership. As of August 2024, approximately 229,900 Public Housing units had been converted to Section 8 under RAD.

The authors gathered eviction data from Princeton University’s Eviction Lab and the New York State Office of Court Administration. They obtained RAD conversion data from HUD. Their analysis included 3,477 Public Housing developments that had not undergone the RAD process, 121 developments currently undergoing RAD conversion, and 812 developments in which all or some buildings had completed RAD conversion. The authors then used a dynamic difference-in-differences model to evaluate whether developments that underwent RAD conversions experienced different changes in eviction filing and judgment rates than developments that did not. Data limitations on eviction records meant that the sample excluded a large portion of Public Housing developments in Texas, Pennsylvania, Illinois, Massachusetts, and California.

The authors found that eviction filings were not a strong predictor of RAD conversion, indicating that eviction patterns were not a factor in selecting Public Housing developments for the RAD program. Similarly, RAD conversions did not have statistically significant impacts on either eviction filing rates or court eviction rates. The authors found these results using a variety of different statistical models.

While these results suggest that the RAD program has not led to a statistically significant increase in formal evictions for residents, the authors caution that the limitations of their data leave the possibility that RAD conversions may still lead to increased displacement through other means, including informal evictions, new screening practices, or administrative termination. The authors also note that nonprofit and for-profit property managers of RAD-converted buildings may differ in their likelihood of filing evictions, a dynamic the authors were unable to assess, but which may have important consequences for tenants living in specific RAD-converted developments.

Read the full article [here](#).

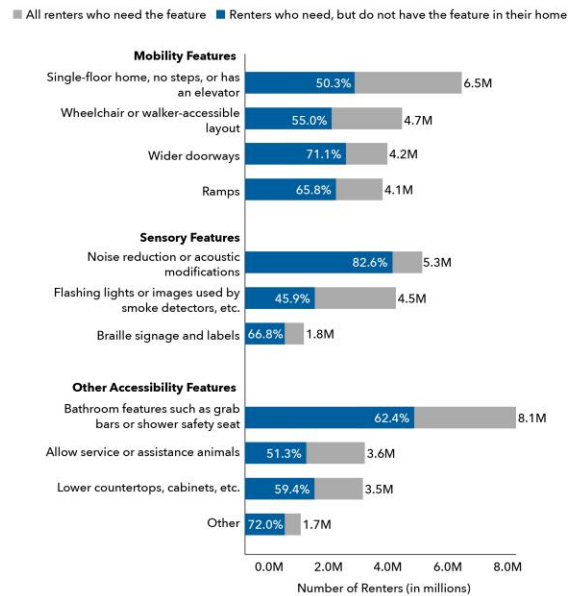
Fact of the Week

National Renter Survey Reveals Significant Unmet Accessibility Needs in Rental Housing



Many renters lack the accessibility features they need in their current rental home.

2025 NATIONAL RENTER SURVEY



Source: NLIHC [2025 National Renter Survey Report](#)

NLIHC News

NLIHC in the News for the Week of June 29

The following are some of the news stories to which NLIHC contributed during the week of June 29:

- “Housing market is cooling as household growth slows, Harvard Joint Center finds,” *Building Design+Construction*, June 29, at: <https://tr.ee/94ZrkX>
- “Bipartisan bill would allocate CDBG funds to disaster prevention efforts,” *Housingwire*, June 30, at: <https://tr.ee/9tEgqf>
- “Researchers warn the U.S. is barreling toward building 3 million homes too many — creating clear winners and losers,” *Moneywise*, July 2, at: <https://tr.ee/5AvK6z>

Where to Find Us – July 6

- [NAEH Conference](#) – Washington, DC, July 8-10 (Sid Betancourt & Tia Turner)
- [AASC Conference](#) – Austin, TX, August 23-24 (Tia Turner)

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