



# Memo To Members & Partners

A weekly newsletter from the National Low Income Housing Coalition

**Volume 31, Issue 23**

**June 22, 2026**

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## **Special Message from NLIHC President and CEO**

### **Pride Month Reminds Us What Housing Is Really About**

*Keywords: Pride Month, NLIHC, Equal Access Rule*

By Renee M. Willis, NLIHC President and CEO

Every June, Pride Month gives us an opportunity to celebrate the resilience, leadership, and contributions of LGBTQIA+ people to our communities and to the housing justice movement. It is also a time to reflect on the work that remains unfinished.

At the National Low Income Housing Coalition, we believe in something very simple: everyone deserves the dignity, safety, and stability of having a place to call home. That belief does not change based on who someone is, who they love, or how they identify. Housing is a fundamental human need, and equal access to housing is a matter of both fairness and justice.

That is why I am deeply concerned by HUD's proposal to roll back key protections under the Equal Access Rule, which ensures LGBTQIA+ people have equal access to a range of HUD programs and services.

Building on the foundation laid by advocates who have tirelessly advocated for LGBTQIA+ inclusion in all areas of life, federal policy has made strides towards increasing nondiscriminatory access to housing programs. For over a decade, [HUD has required](#) that equal access be provided to HUD-assisted or HUD-insured programs regardless of one's sexual orientation or gender identity. In 2016, HUD made changes to address the barriers transgender and gender nonconforming people face in shelter access. Now, HUD seeks to roll back these protections during an affordable housing crisis.

The breadth of HUD's current proposal is only matched by its cruelty. The proposed rule would require HUD-assisted shelter providers to turn away transgender people who simply need shelter consistent with their gender identity. HUD's proposal does not stop there; it also strips

protections from sexual orientation and gender identity discrimination across HUD programs, far beyond the shelter context.

When [one in three](#) transgender people surveyed report experiencing homelessness in their lives, and LGBTQ+ youth [make up 40%](#) of the homeless youth population, HUD's proposal threatens to increase homelessness, housing insecurity, and risk of self-harm and suicide. Housing saves lives, and the Equal Access Rule is critical to keeping marginalized people safely housed and protected from violence.

NLIHC urges HUD to withdraw its harmful proposal. We also ask advocates to take action this Pride Month—[submit your comment](#) in defense of the Equal Access Rule and urge your members of Congress to pass the [Equality Act](#).

Throughout our history, progress has come because people were willing to stand together and insist that our systems live up to our values. The Equal Access Rule represents that kind of progress. It recognizes that every person deserves to be treated with dignity when seeking housing and services, and it affirms that our public programs should serve people fairly and equitably.

This Pride Month, I hope we not only celebrate the LGBTQIA+ community but also recommit ourselves to protecting the policies that help ensure everyone has an equal opportunity to access safe, affordable housing. We stand in solidarity with the [#HousingWithDignity campaign](#) working to counter HUD's proposal.

Our work has always been about expanding opportunity, protecting dignity, and ensuring that everyone has a place to call home. That commitment remains as strong today as ever.

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## HUD

### **New Pride Month Toolkit Available; Take Action to Oppose HUD's Proposed Rollback of LGBTQ+ Protections in HUD Programs by June 29**

By NLIHC Policy Team

*Keywords: LGBTQ+, HUD, Equal Access Rule, rules, homelessness, proposed rule*

The Housing with Dignity campaign recently released a [Pride Month Toolkit](#) for advocates to oppose HUD's recent Notice of Proposed Rulemaking (NPRM), "[Equal Access to Housing in HUD Programs Revisions](#)" (see [Memo](#), 5/4). The proposal seeks to roll back HUD regulations that protect access to HUD programs for LGBTQ+ people. Among the 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 encourages advocates to use the toolkit at Pride Month events or within your advocacy network to encourage LGBTQ+ people and allies to take action.

While HUD's messaging around the rulemaking focuses on shelter access, HUD's proposal is much broader than that. The Proposed Rule 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,” eliminating protections for LGBTQ+ individuals’ nondiscriminatory access to shelter and HUD programs, including Section 8 housing/other housing programs, fair housing enforcement and administration, mortgage programs, homelessness and domestic violence programs, and community development programs.
- Allowing facilities, like single-sex shelters, to “require reasonable assurances or evidence to establish a person’s sex,” and removing a prohibition on intrusive inquiries.
- Attempting to preempt any conflicting state or local laws (i.e., laws that offer protections based on sexual orientation and gender identity) within the context of HUD Office of Community Planning and Development (CPD) programs.

### *Background on Equal Access Rule*

HUD's [2012 Equal Access Rule](#) (EAR) 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. HUD [updated the rule](#) in 2016. The updates largely focused on the barriers transgender and gender nonconforming people face in securing equal access to shelter. The 2016 Rule required that all housing/services funded by CPD ensure equal access to programs for individuals consistent with their gender identity. The 2016 amendments prohibited intrusive questioning as well as asking for anatomical information, or for physical, medical, or documentary evidence of one's gender identity.

### *Trump Administration Targets LGBTQ+ People, Fails to Enforce Equal Access to Housing*

In 2020, the Trump administration attempted to weaken protections for transgender and gender nonconforming individuals seeking emergency shelter through [proposed changes](#) to the Equal Access Rule. The 2020 proposal received over 66,000 comments, an overwhelming response signifying public resistance to the then-proposed changes. In 2021, then-President Biden's [Executive Order 13998](#) reinforced laws that prohibited sex discrimination, and the 2020 proposed rule was withdrawn.

In 2025, President Trump's [EO 14168](#) expressed the administration's intent to roll back civil rights protections for transgender and gender nonconforming individuals and named the 2016

Rule specifically. In February, HUD Secretary Scott Turner announced the halting of ongoing or future enforcement actions for the 2016 Rule (see [Memo, 2/10/25](#)). The current Proposed Rule continues in this effort, while also removing language from HUD regulations (beyond CPD regulations) offering protection from discrimination based on sexual orientation or gender identity. Importantly, the current Proposed Rule goes much farther to roll back LGBTQ+ protections in HUD programmatic regulations than the 2020 proposed rulemaking did. NLIHC strongly opposes this latest attempt by the administration to roll back critical protections for the LGBTQ+ community.

### *Take Action to Oppose HUD's EAR Rollback*

- Submit your own comment urging HUD to withdraw the proposed rule by June 29 at 11:59 pm ET
  - Advocates for Trans Equality has fact sheets, social media toolkit, and commenting tips [here](#).
  - **Organizations** can find comment drafting guidance and templates [here](#).
  - **Individuals** can submit a public comment by June 29 using A4TE's comment portal [here](#).
- Educate your networks about the HUD proposal and urge them to comment by June 29 at 11:59 pm ET
  - NHLP has a detailed legal analysis of the Proposed Rule [here](#).
  - Use the Housing with Dignity Campaign's [Pride Month Toolkit](#) to encourage LGBTQ+ people and allies to oppose the HUD proposal!
  - Use NLIHC's EAR messaging toolkit [here](#).
  - Explore [Chapter 6](#) of NLIHC's *Advocates' Guide 2026* to learn about LGBTQ+ access to housing assistance.

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## **Congress**

### **Vote Expected This Week on Amended Bipartisan “21<sup>st</sup> Century ROAD to Housing Act,” Including Updated Disaster Recovery Provision**

By Libby O'Neill, NLIHC Senior Policy Analyst and Meghan Mertyris, DHRC Senior Policy Analyst

*Keywords: 21<sup>st</sup> Century ROAD to Housing Act, Senate Committee on Banking, Housing, and Urban Affairs*

The House and Senate are expected to hold a vote this week on the amended “[21st Century ROAD to Housing Act](#)” ([S.Amdt.5823/H.R.6644](#)). The Senate voted 84-8 last week to advance

the bill, showing strong bipartisan support for the bill's enactment. The bill includes 59 provisions related to housing supply, disaster recovery, manufactured housing, mortgage financing, rural housing, veterans' housing, and community banking. A [press release](#) from the Senate Committee on Banking, Housing, and Urban Affairs states that the bill reflects a bicameral agreement between the leaders of the Senate Banking Committee and the House Financial Services Committee (HFSC). NLIHC thanks leadership in both chambers—Senate Banking Committee Chair Tim Scott (R-SC), Ranking Member Elizabeth Warren (D-MA), HFSC Chair French Hill (R-AR), and Ranking Member Maxine Waters (D-CA)—for their ongoing work in negotiating this broad, bipartisan housing package.

The bill includes an amended version of “Section 504: Reforming Disaster Recovery Act,” with an authorization of three years. Aside from the three-year authorization, the content of the “Reforming Disaster Recovery Act” ([RDRA](#)) remains identical to its previously introduced stand-alone version. This bill will authorize HUD's Community Development Block Grant - Disaster Recovery ([CDBG- DR](#)) program, which provides flexible grants to [help](#) presidentially declared disaster areas rebuild affordable housing and other infrastructure, carry out mitigation and resilience activities, and make critical reforms to ensure a more efficient and equitable disaster recovery system.

While a three-year authorization is a compromise, the passage of the RDRA is a substantial victory for NLIHC and its [Disaster Housing Recovery Coalition](#) (DHRC) who assisted in writing the bill and advocated its passage for years. The DHRC will continue to push for permanent authorization, which will be significantly more politically palatable now that the program has been authorized with this legislative success.

The bill also includes the following NLIHC priorities and several others that would impact low-income renters and homeowners:

- The “[Rural Housing Service Reform Act](#),” (Sec.502) which would help preserve affordable rental and homeownership opportunities for low-income people and families living in rural areas, cut red tape, and encourage public-private partnerships to increase investment in the country's rural housing supply. Importantly, by decoupling rental assistance from maturing mortgages, the bill would help preserve affordable housing in rural areas and maintain housing access for 400,000 rural families.
- Provisions from the “Choice in Affordable Housing Act” (Sec. 405) related to streamlining inspections for the Housing Choice Voucher (HCV) program to make it faster and easier for HCV recipients to access housing in communities of their choice.

In addition, the “21<sup>st</sup> Century ROAD to Housing Act” includes two provisions that NLIHC is concerned about: increasing the unit cap for the [Rental Assistance Demonstration](#) (RAD) program (Section 212); and expanding the [Moving to Work](#) (MTW) Demonstration (Section 505). Although NLIHC does not support these provisions, they do contain guardrails that address our main concerns. NLIHC has opposed RAD expansion and raised concerns about the enforcement of tenant protections at properties that have converted through RAD. The provision provides HUD with additional tools to monitor and enforce tenant protections, which is a step toward addressing NLIHC's concerns. NLIHC has also opposed the expansion of the MTW program, as the programs allow public housing agencies (PHAs) that are part of the

demonstration the option of implementing policies and practices harmful to residents. The bill provision would explicitly prohibit the new Cohort-specific PHAs from imposing work requirements, time limits, or significantly increased rents.

A final vote on the bill in the Senate is expected as soon as today, with a vote in the House as soon as tomorrow, June 23. NLIHC urges Congress to pass the amended “21<sup>st</sup> Century ROAD to Housing Act” that includes the “Reforming Disaster Recovery Act,” “Rural Housing Service Reform Act,” and provisions from the “Choice in Affordable Housing Act.” If passed, the “21<sup>st</sup> Century ROAD to Housing Act” would be the largest bipartisan housing supply bill enacted in decades and would be a step forward in addressing the nation’s affordable housing crisis.

### *Take Action*

With Congress poised to pass the "[21st Century ROAD to Housing Act](#)" in the coming days, NLIHC is calling on lawmakers to ensure our priorities remain in the final bill:

- The “Reforming Disaster Recovery Act”
- The “Rural Housing Service Reform Act”
- Provisions from the “Choice in Affordable Housing Act”

Use NLIHC’s [Take Action page](#) to contact your members of Congress and urge them to include these vital policies in any final bill!

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## **Representative Thanedar (D-MI) Introduces BLANKET Act to Further Protections for People Experiencing Homelessness During Severe Weather Emergencies**

By Sarita Kelkar, NLIHC Policy Intern

*Keywords: severe weather, homeless assistance, DHRC, OSAH, people experiencing homelessness, shelter, climate change, resources*

On June 11, Representative Shri Thanedar (D-MI) [introduced](#) the “Building Local Access for Needs in Key Emergency Temperatures Act.” Known as the “[BLANKET Act](#),” this piece of legislation provides resources for unhoused people in periods of severe weather emergencies, to be distributed by public housing agencies (PHAs), nonprofits, or state and local governments. Authorizing more than \$2 billion in grants for the duration of three years, the “BLANKET Act” creates this funding by amending a section of the “McKinney-Vento Homelessness Assistance Act”—the bill responsible for producing key homeless assistance programs that provide critical housing and service supports. NLIHC endorsed the “BLANKET Act,” which aligns with principles of NLIHC, the Disaster Housing Recovery Coalition (DHRC), and NLIHC’s *Opportunity Starts at Home* Campaign (OSAH).

As the Colorado Coalition for the Homeless, an OSAH partner, [notes](#), “People Experiencing Homelessness (PEH) and people who are unstably housed and living on the margins are particularly vulnerable to environmental or weather events and climate change due to the lack of access to financial resources, protective shelter, equipment, and clothing.” Moreover, climate change spurs severe weather scenarios like hotter temperatures and the intensification and prevalence of natural disasters—often leaving the lowest-income people, including those without shelter, the hardest-hit with the fewest resources for recovery and mitigation efforts. Rep. Thanedar’s bill is a key opportunity to administer financial support to people experiencing homelessness in the face of environmental consequences growing in frequency: especially amidst the [persistent need](#) to further pathways to assistance for populations disproportionately affected by such events.

Read about the “BLANKET Act” [here](#) and access the bill text [here](#).

Learn more about existing homeless assistance programs in [Chapter 4](#) of NLIHC’s *Advocates’ Guide 2026*.

Read about NLIHC’s Disaster Housing Recovery Coalition’s efforts to advance housing justice [here](#).

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## **Representatives Flood and Goodlander Introduce Bill to Address Challenges with Build America, Buy America in Housing Sector**

By Libby O’Neill, NLIHC Senior Policy Analyst

*Keywords: Build Housing Affordably Act, Mike Flood, Maggie Goodlander*

Representatives Mike Flood (R-NE) and Maggie Goodlander (D-NH) introduced the “Build Housing Affordably Act” ([H.R.9311](#)) on June 15. The bill would require HUD to conduct a study on the impacts of the Build America, Buy America (BABA) program on affordable housing development and preservation projects; pause implementation of BABA requirements while the study is being conducted; and establish a 90-day deadline for BABA waiver reviews.

The “Build America, Buy America Act” was enacted as part of the 2021 “Infrastructure Investment and Jobs Act” and requires federal infrastructure programs to use iron, steel, manufactured products, and construction materials produced in the United States. BABA requirements apply to major federal housing and community development programs administered by HUD and the U.S. Department of Agriculture (USDA), including Public Housing, HOME Investment Partnerships Program, the National Housing Trust Fund, USDA

Rural Rental Housing Program, and several others. While the policy has good intentions, it has created significant delays, cost increases, and administrative burden for affordable housing projects.

NLIHC has endorsed the bill and supports efforts to assess the impacts of BABA on affordable housing supply and seek practical solutions for the various sectors involved. This kind of program reform is an important piece of addressing the nation's affordable housing crisis; however, sustained investments in federal programs are needed to assist households with the greatest needs—those with extremely low incomes and those at risk of homelessness.

Read Representative Flood's press release [here](#).

Read Representative Goodlander's press release [here](#).

Read the bill text [here](#).

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## **Budget and Appropriations**

### **Senate Appropriations Stalemate Continues, Delaying Release of FY27 Spending Bills**

By Kim Johnson, NLIHC Senior Director of Policy

*Keywords: budget and appropriations, THUD, HUD, FY27*

Senate appropriators are continuing negotiations over a [topline spending](#) agreement for their fiscal year (FY) 2027 spending bills. The topline spending agreement, known as a “302(a) allocation,” establishes how much funding the committee will provide for defense and non-defense programs, while the “302(b) allocation” establishes topline funding amounts for each of the 12 annual spending bills, including the Transportation, Housing and Urban Development (THUD) spending bill that funds HUD's affordable housing, homelessness, and community development programs.

Democrats on the committee are reportedly pushing for an equal increase to both defense and non-defense spending and have criticized Republicans for pursuing a massive increase in defense spending with an inadequate increase for non-defense programs. The continued delay has cast doubt on the Senate Appropriations Committee's ability to reach its self-imposed goal of drafting and passing all 12 spending bills for FY27 out of committee before Congress adjourns for August recess; committee Republicans are also considering releasing the FY27 spending bills without bipartisan input.

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](#) who qualifies 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 around 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 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.](#)
- 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.

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## HoUsed

### **Join NLIHC's June 23 National *HoUsed* Campaign Call for Universal, Stable, Affordable Housing**

By NLIHC Policy Team

*Keywords: HoUsed Campaign, National Call, webinar, NLIHC events*

[Join](#) NLIHC's next national *HoUsed* campaign call on June 23 from 4:00 pm to 5:00 pm ET. We will be joined by Sarah Saadian from the National Council of Nonprofits, who will present on a [proposed rule](#) from the Office of Management and Budget (OMB) that would increase barriers and instability for federal grantees, including nonprofits receiving federal funding. We will also discuss the implications of the proposed rule for HUD grantees with the National Housing Law Project, and its potential impact on voter registration and engagement efforts with Brian Miller from Nonprofit VOTE. We will also cover the latest policy updates from Capitol Hill, and more. [Register here.](#)

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

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## Fair Housing

### **NLIHC Joins Leadership Conference Letter in Opposition to Removing LIHEAP Reporting Requirements Related to Sex, Race, and Ethnicity**

By Sarita Kelkar, NLIHC Policy Intern

*Keywords: LIHEAP, sex, race, ethnicity, HHS, OCS, annual report, low-income, households, energy, costs, disproportionately*

NLIHC joined a [letter](#) led by the Leadership Conference on Civil and Human Rights (“Leadership Conference”) urging the U.S. Department of Health and Human Services (HHS) to continue collecting sex, race, and ethnicity data in its annual assessment of the Low Income Home Energy Assistance Program (LIHEAP). Each year, the Office of Community Services (OCS) within HHS publishes an Annual LIHEAP Report to Congress—embodying a “full and accurate account of who the program is serving and who is being left behind,” as the letter describes. The letter was sent in response to a [notice](#) published in the *Federal Register* on April 9 proposing revisions to reporting requirements concerning sex, race, and ethnicity data. If removed, such data will obscure whether LIHEAP is effectively assisting groups disproportionately experiencing higher energy costs and burden.

LIHEAP was [established in 1981](#) as a federal block grant program that supports low-income households in meeting their home energy needs. While most states use LIHEAP grants to help eligible households cover heating and cooling costs, grantees can also use funding for other energy-related services such as low-cost weatherization projects or crisis reserves. Assistance is targeted at 1) low-income households that pay a significant proportion of their income to home energy (households with the lowest incomes and highest energy needs) and 2) populations more sensitive to extreme heat or cold, including young children, individuals with disabilities, and older adults. The OCS-proposed notice claims that removing sex, race, and ethnicity reporting requirements “are not required for statutory LIHEAP reporting or performance management.”

The letter describes how:

- LIHEAP was designed to reach households experiencing the greatest energy burden. Excluding sex, race, and ethnicity data neglects the captured difference in burden certain populations face, where:
  - “...women, particularly older women living alone and women-headed households with children, experience disproportionately high rates of energy burden and energy insecurity compared to men-led households . . . Black women-led households face higher energy burdens compared to white, Hispanic, Native Hawaiian or Pacific Islander, or American Indian or Alaskan Native women...”
  - “...in the United States, Black, Indigenous, and Hispanic households experience substantially higher rates of utility hardship, inability to maintain safe home temperatures, and risk of utility shutoffs than white households . . . these disparities cannot be explained by income alone and reflect structural differences . . . [leaving] many people of color, particularly Black people, disproportionately vulnerable to high energy costs and energy insecurity.”
- “Because Congress specifically directed LIHEAP to prioritize households experiencing the greatest energy burden, information that helps identify which households and communities are disproportionately affected is directly relevant to effective program administration, sound use of taxpayer dollars, and implementation of congressional intent.”

With the entire LIHEAP staff fired in April 2025 and total funding for LIHEAP in FY26 yet to be established (see [Memo, 11/3/25](#)), removing data collection requirements on sex, race, and ethnicity not only undermines LIHEAP's effectiveness, but further inhibits the program's ability to protect the daily health and safety of people.

Read the letter [here](#).

Learn more about the notice regarding sex, race, and ethnicity reporting requirements [here](#).

Explore NLIHC's chapter on [LIHEAP](#) from *Advocates' Guide 2026*.

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## Disaster Housing Recovery

### Senate Committee Considers Cameron Hamilton Appointment to FEMA Administrator

By Noah Patton, NLIHC Director of Disaster Recovery

*Keywords: HSGAC, FEMA, DHRC*

The Senate Homeland Security Government Operations Committee (HSGAC) held a [hearing](#) to consider President Trump's nomination of Cameron Hamilton to become FEMA administrator and additional nominees on June 17. Hamilton had previously served as an acting administrator of the agency in early 2025 before being removed from the post for defending the agency's existence during a congressional hearing.

It is unclear whether Hamilton's nomination meets the requirements of the "Stafford Act," the law that governs FEMA, which requires that administrators of the agency have significant professional background in Emergency Management. He also has a [history](#) of making inflammatory and false comments about the agency on social media, alleging that FEMA had diverted disaster aid to "resettle illegal aliens in this country" in 2024.

Hamilton earned respect from FEMA staff during his brief tenure. Employees noted his open-minded approach and his willingness to revise his initial perceptions of the agency. After leaving, he commended FEMA employees for their dedication. His shift in perspective contributed to his removal as acting administrator. While the administration, including then-DHS Secretary Noem, sought to dismantle FEMA and reduce its resources, Hamilton stated during a congressional briefing that dismantling the agency was "not in the interest of the American people." He was removed from his position days later.

It remains unclear what internal changes the new administrator will implement at FEMA. During his June 17 [confirmation hearing](#), Hamilton was asked by Democratic Senators how he would address perceived political bias in presidential disaster declarations, which are decided by the president with FEMA's recommendations. Seventy-five percent of requests from Democratic-led states have been denied during the current administration. Hamilton assured Senators that the law would be followed but did not address the disparity directly. He also committed to IT

modernization and acknowledged that recent staff departures have left FEMA understaffed ahead of the 2026 hurricane and wildfire season.

HSGAC will hold final votes on Hamilton's nomination after financial and background checks are completed.

NLIHC's Disaster Recovery, Research, and Resilience team and the NLIHC-led Disaster Housing Recovery Coalition will continue to work with state and local partners to monitor FEMA response to disasters and push for much needed [reforms](#).

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## **Opportunity Starts at Home**

### ***Shelterforce* Releases Article on Increasing Need for Affordable Housing with Support Services**

By Haadia Hyder, NLIHC Strategic Partnerships & Campaigns Intern and Julie Walker, NLIHC Project Manager, *Opportunity Starts at Home*

*Keywords: multi-sector, unsupported housing, affordable housing providers*

*Shelterforce*, an independent newsroom that serves affordable housing and community development practitioners, published an article, “[Unsupported Housing, When Stability Isn’t enough](#)” outlining the increasing need for comprehensive support from affordable housing providers. The article identifies challenges that traditional affordable housing providers face in providing wraparound services to their residents and asks readers to consider true support as going beyond just providing affordable housing and toward a system dedicated to ending chronic homelessness and ensuring housing stability through a full scope of safety-net systems.

The author, Shelby King, highlights that affordable housing providers must increasingly go beyond supplying housing due to critical support systems, like nutrition assistance, medical care, substance use recovery services, and mental health care, struggling to keep up with high demand amidst funding instability. The author differentiates this trend from supportive housing, which targets people struggling to remain stably housed and is designed to provide affordable housing paired with ongoing case management and voluntary medical and mental health services. Individuals experiencing housing insecurity often experience other barriers to aid, have trouble navigating complex care systems, and need support to access mental and physical health care. With underfunded supportive housing programs and social safety-net systems, traditional affordable housing providers increasingly find themselves operating beyond their traditional capacity and providing more comprehensive support.

The article concludes by emphasizing that as wraparound services become increasingly vital to successful housing operations, practitioners must consider how to redesign affordable housing program funding in a way that comprehensively meets the needs of residents through connected supportive systems.

Read the article [here](#).

To learn more about the connections between Recovery, Mental Health, and Housing, read the *Opportunity Starts at Home* fact sheet [here](#).

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## **Our Homes, Our Votes**

### **Proposed OMB Rule Raises Concerns for Nonprofit Voter Engagement Efforts**

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

*Keywords: OMB, Nonprofit VOTE*

[The Office of Management and Budget \(OMB\)](#) is currently accepting public comments on a proposed rule that could create confusion for nonprofit organizations that receive federal funding and engage in nonpartisan voter registration, voter education, and civic engagement activities. While the proposed language does not prohibit organizations from conducting voter engagement work using non-federal funds, nonprofit advocates have expressed concern that the rule could be misinterpreted and discourage organizations from carrying out lawful, nonpartisan civic engagement efforts.

Advocacy groups caution that the proposal could create uncertainty for nonprofits, particularly those serving historically underrepresented communities, during a critical election cycle. To help organizations better understand the proposal and its potential implications, [Nonprofit VOTE](#) is convening a listening session and briefing for nonprofit leaders, networks, and advocates on June 23. The discussion will bring together legal experts and nonprofit practitioners to review the proposed rule, address questions, and explore strategies to ensure organizations remain informed and confident in their ability to engage communities through lawful, nonpartisan civic participation efforts.

NLIHC's *Our Homes, Our Votes* campaign will continue monitoring developments and encourage organizations engaged in voter registration, voter education, and civic engagement work to stay informed about the proposal and opportunities to provide public comment.

Register for the June 23, 2:00 pm ET listening session [here](#).

*Resources*

- [National Council of Nonprofits Analysis](#)
- [Alliance for Justice/Bolder Advocacy Guidance](#)

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## **Strategic Partnerships & Campaigns**

### **Ending Homelessness Through Holistic Collaboration and Leadership in NYC - New Episode of "The Common Ground" Podcast Out Now**

By Haadia Hyder, NLIHC Strategic Partnerships & Campaigns Intern

*Keywords: The Common Ground, people-first leadership, podcast*

Moving the needle in housing justice rarely occurs in isolation. It happens when individuals reach across sectors. In episode 5, titled "[Commitment Beyond the Moment- Reimagining Homelessness and Redefining Public Safety](#)" of "[The Common Ground](#)," we sit down with Dawn Pinnock, president and CEO of Center for Urban Community Services (CUCS) and

explore what multi-sector collaborations, people-first leadership, and the tangible possibility of ending homelessness in the hands of a society that focuses on strong partnerships looks like. “As a public leader, you have a voice, you have a platform, you should always use it for good,” said Pinnock.

Pinnock is the president and CEO of CUSC and has worked for 30 years across New York City’s municipal agencies, pioneering innovative and people-first projects across the city. The common thread throughout her illustrious career is a constant dedication to service. Coming back into nonprofit work, her leadership aims to put a face to housing. She understands that homelessness is not a singular issue, and by extension, that advancements in justice for the unhoused must be rooted in collaboration across sectors. Pinnock believes that if we band together, we can end homelessness.

“Homelessness is actually solvable... it just requires a level of understanding, a level of alignment, it has to allow for a level of partnership and concession, that I think across sectors is sometimes not so easy to achieve, but it is absolutely something that, at a city of this size, scope, and complexity, it is absolutely solvable,” said Pinnock.

Throughout the episode, you see how Pinnock continuously comes back to the idea of people. Whether she is focusing on changing narratives, training law enforcement and business owners on to engaging with populations experiencing homelessness, highlighting stories from her own CUCS staff members, using people first language, or simply taking the time to meet with every single staff member upon taking on the role of president and CEO to ask the deep felt question “what do you need,” this episode subtly highlights what big-picture thinking looks like as a leader without losing sight of the people you serve.

This episode is one that everyone stands to benefit from. It challenges common misconceptions around homelessness and offers a vision on solutions based on compassion and accountability while meeting people where they are.

“We really do that from the place of; we are all neighbors,” said Pinnock.

Listen to this episode of “The Common Ground” podcast on [Spotify](#), [Apple Podcasts](#), and [SoundCloud](#). Follow us and join us in the exploration of a shared commitment to finding common ground.

Learn more about NLIHC’s Strategic Partnerships [here](#).

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## **NLIHC Summer of IDEAS Documentary Screening in Baltimore is Looking for Creative Voices**

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

*Keywords: Summer of IDEAS, film series*

NLIHC invites artists, creatives, and storytellers to participate in a special community-centered event as part of our [Summer of IDEAS](#) film series. We are interested in creative work that sparks conversation, invites reflection, and helps us imagine stronger, more connected communities.

Summer of IDEAS is a monthly summer film series featuring impactful affordable housing documentaries that showcase the lived realities of communities experiencing the housing crisis. Each event is a space for learning, connection, reflection, and action while bringing together community members, advocates, artists, and housing leaders to engage in meaningful dialogue about housing justice.

We are currently [seeking](#) artists whose work explores themes of housing, community, belonging, displacement, neighborhood change, and community revitalization to participate on the in-person event in Baltimore, MD on August 13, 2026. We welcome a wide range of artistic mediums and perspectives, including work rooted in lived experience, cultural storytelling, historical reflection, and creative visions for more equitable communities.

If you are interested in participating, please fill out the interest form [here](#), and tell us about your work, your artistic practice, and how you would like to engage with attendees during the event.

**Save the Date: July 8, 5:30 pm – 7:30 pm ET!**

Join us on July 8, 5:30 pm – 7:30 pm ET for a virtual screening of the documentary “[No Place to Grow Old](#),” a story that follows older adults navigating homelessness and the systemic issues pushing more seniors into housing instability.

More information on how to register for this virtual Q&A and discussion with filmmaker Davey Schaupp, AARP Director Livable Communities Corlette Hannon, and housing advocates, will be provided soon.

To learn more about the Summer of IDEAS and NLIHC’s Strategic Partnerships, please visit [here](#) and connect with the team.

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## Research

### Study Evaluates Distribution of Low-Income Housing Tax Credit Program

By Nathan Hertzberg, NLIHC Research Intern

*Keywords: LIHTC, Supply, Financing*

An Urban Institute article, “[LIHTC at 40: How Much Affordable Housing Has Been Built in Your State?](#)” explores the distribution of housing supported by the federal Low-Income Housing

Tax Credit (LIHTC) since 1987. The report shows significant variation across states and metro areas in the number of homes per capita that have been produced by LIHTC. The variation is partly explained by minimum allocations that provide small states with a larger per capita allocation, state incentives paired with LIHTC that can make development more feasible, and development costs. The authors discuss tradeoffs between building fewer units in high-cost areas versus more units in low-cost areas.

The LIHTC program subsidizes the production of housing for low-income renters. The federal government allocates tax credits typically to state housing finance agencies who grant the credits to private developers through competitive processes. Developers must ensure a federally required share of the property's units are occupied by low-income renters. To maintain their tax credit, developers must comply with these rent restrictions for 15 years, with an extended compliance period of another 15 years. Some states require longer affordability periods. The LIHTC program is the largest federal rental housing subsidy in the US, responsible for one-fifth of all new multifamily rental units in the country from 1987 to 2022.

The number of LIHTC units produced per resident varies by state. Between 1987 and 2022, Mississippi and Washington tied for second-most units per capita with 132 units per 10,000 citizens. Washington, DC ranked number one with 402 units per 10,000 people. Pennsylvania, Arizona, and Connecticut ranked the lowest, with 49, 53, and 56 units per 10,000 citizens respectively. The authors categorize two groups of states where the most LIHTC units per capita were produced. One group is made up of states like Washington, which have strong financing pipelines that support large-scale development. The other, made up of states like Mississippi, have low construction costs allowing each tax credit dollar to go further in terms of unit production. DC produced a high number of LIHTC units per capita at least partly because it receives the minimum small-state credit allocation which is a higher amount of tax credits per capita than larger states.

The federal government allocates LIHTC funding to states based on population size, but the number of homes produced depends largely on choices made at the state and local levels. While the authors argue the LIHTC program should be expanded, they also suggest that policymakers should consider the tensions of location, cost, and need when deciding on how to use the tax credits. For example, incentives to build in high-opportunity areas have potential to improve job access but may reduce the number of units that can be financed. The authors contend that further research could clarify how these trade-offs affect whether the volume of new housing the program produces properly serves those who need it, and how policymakers can ensure LIHTC's effectiveness.

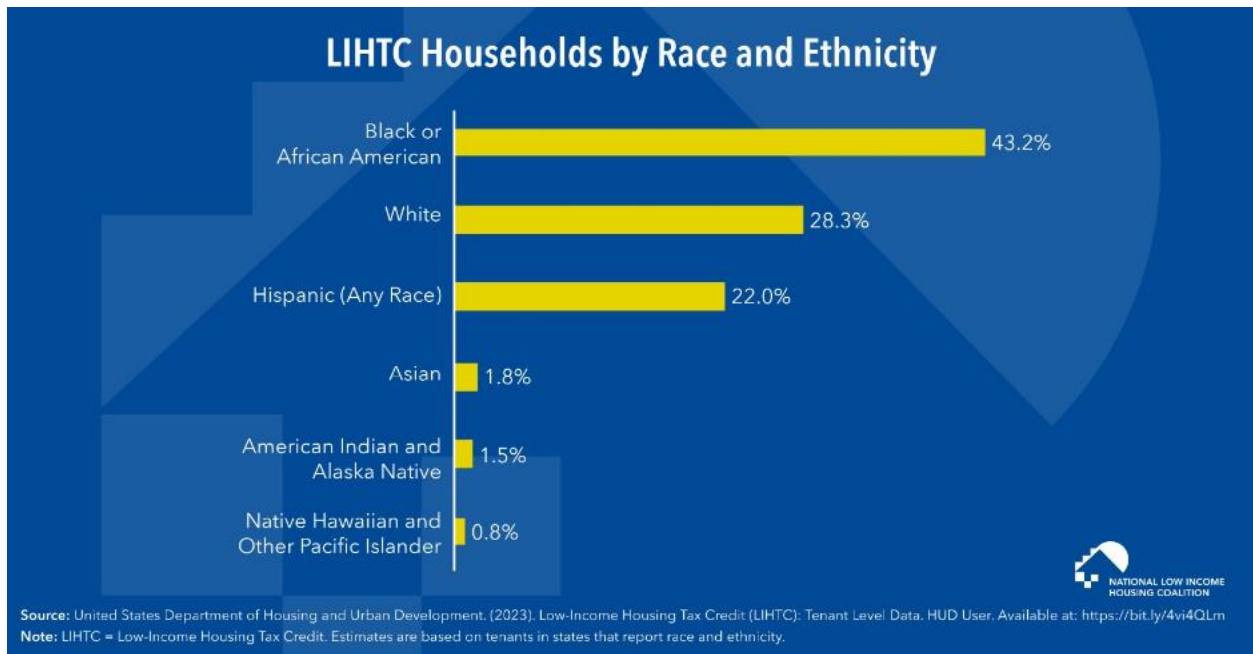
Read the report [here](#).

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## Fact of the Week

### Black or African American Households Account for Largest Share of LIHTC Tenants

Keywords: LIHTC



**Note:** LIHTC = Low-Income Housing Tax Credit. Estimates are based on tenants in states that report race and ethnicity.

**Source:** United States Department of Housing and Urban Development. (2023). *Low-Income Housing Tax Credit (LIHTC): Tenant Level Data*. HUD User. Available at: <https://bit.ly/4vi4QLm>

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## NLIHC News

### NLIHC in the News for the Week of June 15

The following are some of the news stories to which NLIHC contributed during the week of June 15:

- “Affordable housing is evolving. Here’s why more industries are taking notice.” *USA Today*, June 12, at: <https://tr.ee/XIFlmf>
- “The hidden costs of going month-to-month on your lease in Idaho are growing,” *Yahoo!News*, June 15, at: <https://tr.ee/FURWIX>

- “Renting a 2-Bedroom Home in These 2 States Now Requires a 6-Figure Salary—Here’s Why,” *Inc.*, June 16, at: <https://tr.ee/CSbm4y>
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## Where to Find Us – June 22

- [What are Tenant Rights? Virtual Training Session](#) (Greater Memphis Housing Justice Project) – virtual, June 24 (Kayla Blackwell & Billy Cerullo)
  - [AASC Conference](#) – Austin, TX, August 23-24 (Tia Turner)
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