



Memo To Members & Partners

A weekly newsletter from the National Low Income Housing Coalition

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Budget and Appropriations

- Senate Republicans Pass Reconciliation Bill After Marathon Amendment Voting Session, Including Failed Vote on “SAVE Act”
- House Appropriations Committee Holds Markup and Party-Line Vote to Advance FY27 HUD Spending Bill

HoUSed

- Join NLIHC’s June 9 National *HoUSed* Campaign Call for Universal, Stable, Affordable Housing!

HUD

- Take Action to Oppose HUD’s Proposed Rollback of LGBTQ+ Protections in HUD Programs - Comments Due June 29!
- NLIHC and Other National Housing Organizations Urge HUD To Release Guidance on Using Tenant Protection Vouchers to Help Families with Emergency Housing Vouchers
- NLIHC, NHLP Submit Joint Comments and Sign-On Letter Opposing Proposed Removal of 2025 HOME Program Tenant Protections

State and Local Innovation

- Join NLIHC on June 11 for Our Next State and Local Tenant Protections Network Call

Our Homes, Our Votes

- Register for NLIHC’s *Our Homes, Our Votes* Webinar: Mobilizing Voters After *Louisiana v. Callais*: Nonpartisan Action Steps for 2026

Opportunity Starts at Home

- Youth Today Shares Op-Ed Highlighting College Students’ Experiences with Homelessness and Housing Insecurity

From the Field

- Applications Open for Inaugural NLIHC Organizing Fellowship

Research

- Transgender Individuals Experience Homelessness at Eight Times the Rate of the General U.S. Population

- Housing Assistance Significantly Reduces Housing Cost Burdens but Has Less Meaningful Impact on Health and Housing Quality Concerns for Renter Households with Disabilities

Fact of the Week

- Renter Households that Include a Person with a Disability Experience Higher Rates of Housing Quality Issues Compared to Non-Disability Renter Households

NLIHC News

- NLIHC Welcomes Haadia Hyder as Strategic Partnerships & Campaigns Intern
- NLIHC Welcomes Naiya Oden as Housing Trust Fund Research Intern
- NLIHC Welcomes Nathan Hertzberg as Research Intern
- NLIHC Welcomes Treasure Evans as IDEAS Intern
- NLIHC in the News for the Week of June 1
- Where to Find Us – June 8

Budget and Appropriations

Senate Republicans Pass Reconciliation Bill After Marathon Amendment Voting Session, Including Failed Vote on “SAVE Act”

By Kim Johnson, NLIHC Senior Director of Policy and Tia Turner, NLIHC Project Manager, *Our Homes, Our Votes*

Keywords: Budget and Appropriations, THUD, HUD, FY27

Senate Republicans passed by a vote of 52-47 a second reconciliation package in the early morning hours of June 5 after spending hours debating proposed amendments to the bill in a marathon process known as “vote-a-rama.” The bill, ([S.2](#); dubbed “Reconciliation 2.0”) would provide over \$70 billion for Immigration and Customs Enforcement (ICE) and Customs and Border Protection (CBP).

Senator Lindsay Graham (R-SC) introduced the “[SAVE America \(SAVE\) Act](#),” one of the most restrictive federal voting measures in recent history, as an amendment to S.2. The “SAVE Act,” which passed the House in April, would require documentary proof of citizenship to register or update voter registration, creating substantial barriers for millions of eligible voters, particularly low-income renters, seniors, people with disabilities, and communities of color.

The “SAVE Act” amendment failed to pass, with a final vote of 48-50. Four Republicans – Senators Thom Tillis (R-NC), Lisa Murkowski (R-AK), Susan Collins (R-ME), and Mitch McConnell (R-KY)—joined all Senate Democrats to vote against the proposal.

Advocates and civil rights organizations widely opposed the “SAVE Act,” warning that it would impose unnecessary and burdensome documentation requirements that many eligible voters may not readily have access to while also undermining voter registration efforts critical for reaching

historically marginalized communities. The Senate’s failure to advance the bill marks another important moment in the ongoing fight to protect access to the ballot, though similar efforts are expected to continue at both the federal and state levels.

Learn more about the “SAVE Act” [here](#), and about NLIHC’s nonpartisan voter and candidate engagement campaign, *Our Homes, Our Votes*, [here](#).

The Senate-passed reconciliation bill will likely be taken up by the House in the coming week.

House Appropriations Committee Holds Markup and Party-Line Vote to Advance FY27 HUD Spending Bill

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: Budget and Appropriations, THUD, HUD, FY27

The House Appropriations Committee held a markup on June 3 of the House fiscal year (FY) 2027 spending bill for Transportation, Housing and Urban Development (THUD) programs. Overall, the bill would fund HUD at \$71.38 billion, a \$5.94 billion, or over 8%, cut from the \$77.3 billion provided for HUD programs in FY26. For details, see NLIHC’s [full analysis](#) and our updated [budget chart](#). The Committee voted along party lines, 34-27, to advance the bill for consideration in the full House.

A [markup](#) is a regular part of the legislative process, giving committee members the opportunity to debate and amend a drafted bill, and vote on whether to move the bill on for a floor vote in the full House or Senate. The House Appropriations THUD Subcommittee, which has primary jurisdiction over HUD appropriations, held their markup of the bill on May 21 (see *Memo*, [5/26](#)).

Several committee democrats spoke against the FY27 THUD spending bill, including Appropriations Committee Ranking Member Rosa DeLauro (D-CT) and THUD Subcommittee Ranking Member James Clyburn (D-SC).

“The bill walks away from longstanding civil rights laws that protect housing choice for most Americans,” said Ranking Member Clyburn, referencing the bill’s over 43% cut to fair housing funding, including a 64% cut to the Fair Housing Initiatives Program. “People with disabilities, who account for 55% of [housing discrimination] claims, will bear the brunt of these decisions.”

“This bill proposes to slash critical assistance that helps families keep a roof over their heads,” said Ranking Member DeLauro. “By slashing funding for public housing by \$1.3 billion, this bill will cause cuts to rent and utility payments to some 2,700 housing agencies from across the country. It will put hundreds of thousands of low-income households at risk of eviction.”

“This bill cuts funding to help people that are homeless get the support they need to get back on their feet,” she continued. “It slashes Homeless Assistance Grant funding by \$256 million...that is a one-two punch in funding cuts: first, it cuts affordable housing programs, pushing more

people out of their homes and onto the streets, then it scales back assistance for the people who are without homes.”

Proposed Amendments to THUD Bill

Committee members passed several [amendments](#) to the bill during the markup:

- Congressman Adriano Espaillat (D-NY) proposed an amendment directing HUD “to continue serving mixed-status households that are eligible for assistance under section 214, unless otherwise changed by law,” which would bar HUD from implementing the proposed changes in its notice of proposed rulemaking, “Housing and Community Development Act of 1980: Verification of Eligible Status.”

The Amendment notes that “under current law, housing assistance provided to mixed-status families consisting of both eligible and ineligible individuals is prorated to reflect the number of eligible household members. Congress established this framework to balance program integrity with the goal of preserving family unity and avoiding the separation of households. The Committee notes that HUD’s Notice of Proposed Rulemaking, “Housing and Community Development Act of 1980: Verification of Eligible Status” (FR-6524), would depart from the longstanding interpretation and implementation of section 214 by effectively preventing mixed status families from continuing to reside together in assisted housing. The Committee believes such an approach is contrary to the intent of Congress and could result in the displacement of otherwise eligible residents, including U.S. citizens and individuals with eligible immigration status.” This amendment passed by voice vote.

- THUD Subcommittee Chair Steve Womack (R-AR) proposed an amendment directing the HUD Secretary to conduct a feasibility study on allowing renewal funds for the Housing Choice Voucher (HCV) program to cover security deposits for participating families. This amendment passed by voice vote.
- Chair Womack also proposed an amendment that “directs HUD to make eligible for reimbursement a comprehensive range of homeownership and rental housing counseling services...which must include individual pre-purchase and post-purchase counseling for homebuyers and homeowners regardless of whether the mortgage loan or prospective mortgage loan is made, insured or guaranteed, or held by HUD or any other federal agency, and regardless of whether the household receives or has applied for HUD assistance.” This amendment passed by voice vote.
- The Chairman also proposed an amendment that would ban funds from being provided to “a local jurisdiction that refuses to comply with a request from the Department of Homeland Security to provide advance notice of the scheduled release date and time” for immigrants without legal documentation being held in local custody. This amendment passed by a voice vote.

Additional proposed amendments were not adopted, including a proposal from Representative Debbie Wasserman Schultz (D-FL) that would have banned funds from being used to implement HUD’s proposed rule imposing work requirements and time limits on assisted households.

Representative Mike Quigley (D-IL) proposed an amendment that would increase funding for the PRO Housing program to \$100,000,000, and Representative Norma Torres (D-CA) proposed an amendment that would have provided \$9.9 billion in funding for long-term disaster recovery efforts.

Watch the House Appropriations Committee markup [here](#).

Review proposed amendments [here](#).

Read the Committee markup of the House FY27 THUD spending bill [here](#).

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

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 qualify for any form of rental assistance receives it, leaving the majority of otherwise qualified households to struggle to afford the cost of housing.

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.

HoUSed

Join NLIHC's June 9 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 9 from 4:00 pm to 5:00 pm ET. We will be joined by Marcella Maguire from the Corporation for Supportive Housing (CSH), who will discuss CSH's recently launched [National Center for Housing and Health](#), which works to advance strategies connecting affordable housing and healthcare services to improve outcomes for individuals and communities. We will also hear from Althea Arnold of Stewards of Affordable Housing for the Future (SAHF), who will share findings from a [recent report](#) examining how resident services impact financial outcomes for affordable housing properties. NLIHC's Noah Patton will also share updates on [advocacy](#) efforts to include the "[Reforming Disaster Recovery Act](#)" in any final bipartisan housing supply bill. We will also cover the latest federal housing policy updates, and more. [Register here](#).

NLIHC's National HoUSed Campaign Call Agenda: June 9, 2026

- Welcome & Introductions
 - David Gonzalez Rice, senior vice president of policy, NLIHC
- National Center for Housing and Health
 - Marcella Maguire, director of health systems integration, CSH
- Impact of Resident Services on Financial Outcomes for Affordable Housing Properties
 - Althea Arnold, senior vice president for policy & chief operating officer, SAHF
- Federal Policy Updates
 - Noah Patton, director of disaster recovery, NLIHC
- Take Action
 - Ramina Davidson, vice president of field strategy & innovation, NLIHC

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

HUD

Take Action to Oppose HUD's Proposed Rollback of LGBTQ+ Protections in HUD Programs - Comments Due June 29!

By NLIHC Policy Team

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

HUD's recent Notice of Proposed Rulemaking (NPRM), "[Equal Access to Housing in HUD Programs Revisions](#)," (see [Memo, 5/4](#)) seeks to roll back HUD regulations that protect access to HUD programs for LGBTQ+ people.

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."
- 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.

NLIHC encourages advocates to [oppose](#) HUD's proposal by June 29 at 11:59 pm ET! See below for resources on submitting comments.

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. New [research](#) from NAEH and A4TE leverages the 2022 U.S. Transgender Survey to show further impacts of housing discrimination on the lives of transgender people, including increased likelihood of facing verbal and physical violence, experiencing homelessness, and considering suicide. Another article in this week's Memo summarizes this new research.

HUD's [2012 Equal Access 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. 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

However, 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.

Yet 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 names 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. NLIHC strongly opposes this latest attempt by the administration to roll back critical protections for the LGBTQ+ community.

Take action to oppose HUD's Equal Access Rule 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, a 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](#).

Read the new research report from NAEH and A4TE [here](#).

Use NLIHC's EAR Digital Toolkit [here](#).

Explore [Chapter 6](#) of NLIHC's *Advocates' Guide 2026* to learn about LGBTQ+ access to housing assistance.

NLIHC and Other National Housing Organizations Urge HUD To Release Guidance on Using Tenant Protection Vouchers to Help Families with Emergency Housing Vouchers

By Alayna Calabro, NLIHC Senior Policy Analyst

Keywords: HUD, PIH, guidance, notice, HCV, vouchers, rental assistance, EHV, emergency housing vouchers, TPV, tenant protection vouchers, CBPP, NHLP, NAEH, The Alliance

NLIHC, the Center on Budget and Policy Priorities (CBPP), the National Alliance to End Homelessness (The Alliance), the National Housing Law Project (NHLP), and nine other national housing organizations sent a [letter](#) to HUD on May 28 urging the department to quickly release guidance on how public housing agencies (PHAs) can apply for Tenant Protection Vouchers (TPV) to help families with Emergency Housing Vouchers (EHV), as authorized in the final fiscal year (FY) 2026 spending bill.

The FY26 spending bill included more than \$600 million for TPVs and a provision that made these funds available to PHAs that would otherwise be required to terminate EHV for families due to insufficient funding. A recent HUD notice ([PIH Notice 2026-12](#)) suggests that HUD is interpreting the appropriations language as only appropriating TPV funds to address the funding shortfall in the EHV program, not as authority to issue TPVs. Yet, this interpretation is counter to congressional intent and the purpose of the [TPV program](#). Additionally, this interpretation of the appropriations language would create a funding cliff that would leave tens of thousands of families without the assistance they need to stay stably housed.

The letter calls on HUD to publish guidance as soon as possible about how PHAs can apply for TPVs for households that still have EHV. While some PHAs may have the resources to transition families with EHV to the Housing Choice Voucher (HCV) program, many more do not. Some of these agencies expect to exhaust their funds as soon as next month. Moreover, HUD is [actively encouraging](#) PHAs to not reissue HCVs when a household leaves. The letter explains that this approach would cut the number of families assisted in the HCV program far more than is necessary to meet budget constraints. It would also make it impossible for PHAs to absorb EHV without additional resources.

The letter emphasizes the urgent need for HUD to issue guidance by highlighting that some PHAs have notified households with EHV that their assistance will end in 2026. Reporting from [New York](#), [Las Vegas](#), [San Diego](#), [Georgia](#), and [Florida](#) captures the anxiety that families are experiencing and reveals the lack of information PHAs have about the availability of resources.

While HUD published guidance on May 6 outlining how PHAs can apply for repurposed EHV service fees to address immediate shortfalls, the notice leaves a great deal of uncertainty for PHAs and the families they serve. The letter calls on HUD to take urgent action to get funding to PHAs and provide clear, comprehensive guidance to ensure that families with EHV are stably housed.

The letter was signed by CBPP, Compass Working Capital, Council of Large Public Housing Authorities (CLPHA), Council of State Community Development Agencies, Housing and Development Law Institute, MTW Collaborative, National Affordable Housing Management Association, The Alliance, National Association of Housing and Redevelopment Officials (NAHRO), NHLP, National Leased Housing Association (NLHA), NLIHC, and Public Housing Authorities Directors Association.

Read the letter [here](#).

NLIHC, NHLP Submit Joint Comments and Sign-On Letter Opposing Proposed Removal of 2025 HOME Program Tenant Protections

By Renee Williams, NLIHC Senior Advisor for Public Policy

Keywords: HOME, tenants, comments, rulemaking

On June 1, NLIHC and the National Housing Law Project (NHLP) jointly submitted two comment letters opposing HUD's [proposal](#) to remove tenant protections from HOME Investment Partnerships Program (HOME) regulations finalized in 2025 (see [Memo, 5/11](#)).

The first letter was a [sign-on comment](#), submitted on behalf of NLIHC, NHLP, and 40 other organizations. The [second letter](#), submitted jointly by NLIHC and NHLP, expanded upon the points made in the sign-on letter and detailed additional arguments against HUD's proposal.

Both letters stressed the importance of the tenant protections HUD seeks to remove, particularly with the backdrop of the nationwide affordable housing crisis. The letters also noted that the 30-day public comment period was insufficient.

During the comment period, which concluded June 1, HUD received 45 comments, according to [regulations.gov](#), with 41 comments posted online as of June 4.

State and Local Innovation

Join NLIHC on June 11 for Our Next State and Local Tenant Protections Network Call

By Nada Hussein, NLIHC State and Local Research Analyst

Keywords: state and local innovation, tenant protections, eviction, habitability

On June 11, NLIHC will host the next State and Local Tenant Protections Network call. During the call, held bi-monthly from 3:00 pm to 4:00 pm ET, attendees will hear from housing justice advocates and researchers in Washington and Texas about their efforts to advance stronger habitability protections for renters at the state and local levels.

NLIHC's State and Local Tenant Protections Network is an informal meeting space for housing advocates across the policy, legal, and research sectors to have a shared space to discuss efforts, challenges, and ongoing work to advance tenant protections at the state and local level. Tenant protections are laws, policies, and programs that rectify the longstanding power imbalance between landlords and renter households in order to ensure that renters can access—and remain stably housed in—housing that is safe, affordable, and accessible to the needs of renters at the federal, state, and local levels.

[Register](#) for the call here.

As noted, the June 11 call will focus on efforts to strengthen habitability standards in rental housing. Habitability protections seek to ensure that renter households can live in housing free from health and safety risks, including housing that is inaccessible or inadequate to the well-being of renters. Such issues can manifest in inoperable elevators, stairs, broken appliances, lack of working heating or cooling systems, and can include a presence of mold. When housing is in disrepair, these such circumstances are [linked](#) to negative effects on the mental and physical well-being of renters, including children and families, who are at an increased risk of experiencing depression, asthma, or other related illnesses. During the call, housing advocates will speak about efforts to advance protections related to cooling during periods of extreme heat.

The agenda for the June 11 call can be found below:

- Welcome Back & Overview of Habitability Protections
 - Nada Hussein, State and Local Research Analyst, NLIHC
- From the Field: Advancing Habitability Protections in Spokane, Washington
 - Dr. Brian Henning, Gonzaga Climate Institute
- From the Field: Advancing Habitability Protections in Texas
 - Julia Orduna, Texas Housers
- Discussion/Q&A
 - Nada Hussein, NLIHC
- Closing & Next Steps
 - Nada Hussein, NLIHC

Questions related to NLIHC's State and Local Tenant Protections Network call can be directed to NLIHC's Research team at research@nlihc.org

Our Homes, Our Votes

Register for NLIHC's *Our Homes, Our Votes* Webinar: Mobilizing Voters After Louisiana v. Callais: Nonpartisan Action Steps for 2026

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

Keywords: Louisiana v. Callais, voter engagement, organizing strategies

Join NLIHC's [Our Homes, Our Votes](#) (OHOV) nonpartisan campaign on June 8 at 3:00 pm ET for a national conversation focused on practical voter engagement and organizing strategies in the wake of the U.S. Supreme Court's decision in [Louisiana v. Callais](#).

Following OHOV's [May webinar](#) examining the Court's ruling, this conversation will focus on what comes next. As states, advocates, and communities respond to the decision through ongoing redistricting battles, legal challenges, and voter engagement efforts, this webinar will explore the emerging landscape and provide practical, nonpartisan strategies for protecting and expanding civic participation heading into the 2026 election cycle.

The conversation comes amid significant new developments in Alabama, where the U.S. Supreme Court recently allowed a lower court [ruling](#) blocking the state's newly redrawn congressional map to remain in place. The decision preserves legal challenges brought by voting rights advocates who argue the map fails to provide fair representation for Black voters and highlights the continued uncertainty surrounding redistricting efforts following [Louisiana v. Callais](#). While the Court's ruling in *Callais* has raised concerns about future voting rights protections, ongoing litigation and advocacy efforts in states like Alabama demonstrate that communities continue to organize, challenge discriminatory maps, and fight for fair representation.

Participants will hear from leading voting rights and redistricting expert Michael Li, Senior Counsel at the Brennan Center for Justice, who will provide an overview of key developments advocates should be watching in the post-*Callais* landscape. Attendees will also hear from Waikinya Clanton, Mississippi state director at the Southern Poverty Law Center, and Monica Riley, executive director of Alabama Alliance, who will share lessons from organizing and voter engagement efforts on the ground and discuss strategies organizations can use to mobilize communities ahead of the 2026 elections.

The webinar will cover:

- Major redistricting and voting rights developments following *Louisiana v. Callais*
- The evolving legal and political landscape heading into the 2026 election cycle
- Practical voter engagement and community organizing strategies
- Opportunities for housing, civic engagement, and advocacy organizations to continue building civic power
- Action steps organizations can take now to support voter education, engagement, and participation

As attacks on voting rights continue to intersect with issues of housing stability, representation, and community power, it is more important than ever for advocates to remain informed, connected, and engaged.

Register for the webinar [here](#).

Watch the May 2026 webinar [here](#).

Check your voter registration [here](#).

Learn more about *Louisiana v. Callais* [here](#).

Opportunity Starts at Home

***Youth Today* Shares Op-Ed Highlighting College Students' Experiences with Homelessness and Housing Insecurity**

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

Keywords: college students, homelessness, state and federal policies

Youth Today, an independent news site that reports on issues affecting youth, shared an [op-ed](#) from Harper, a junior at Westminster University in Utah. The op-ed, "I lived in a coat closet to stay in college," details Harper's challenges navigating her first two years of college while experiencing homelessness. Harper highlights national data on college student homelessness to connect her experiences to a wider issue that institutional, state, and federal education and housing policies must address.

In the op-ed, Harper describes challenges to remain stably housed during the times of year when the dorm rooms on her campus closed. Inflexible policies for staying in the dorms meant that she had to sleep in spaces not meant to be used as bedrooms, including a bathroom and a closet. She emphasizes that on a wider scale, these inflexible dorm policies disproportionately impact low-income and homeless students. She highlights how her experiences reflect trends among college students experiencing homelessness in a recent [report](#) from SchoolHouse Connection and Trellis Strategies, "Removing Barriers, Building Futures: Data-Informed Policies to Support College Students Experiencing Homelessness." Her experiences of hidden homelessness mirror the report's finding that half of students experiencing homelessness couch surf and 73% move in with others due to financial problems.

Harper concludes her op-ed by advocating for higher education liaisons on college campuses whose job is dedicated to supporting students experiencing homelessness, similar to the requirement for K-12 school districts to have a designated liaison under the "McKinney-Vento Act." She highlights how many states already require higher education liaisons, and some require priority or year-round campus housing access for students experiencing homelessness. She also emphasizes that strong federal policies are needed to ensure that students facing housing instability and homelessness are supported.

Read the op-ed [here](#).

Opportunity Starts at Home is hosting a webinar on June 18 to discuss the issue of homelessness among college students and what's needed to address it. [Register here](#) today to learn more.

From the Field

Applications Open for Inaugural NLIHC Organizing Fellowship

By NLIHC Field Team

Keywords: training, field, organizing

Applications are now open for NLIHC's inaugural Organizing Fellowship, set to launch this fall for NLIHC member organizations.

The NLIHC Organizing Fellowship is an intensive, nine-session program that trains staff at NLIHC member organizations in the fundamentals of community organizing. Each session will last for three hours over Zoom. The fellowship will provide budding organizers with the tools to launch or strengthen new and ongoing organizing campaigns that build tenant power to improve material conditions for those with the lowest incomes. The fellowship will subsequently create a growing alumni network of trained organizers who will forward NLIHC's mission for state and local organizing with a long-term vision of building national tenant power.

Twenty-five fellows will be chosen for the Fall 2026 cohort, which will run from September to December 2026. To be eligible to participate, applicants must be on staff at or affiliated with an organization that is a dues-paying member of NLIHC.

If you would like to become a dues-paying member of NLIHC, you can do so by visiting the link provided [here](#).

The application deadline is Friday, July 3, at 5:00 pm ET, and fellows will be selected and notified by 5:00 pm ET on Monday, August 3.

Please find the link to the application [here](#).

NLIHC will host two, one-hour info sessions to provide basic information on the program on June 16 and June 18, each from 4:00 pm to 5:00 pm ET. Please use the following registration links to register for the respective info sessions:

- June 16, 2026 – 4:00 pm to 5:00 pm ET: [Register here](#)
- June 18, 2026 – 4:00 pm to 5:00 pm ET: [Register here](#)

For any questions, please reach out to NLIHC's Manager of Training and Innovation, Billy Cerullo, at wcerullo@nlihc.org.

Research

Transgender Individuals Experience Homelessness at Eight Times the Rate of the General U.S. Population

By Mackenzie Pish, NLIHC Research Analyst

Keywords: homelessness, gender-expansive, gender, transgender, emergency shelter, discrimination

A report published by Advocates for Trans Equality (A4TE) and the National Alliance to End Homelessness (NAEH), "[Nationwide Survey Shows Widespread Discrimination Against Gender-Expansive People, Including in Emergency Shelters](#)," found that nearly 1 in 3 transgender people have experienced homelessness in their lifetime and 6 in 10 of transgender individuals who have experienced homelessness have been denied access to shelter due to gender. NLIHC, NAEH, and other advocacy organizations encourage supporters to submit public comments opposing a HUD proposed rule that seeks to eliminate protections against gender- and sexual-orientation-based discrimination in HUD housing and emergency shelter (see [Memo, 6/8](#)).

The report relies on the 2022 U.S. Transgender Survey (USTS) of 92,329 gender-expansive people aged 16 and older residing in the United States, a U.S. territory, or a U.S. military base overseas. The authors use the term gender-expansive to describe people whose gender identities have changed since birth or whose identities do not neatly fit into categories of male or female. This includes people who identify as Transgender Men, Transgender Women, Nonbinary people assigned male at birth, Nonbinary people assigned female at birth, and crossdressers.

Thirty percent of gender-expansive respondents reported experiencing homelessness in their lifetime, and 7% reported experiencing homelessness in the past year compared to 4% and 1.5% of the general U.S. population, respectively. Gender-expansive people experience homelessness at eight times the rate of the U.S. population in general. Indigenous and Black gender-expansive individuals experience homelessness at even higher rates—half of indigenous and 39% of Black respondents reported experience with homelessness at some point in their lives.

Gender-expansive respondents who faced family rejection and stigma were more likely to experience homelessness. Respondents who reported experiencing family rejection were more likely to experience homelessness in the last 12 months than those who did not experience rejection (8% vs. 4%). Those who reported that others could tell they were transgender were more likely to experience homelessness than those who said other people could not tell (8% vs. 6%).

Nearly all (97%) gender-expansive respondents who had experienced homelessness were verbally harassed, sexually assaulted, or physically attacked while homeless, including while accessing emergency shelters. More than half (58%) were denied access to shelter due to their gender. Twenty-two percent were sheltered with the wrong gender and 27% left shelter due to poor treatment.

In addition to facing abuse from others, gender-expansive people are more likely than the general U.S. population to consider suicide, and even more likely if they have experienced homelessness in their lifetime. Nearly 6 in 10 (59%) of gender-expansive respondents who experienced

homelessness reported considering suicide, compared to 4 in 10 (38%) gender-expansive respondents who had never experienced homelessness and 5% of the U.S. population who had never experienced homelessness.

Read the report [here](#).

Take action to oppose HUD's Equal Access Rule Roll Back. 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, a 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](#).

Housing Assistance Significantly Reduces Housing Cost Burdens but Has Less Meaningful Impact on Health and Housing Quality Concerns for Renter Households with Disabilities

By Mackenzie Pish, NLIHC Research Analyst

Keywords: housing assistance, rental assistance, housing choice voucher, disabilities, fair housing, housing cost burden, health, housing quality, habitability

Research published in the *Disability and Health Journal*, "[Federal rental assistance and housing outcomes among disability households: Cost burden relief without health or housing quality gains](#)," found that renter households that include at least one person with disabilities were more likely than non-disabled households to report poor health, housing quality issues, and affordability challenges. While federal housing assistance relieved affordability-related disparities for households with disabilities, it did not meaningfully relieve most health or housing quality disparities.

The authors relied on 2023 American Housing Survey (AHS) data on renter households. In addition to providing data on housing assistance, disability status, housing quality, and costs, the 2023 AHS included a special topical module that collected data on household health and housing insecurity. The authors examined the association between disability status and federal housing assistance with four health indicators (overall health, sleep, drinking water, and air quality), six housing quality indicators (up-keep problems, pests, mold, water leakage, and uncomfortably hot or cold temperatures), and two housing affordability indicators (difficulty affording rent and severe cost burden).

Disability households experienced higher rates of negative health, housing quality, and housing affordability indicators compared to non-disability households. The authors found that disability status was significantly associated with higher odds of a household experiencing any of the 12 negative indicators of health, housing quality, and housing affordability. Compared to non-

disability households, disability households were 5.8 times more likely to report poor or fair health, 3.3 times more likely to report upkeep problems, 2.7 times more likely to report mold, and more than twice as likely to report poor sleep and uncomfortable temperatures (both hot and cold).

The authors also examined whether housing assistance reduced the disparity between disability and non-disability households' likelihood of experiencing each health, housing quality, and housing affordability outcome. The analyses indicated that housing assistance significantly reduced housing affordability disparities between disability and non-disability households, but had less impact, if any, on health and housing quality disparities.

Considering only unassisted households by disability status, disability households were 8.6 percentage points more likely to experience severe cost burdens than non-disability households (27.2% versus 18.6%). But considering assisted households by disability status, disability households were 12.5 percentage points less likely to experience severe cost burdens than non-disability households (12.3% versus 24.8%). Among non-disability households, assisted households may have higher rates of severe cost burden compared to unassisted households due to how households with the highest needs and lowest incomes are prioritized in federal housing assistance programs. Similarly, unassisted disability households were 7.7 percentage points more likely than unassisted non-disability households to struggle to afford rent (44.7% versus 37.0%), while assisted disability households were 1.5 percentage points less likely than assisted non-disability households to struggle to afford rent (34.6% versus 36.1%).

In comparison, housing assistance was not associated with meaningful improvements to most health and housing quality concerns for disability households. For example, unassisted disability households were 31.3 percentage points more likely than unassisted non-disability households to report poor or fair health (39.2% versus 7.9%), while assisted disability households were 26.5 percentage points more likely than assisted non-disability households to struggle to afford rent (48.9% versus 24.2%). Thus, housing assistance was associated with a reduction in the disparity between disability and non-disability households' likelihood of experiencing poor or fair health but assisted disability households were still the most likely to experience poor or fair health. Both assisted disability households and assisted non-disability households may have higher rates of poor health than unassisted households due to how households are prioritized for housing assistance.

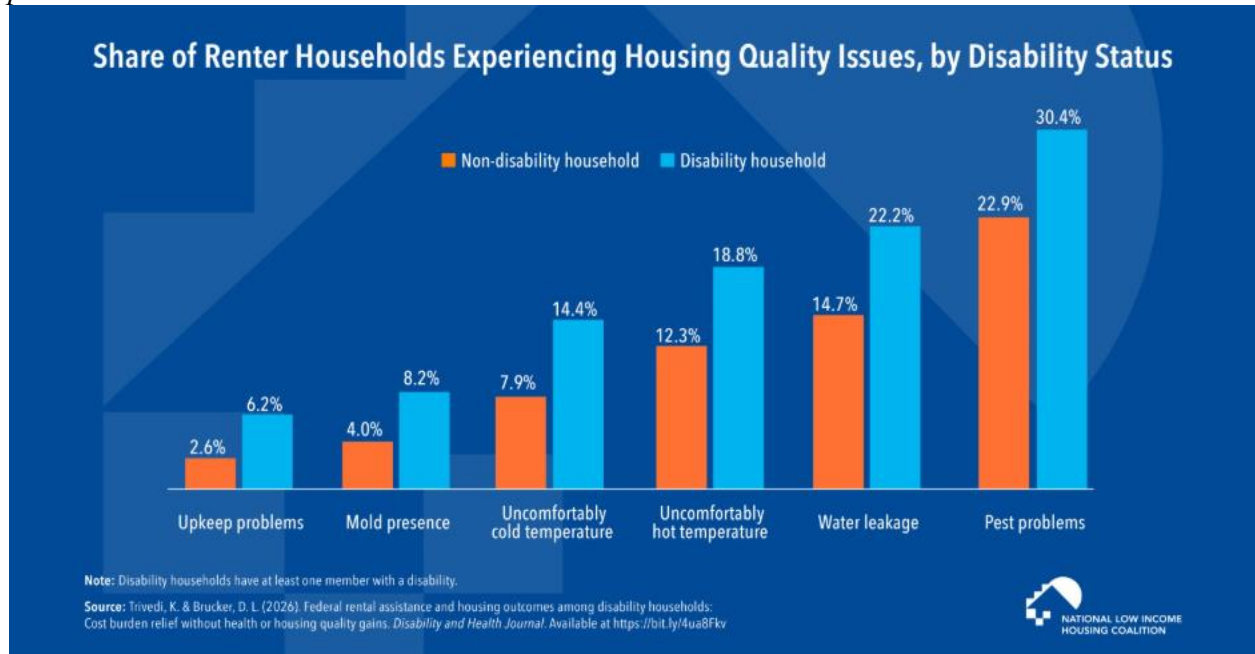
The authors suggest that households with disabilities and particularly those who receive housing assistance may have worst-case health and housing needs that housing assistance alone cannot address, and call for more comprehensive, person-centered approaches to addressing these needs.

Read the report [here](#).

Fact of the Week

Renter Households that Include a Person with a Disability Experience Higher Rates of Housing Quality Issues Compared to Non-Disability Renter Households

Keywords: disability, fair housing, housing quality, habitability, code enforcement, tenant protections



Note: Disability households have at least one member with a disability.

Source: Trivedi, K. & Brucker, D. L. (2026). Federal rental assistance and housing outcomes among disability households: Cost burden relief without health or housing quality gains. *Disability and Health Journal*. Available at <https://bit.ly/4ua8Fkv>

NLIHC News

NLIHC Welcomes Haadia Hyder as Strategic Partnerships & Campaigns Intern

By Haadia Hyder, NLIHC Strategic Partnerships & Campaigns Intern

NLIHC is pleased to welcome Haadia Hyder as a Summer 2026 Strategic Partnerships & Campaigns intern. Haadia is an incoming sophomore at the Ohio State University, majoring in Public Management, Leadership and Policy and minoring in City and Regional Planning. At OSU, she works as a Community Engagement Associate with Urban Arts Space, is the Digital Editor and a Senior Staff Writer with the Sundial Humor Magazine, and is a member of 8th Floor Improv. Her interests span from campaign finance reform to voter efficacy to equitable housing and transit policy (and everything in between).

If she's not doing any of the above, you'll find her working on a mural, reading non-fiction, rock-climbing, exploring the city, spending time with loved ones, or cooking up a new project.

Joining the Strategic Partnerships & Campaigns team this summer, Haadia plans to use policy and narrative to strengthen national understanding of housing justice through cross-sector coalition-building. As a policy student, she believes that housing is one of the most fundamental foundations in a person's life, and by extension, that just housing policy is a core tenet of a concrete and thriving democracy.

You can connect with her on LinkedIn [here](#).

NLIHC Welcomes Naiya Oden as Housing Trust Fund Research Intern

By Naiya Oden, NLIHC Housing Trust Fund Research Intern

NLIHC is pleased to welcome Naiya Oden as a Summer 2026 Housing Trust Fund Research Intern. Naiya is a Master of Social Work (MSW) candidate at Case Western Reserve University with a background in real estate, affordable housing systems, and community-centered development. Her work sits at the intersection of housing policy, social equity, and neighborhood revitalization. She has a particular interest in sustainable affordable housing strategies, equitable land use, and expanding pathways to homeownership for marginalized communities. In her free time, Naiya enjoys spending time with family, going to the beach, and staying active.

Prior to joining NLIHC, Naiya worked in affordable housing and resident services through her internship at CHN Housing Partners, where she supported housing stability initiatives, resource navigation, resident engagement, and housing education. Her professional background in real estate sparked a deeper interest in how housing systems, financing mechanisms, and policy decisions shape neighborhood opportunities and long-term housing affordability.

Naiya looks forward to deepening her understanding of state and local housing trust funds, exploring innovative financing strategies for affordable housing development, and contributing research that supports equitable housing policy solutions. Naiya hopes to bring both a systems-level and community-centered perspective to NLIHC's work and looks forward to learning from housing advocates, researchers, and practitioners working to advance housing justice and ensure that safe, affordable housing is accessible to all.

NLIHC Welcomes Nathan Hertzberg as Research Intern

By Nathan Hertzberg, NLIHC Research Intern

NLIHC is pleased to welcome Nathan Hertzberg as a Summer 2026 Research intern. Nathan is a rising junior at Duke University studying statistics and history. In his free time, he enjoys reading, weightlifting, and skiing. His interest in research methods stems from his statistics coursework and his work as a research assistant in Duke's economics department. He has also worked with the NC Public School Forum through Duke's Data+ program, researching education policy and community school programs across the country. Nathan's involvement in organizing at Duke and throughout the Durham community sparked his interest in housing security and

affordability. He looks forward to contributing to the NLIHC's research while combining his interests in data analysis and advocacy. Through his internship, he hopes to deepen his understanding of how technical and statistical information can be communicated in ways that are accessible and useful to housing advocates, policymakers, and NLIHC's partners.

NLIHC Welcomes Treasure Evans as IDEAS Intern

By Treasure Evans, NLIHC IDEAS Intern

NLIHC is pleased to welcome Treasure Evans (she/her) as a Summer 2026 IDEAS intern. Treasure is a master's student in Sociology at Georgia State University, where her current research focuses on housing justice and racial equity. She previously interned at the Brookings Institution's Race, Prosperity, and Inclusion Initiative, contributing qualitative research on well-being in Black communities, and currently serves as a Graduate Research Assistant at GSU's Center for Neighborhoods and Communities, partnering with the Georgia Community Action Association on a statewide impact project. Treasure holds a B.S. in Psychology from Kennesaw State University and has long been committed to equity-centered scholarship and community advocacy. Her interest in joining NLIHC stems from personally witnessing how housing instability compounds the barriers faced by Black families and low-income communities. Through her work, she hopes to deepen her policy expertise and become a more effective advocate for housing justice nationwide.

NLIHC in the News for the Week of June 1

The following are some of the news stories to which NLIHC contributed during the week of June 1:

- “Pushing Treatment, Trump Administration Limits Housing Aid for Homeless,” *The New York Times*, June 2, at: <https://tr.ee/i90tdN>
 - “Study: Hurricane Helene caused spike in homelessness in North Carolina,” *NC Newsline*, June 3, at: <https://tr.ee/Xeea9x>
 - “Delayed HUD report found homelessness in Nevada declined ... more than a year ago,” *Nevada Current*, June 8, at: <https://tr.ee/GIbui1>
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Where to Find Us – June 8

- [Influencing Social Policy](#) – virtual, June 10 (Tia Turner)
 - [EbonyFest Juneteenth 2026 “Rooted in Resilience — Beyond 250 Years”](#) – Gastonia, NC, June 18 (Tia Turner and Kayla Gilchrist)
 - [AASC Conference](#) – Austin, TX, August 23-24 (Tia Turner)
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NLIHC Staff

Sarah Abdelhadi, Manager, State and Local Research
Andrew Aurand, Senior Vice President for Research, x245
Bridgette Barbosa, Graphic Design Intern
Sidney Betancourt, Manager, Inclusive Community Engagement, x200
Kayla Blackwell, Senior Housing Policy Analyst, x231
Victoria Bourret, Manager, State and Local Innovation Outreach, x244
Alayna Calabro, Senior Policy Analyst, x252
Billy Cerullo, Manager, Training and Innovation
Adelle Chenier, Senior Director of Events
Esther Colón-Bermúdez, Research Analyst
Lakesha Dawson, Director of Operations and Accounting
Ramina Davidson, Vice President of Field Strategy & Innovation
Neha Darisi, Field Intern
Lindsay Duvall, Manager, Member Engagement, x206
Thaddaeus Elliott, Housing Advocacy Organizer
Dan Emmanuel, Director, Research, x316
Janelle Flowers, Operations Coordinator
Jamaal Gilani, Director of People and Culture
Kayla Gilchrist, Senior Housing Advocacy Organizer
David Gonzalez Rice, Senior Vice President of Public Policy
Raquel Harati, Research Analyst
Danita Humphries, Executive Operations Manager, x226
Nada Hussein, Research Analyst, State and Local Innovation, x264
Ella Izenour, OSAH Intern
Kenza Idrissi Janati, Housing Advocacy Coordinator
Kim Johnson, Senior Director of Policy, x243
Sarita Kelkar, Policy Intern
Mayerline Louis-Juste, Program Manager, Strategic Partnerships, x201
Lisa Marlow, Senior Director of Communications, x813
Meghan Mertyris, Senior Disaster Housing Recovery Analyst
Julian Mura-Kröger, Research Intern
Khara Norris, Senior Vice President of Operations and Finance, x242
Libby O'Neill, Senior Policy Analyst
Noah Patton, Director, Disaster Recovery, x227
Mackenzie Pish, Research Analyst
Oliver Porter, DHR Intern
Benja Reilly, Development Coordinator, x234
Zenayah Roache, Housing Advocacy Organizer
Dee Ross, Tenant Leader Fellow
Gabrielle Ross, Manager, IDEAS, x208
Craig Schaar, Data Systems Analyst
Brooke Schipporeit, Senior Director, Field Organizing and Innovation, x233
Kristen Stehling, Fund Development Director

Carlton Taylor, Jr., Senior Graphic Communications Coordinator
Cecily Thomas, Development Coordinator, x810
Tia Turner, Project Manager, Our Homes, Our Votes
Julie Walker, Project Manager, Opportunity Starts at Home
Brandon Weil, Graphic Communications Manager
Chantelle Wilkinson, Vice President, Strategic Partnerships & Campaigns, x230
Renee Williams, Senior Advisor for Public Policy
Renee M. Willis, President and CEO, x247
Tiara Wood, Communications Coordinator