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Budget and Appropriations

House Appropriators Move Forward with First FY26 Spending Bills, Despite No Topline Funding Agreement – Take Action!

By Kim Johnson, NLIHC Senior Director of Policy

TAG: Appropriations

Keywords: Appropriations, FY26

House Appropriators are moving forward with the first batch of their 12 fiscal year (FY) 2026 spending bills, despite not yet finalizing the bills' topline spending levels, known as "302(b)s." So far, House Appropriations Chair Tom Cole (R-OK) has released spending levels for the FY26 Agriculture, Defense, Homeland Security, and Military Construction-Veterans Affairs bills. The release of the 302(b) allocations for the remaining spending bills—including the Transportation, Housing, and Urban Development (THUD) bill that funds HUD's affordable housing, homelessness, and community development programs—has been delayed, as appropriators continue working toward a final agreement.

Appropriations Chair Cole has previously stated he will aim to write FY26 spending bills as close as possible to President Trump's [FY26 budget request](#), which called for an extreme 44% cut to HUD funding from FY25, including a proposal to slash funding for rental assistance programs by 43%. The House Appropriations THUD Subcommittee is expected to release the text of their THUD bill in early July and has scheduled a review of the bill—known as a "markup"—for [July 14](#), with a full Committee markup scheduled for [July 17](#). Senate Appropriations Committee Chair Susan Collins (R-ME) and Vice Chair Patty Murray (D-WA) are reportedly still discussing topline spending agreements and a schedule for markups.

Congress has until October 1, the beginning of the federal fiscal year, to draft, negotiate, and pass final FY26 spending bills. Without a final spending agreement, Congress will need to enact a short-term funding patch known as a continuing resolution (CR) to maintain funding for federal programs and avoid a partial federal government shutdown. While Republicans control both the

House and the Senate, any spending bill needs at least 60 votes to pass the Senate, so final appropriations bills will need bipartisan support to be enacted.

Take action TODAY: Urge Congress to expand, not cut, funding for vital affordable housing and homelessness assistance programs!

Use NLIHC's toolkits and resources to take action on FY26 funding, including by:

- **Using NLIHC's new advocacy toolkit, "[Opposing Cuts to Federal Investments in Affordable Housing](#),"** to call on Congress to protect and expand affordable housing and homelessness resources. The toolkit includes talking points, advocacy materials, engagement ideas, and more resources for advocates to weigh-in with their members of Congress on the importance of these vital resources!
- **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.](#)

National, state, local, Tribal, and territorial organizations can also [join over 2,600 organizations](#) on CHCDF's national letter calling on Congress to support the highest level of funding possible for affordable housing, homelessness, and community development resources in FY26.

Senate THUD Subcommittee Holds Hearing on HUD FY26 Budget Request

By Alayna Calabro, NLIHC Senior Policy Analyst and San Kwon, NLIHC Policy Intern

TAG: Budget & Appropriations

Keywords: THUD, FY24, HUD, budget, appropriations, markup, Senate Appropriations Committee, Patty Murray, Cindy Hyde-Smith, Chris Coons, Kirsten Gillibrand, TBRA, PBRA, HCV, Public Housing, HOME, CDBG

The Senate Appropriations Subcommittee for Transportation, Housing and Urban Development (THUD) held a [hearing](#) on June 11 to discuss the President's HUD budget request for fiscal year (FY) 2026. HUD Secretary Scott Turner answered questions regarding the president's budget request and its proposed dramatic cuts to critical housing and homelessness programs.

In his opening statement, Secretary Turner defended the budget proposal's historic cuts to HUD programs. He claimed that HUD's rental assistance programs were full of "waste, fraud, and abuse" and argued that HUD must strive to be "efficient and effective, not bloated and

bureaucratic.” He emphasized the need for “localized solutions” to justify the president’s proposal to eliminate key federal housing and homelessness programs.

In her opening statement, Chair Cindy Hyde-Smith (R-MI) expressed disappointment about the proposed cuts and declared that the proposal lacked a “clear vision” for what comes next. She outlined concerns about the president’s proposal to consolidate HUD’s rental assistance programs—Housing Choice Voucher (HCV), Public Housing, Project-Based Rental Assistance, Section 811 Housing for People with Disabilities, and Section 202 Housing for the Elderly programs—into one State Rental Assistance Block Grant Program. The proposal, she stated, would leave decisions about how HUD funding is to be spent entirely up to states’ discretion, which would “risk undermining HUD’s existence.” Chair Hyde-Smith also expressed concerns about cuts to other critical programs such as the HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) Programs, both of which support local housing development.

In her opening statement, Ranking Member Kirsten Gillibrand (D-NY) emphasized the need to lower housing costs and increase housing supply to address the country’s housing crisis. She expressed concerns that the budget, instead of addressing such needs, would only make matters worse, especially for those experiencing or at risk of homelessness. In contrast, Secretary Turner’s opening statement focused more on the challenges Americans face in achieving homeownership, which he blamed on the Biden Administration, rather than the worsening affordable housing and homelessness crisis impacting the nation’s lowest-income families, seniors, people with disabilities, veterans, and other people.

Several subcommittee members raised additional concerns about the president’s budget request. Senator Chris Coons (D-DE) stated that cutting funds and shifting the burden to the local level will not solve the housing crisis and questioned whether local authorities have the ability or capacity to pick up needed programs and assistance. Secretary Turner argued that HUD needs to adopt a new tactic, claiming that the current approaches are ineffective.

Vice Chair Patty Murray (D-WA) expressed concern that HUD’s actions so far under the Trump Administration run counter to the Department’s goal of helping “Americans keep a roof over their heads.” She explained, for instance, that the federal government’s withholding of critical funding is causing a crisis among care and support providers in Washington state. She asked Secretary Turner whether the Administration would abide by court orders demanding the release of such critical funds, to which Secretary Turner responded by stating that he would reserve comments, as this issue is still under litigation.

Watch the full hearing at: <https://bit.ly/4l6SjVS>

Read NLIHC’s analysis of the president’s budget request at: <https://bit.ly/4kDwWeH>

View NLIHC’s updated budget chart at: <https://bit.ly/45RQ0Bl>

House THUD Subcommittee Holds Hearing on HUD FY26 Budget Request

By Alayna Calabro, NLIHC Senior Policy Analyst and San Kwon, NLIHC Policy Intern

TAG: Budget & Appropriations

Keywords: THUD, FY24, HUD, budget, appropriations, markup, House Appropriations Committee, TBRA, PBRA, HCV, Public Housing, CDBG-DR, Steve Womack, Jim Clyburn

The House Appropriations Subcommittee for Transportation, Housing and Urban Development (THUD) held a [hearing](#) on June 10 to discuss the President's HUD budget request for fiscal year 2026 (FY26). HUD Secretary Scott Turner answered questions from subcommittee members about the president's budget request and the proposed dramatic cuts to HUD funding and programs.

In his opening statement, Secretary Turner described a new “playbook” and “paradigm shift” to enable HUD to get rid of alleged “fraud, waste, and abuse” within its programs. He further stated that HUD assistance should be temporary, not permanent.

Subcommittee members from both parties expressed concerns about the lack of specific plans for filling gaps created by the proposal's drastic program cuts, particularly those that will impact the lowest-income and most marginalized populations.

While Chair Steve Womack (R-AR) acknowledged that HUD is imperfect and could be more efficient, he cautioned that the cuts proposed in the president's budget request may be too deep and too rushed. He also expressed concerns about cuts to rental assistance programs, especially given the high housing costs in his state of Arkansas. Chair Womack shared his concerns that the proposed State Rental Assistance Block Grant Program could create gaps that would increase housing instability and homelessness.

Ranking Member Jim Clyburn (D-SC) stated that the proposed cuts are “not only unacceptable but unrealistic given a dire need to lower the cost of living for Americans.” He emphasized that the cuts will only increase the burdens on low-income households. Ranking Member Clyburn stressed that the budget proposal “ignores far too many realities” and expressed concern that the request provides no replacements for eliminated programs.

Representative Norma Torres (D-CA) called attention to the proposed funding cuts for disaster recovery, including Community Development Block Grant Disaster Recovery (CDBG-DR) funds. Representative Torres noted that California has still not received any disaster recovery funding for the Los Angeles wildfires that occurred earlier this year. Upon being asked whether he believes local governments can effectively finance disaster recovery without HUD support, Secretary Turner responded that states like California should not receive funds if they cannot fix their “stewardship” and “management” issues.

Representative Adriano Espaillat (D-NY) shared concerns that the proposed budget cuts would exacerbate the country's dire housing affordability and homelessness crisis. He further explained how budget cuts may affect New York City, where 570,000 people live in housing operated by the New York City Housing Authority, an agency that relies heavily on HUD funding and has a significant capital needs deficit. He condemned the budget proposal, referring to it as a “personal foul on the American people.”

Watch the full hearing at: <https://tinyurl.com/2dvt6ecc>

Read NLIHC's analysis of the president's budget request at: <https://bit.ly/4kDwWeH>

View NLIHC's updated budget chart at: <https://bit.ly/45RQ0Bl>

New Analysis Shows House-Passed Reconciliation Package Would Primarily Benefit Wealthy, Reduce Income Security Resources for Lowest-Income Households

By Kim Johnson, NLIHC Senior Director of Policy

TAG: Other Policy Issues

Keywords: Reconciliation, Medicaid, SNAP

New [analysis](#) from the non-partisan Congressional Budget Office (CBO) shows the provisions in the House-passed reconciliation bill, the “One Big Beautiful Bill Act” (H.R. 1), would primarily benefit higher-income households while reducing income security resources for households with the lowest incomes.

“CBO estimates that if the legislation was enacted, U.S. households, on average, would see an increase in the resources available to them over the 2026–2034 period,” noted CBO in a summary of the [report](#). “The changes would not be evenly distributed among households. The agency estimates that in general, resources would decrease for households toward the bottom of the income distribution, whereas resources would increase for households in the middle and top of the income distribution.”

Under the provisions of the bill, higher-income households would receive greater tax cuts, thereby keeping more of their income. The study notes that, adjusted for inflation, over the next 10 years the top 10% of income earners would see an additional \$12,000 in tax cuts per year, while the bottom 10% of income earners would see a drop in available income and benefits of \$1,600 per year. This decrease is due primarily to cuts to Medicaid and Supplemental Nutrition Assistance Program (SNAP) assistance included in the reconciliation package. Middle-income households would receive an estimated increase of between \$500–\$1,000 per year. The CBO report also estimates the bill would increase the federal deficit by \$2.4 trillion over the next decade.

Impact of Medicaid provisions on healthcare access for people experiencing homelessness

The reconciliation bill would also make changes to the Medicaid program that would make it more difficult for people experiencing homelessness to find and maintain healthcare coverage. As the National Health Care for the Homeless Council (NHCHC) [explains](#), address verification requirements for Medicaid that would be imposed by the reconciliation bill would pose a significant barrier for people who are living on the street, or in cars, shelters, or other temporary spaces. Citizenship verification requirements would also be difficult to navigate, as homelessness makes it extremely difficult for people to store or obtain important documents like birth certificates, Social Security cards, or IDs, which can be stolen or lost in an encampment sweep and difficult to replace. The bill would also require eligibility redetermination for Medicaid recipients every six months, which is not only inefficient, but exceedingly difficult for people

experiencing homelessness who likely have inconsistent or nonreliable access to mail, phone, or the internet. Likewise, the bill would put in place monthly work reporting requirements, which are burdensome and difficult to comply with for people who may not have reliable access to the phone or internet.

While housing assistance is not a target for cuts, the anti-poverty programs being considered for cuts play a crucial role in economic stability for people and families with low incomes, helping them put food on the table and receive needed medical care. The financial assistance these programs provide also promotes housing stability: by helping families afford the cost of food and other necessities, more money is left over at the end of the month to ensure rent is paid. States can also use Medicaid to cover [health-related social needs](#), including housing.

Advocates can learn more about the potential impact of the reconciliation bill on their states using the Center on Budget and Policy Priorities factsheets, available [here](#), and contact their congressional officials to urge them to oppose the bill's proposed cuts to Medicaid and SNAP using the Coalition on Human Need's [Take Action](#) portal.

HUD

HUD Inspector General Finds Multifamily Program Lacks Policies and Procedures to Ensure Owners Report and Address Elevated Blood Lead Levels

By Ed Gramlich, NLIHC Senior Advisor

TAG: Project-Based Housing

Keywords: Lead-based hazards, elevated blood lead level, EBLL, Multifamily, HUD

The HUD Office of Inspector General (OIG) issued a [Memorandum](#) on May 30 concluding that HUD's Office of Multifamily Housing Programs (Multifamily) needs to better track elevated blood lead levels (EBLLs) in properties assisted by Multifamily programs (primarily the Project-Based Rental Assistance, PBRA, program). The OIG found that Multifamily has no internal policy specifying how staff should oversee and manage reports of children under the age six with potential or confirmed EBLL at private properties assisted by a Multifamily program. OIG also observed that Multifamily's property management information system was not designed to track reported EBLLs or property owners' timely actions to mitigate lead hazards. The Memorandum provides an overview of Multifamily-assisted project owners' responsibilities in response to a child suspected of having EBLL.

In 1971, Congress passed the "Lead-Based Paint Poisoning Prevention Act" prohibiting the use of lead-based paint in residential housing constructed, rehabilitated, or assisted by the federal government and setting abatement standards for lead-based paint. The U.S. Consumer Product Safety Commission issued a ban on paint containing lead that took effect in 1978. Congress passed the "Residential Lead-Based Paint Hazard Reduction Act of 1992" calling for implementation of a program to evaluate lead-based paint hazards in the nation's housing stock and reduction of the threat of childhood lead poisoning in housing owned, assisted, or transferred by the federal government. HUD implementing regulations are at 24 CFR part 35. HUD's Real

Estate Assessment Center (REAC) estimates there are 276,262 children under age six living in the 1.4 million units assisted by the PBRA program, and that 636,733 of the 1.4 million units were built before 1978.

The drastically reduced HUD website no longer has a webpage devoted to healthy housing. However, a separate website, HUD Exchange, does have a link to [Lead Hazard Control and Healthy Homes Programs](#), which in turn links to a [Lead Safe Housing Rule \(LSHR\) Toolkit](#).

Read the OIG Memorandum at: <https://tinyurl.com/2vjnsfzu>

More information about lead-based hazards is on [page 6-1](#) of NLIHC's *2025 Advocates' Guide*.

HUD's PIH Notice Announces Unspecified Revisions to PHA Plan Templates

By Ed Gramlich, NLIHC Senior Advisor

TAG: Public Housing, Housing Choice Vouchers

Keywords: PHA Plan, templates, public housing, Housing Choice Vouchers, Notice, PIH, HUD, MTW, RAD, PBV

HUD's Office of Public and Indian Housing (PIH) posted [Notice PIH 2025-18](#) on June 3 providing guidance to public housing agencies (PHAs) on how they can access and submit automated PHA Plans. The Notice also announced revisions to the 5-Year PHA Plan and Annual PHA Plan templates but does not indicate what those revisions are. One apparent change is that the templates are to include elements of Project-Based Voucher (PBV) activities. Although Notice PIH 2025-18 is oriented to PHAs, residents and advocates can greatly benefit from reading the Notice because it explains various PHA categories (e.g., "Qualified PHAs, Standard PHAs, and Small PHAs) and their corresponding PHA Plan submission requirements. Also, the Notice restates and clarifies requirements related to the PHA Plan process and the need for local accountability and resident engagement.

As this *Memo to Members and Partners* went to press, PIH confirmed to NLIHC that PHA Plan templates with an OMB expiration date of 9/30/2027 that NLIHC found—after navigating a twisting path down the HUD website—are in fact the updated PHA Plan templates; NLIHC will compare the new templates line by line with the previous templates and report any significant changes in a future *Memo* (NLIHC explains how to navigate to the new templates at the end of this article). Unfortunately, the grossly revised HUD website no longer has a webpage devoted to PHA Plans and does not have a direct way for the public to locate the various PHA Plan templates. After asking PIH about the PHA Plan templates, PIH responded, "The [PHA Plan](#) and [Qualified PHAs](#) websites have been restored but still need to be updated to reflect the new guidance. We will be making these updates shortly. Given the new streamlined website, we still need to work out how we will make the PHA Plan guidance more visible and readily accessible to the public on the PIH website." Although the PHA Plan website is technically restored, as of now it is not possible to navigate to it simply by going to HUD.gov.

Background

When major changes allowing greater flexibility for PHAs was being discussed in the lead up to the “Quality Housing and Work Responsibility Act of 1998” (QHWRA), public housing resident leaders and their advocate allies worked for the creation of the PHA Plan so that there might be a modest degree of PHA accountability to residents and the general public. The original templates required all PHAs to use a computer-based PHA Plan template that was a helpful outline of all 19 PHA Plan components required by QHWRA, but PIH drastically diminished the template in 2008, reducing it from a helpful 41-page, easy-to-access electronic guide to a mere page-and-a-half-long form, making it much more difficult for residents and the public to know what the law requires and what might have changed during the previous year.

After proposing changes to the 2008 template in 2011 and 2012, PIH issued Notice PIH 2015-18 on October 23, 2015 announcing final revised PHA Plan templates. Instead of one single Annual PHA Plan template used by all PHAs, HUD had four types of Annual PHA Plan templates to be used for different categories. These templates included several modest improvements over the streamlined PHA Plan in use since November 2008; however, they were still far less helpful for residents and advocates than the pre-2008 template. Notice PIH 2025-18 introduces a fifth template, one devoted to the 100 Moving to Work Demonstration (MTW) PHAs; it is the “MTW Supplement” that the Expansion PHAs have been using.

All PHAs must submit a 5-Year Plan (form HUD-50075-FY) every five years, including so-called “Qualified PHAs,” which were introduced by the “Housing and Economic Recovery Act of 2015” (HERA). Qualified PHAs are those that administer 550 or fewer public housing units and/or Housing Choice Vouchers (HCVs) combined and that are not designated as a “Troubled PHA.” Qualified PHAs do not have to submit Annual PHA plans. Several years ago, 70% of all PHAs were “Qualified PHAs.” PIH informed NLIHC that it now has a [Qualified PHA Plan page](#) on the HUD website, but it is still not possible to find it by simply navigating the HUD website. PIH told NLIHC that this page still needs to be updated.

Highlights of Notice PIH 2025-18

Notice PIH 2025-18 provides a helpful description of each of the PHA categories and which of the five Annual PHA Plan templates they must submit. The categories are: Standard PHA (HUD-50075-ST), High Performer PHA (HUD-50075-HP), Small PHA (HUD-50075-SM), Housing Choice Voucher (HCV) Only PHA (HUD-50075-HCV), the new MTW PHA (HUD-50075-MTW), as well as Troubled PHA, and Qualified PHA. In addition to these annual PHA Plan templates, all PHAs must submit a Capital Fund 5-Year Action Plan (HUD 50075.2); all PHAs that must submit an Annual PHA Plan must incorporate a statement of capital improvements needed in their Annual PHA Plan.

The “Housing Opportunity Through Modernization Act of 2016” (HOTMA) implementation final rule requires PHAs’ Annual PHA Plans to report the number of Project-Based Voucher (PBV) units they are projected to have in the upcoming year, as well as their general location. More information about PBVs is on [page 4-11](#) of NLIHC’s *2025 Advocates’ Guide*.

For PHAs converting public housing units to PBVs or Project-Based Rental Assistance (PBRA) through the Rental Assistance Demonstration (RAD), the Notice reminds these PHAs that conversion is a “significant amendment” to the 5-Year PHA Plan and Annual PHA Plan. In addition, it reminds these PHAs that Appendix 1D of the [RAD Notice](#) has guidance regarding information that must be submitted as attachments to the 5-Year PHA Plan and/or the Annual

PHA Plan (or to a Significant Amendment to a PHA Plan). If a PHA is proposing a RAD and Section 18 disposition (“RAD/Section 18 blend”), the PHA must comply with the PHA Plan requirements for both RAD and Section 18 demolition/disposition. HUD encourages PHAs to fully describe the blend, as well as the impacts on residents living in the Section 18 units, as part of Appendix 1D of the RAD Notice. More information about RAD is on [page 4-58](#) of NLIHC’s *2025 Advocates’ Guide*.

Local accountability in the PHA planning process is discussed in some depth in Notice PIH 2025-18. It cites regulations stating that the purpose of the PHA Plan process is to provide an easily identifiable source by which public housing and HCV residents as well as the general public can locate basic PHA policies, rules, and requirements regarding the PHA’s operations, programs, and services.

All PHAs (Qualified and non-Qualified) must hold an annual public hearing regarding any changes to the plan goals, objectives, and policies, and PHAs must invite public comment regarding such changes. Because PIH considers local accountability as one of the purposes of the PHA Plan, PIH considers the annual public hearing essential for PHAs to determine whether changes to goals, objectives, and policies are needed.

A PHA must make approved PHA Plans and required attachments and documents related to the PHA Plan available to the public for review and inspection at the PHA’s principal office during normal business hours. Also, a PHA must provide information on how the public may reasonably obtain additional information about a PHA’s policies contained in the Standard Annual Plan but excluded from the streamlined templates. PIH “strongly encourages” PHAs to provide copies of their approved PHA Plans to each resident council and Resident Advisory Board, as well as make a copy available at each “Asset Management Project” (AMP) office (an AMP is generally a single PHA development or a specific, adjacent group of PHA developments). PHAs should also proactively produce accessible and translated versions of the approved PHA Plans in order to comply with laws concerning people with disabilities and people with limited English proficiency. In addition, PIH “strongly encourages” PHAs to post the templates and all PHA Plan elements in an accessible format on their websites (PIH discontinued posting PHA Plan templates on its website years ago and is unlikely to do so under the Trump Administration).

Notice PIH 2025-18 reminds readers that a PHA may amend or modify its 5-Year PHA Plan or Annual PHA Plan at any time, and reminds PHAs of their resident and public engagement obligations if the modification or change is considered a “substantial deviation/modification” from the 5-Year PHA Plan, or a “significant amendment” of an Annual PHA Plan. NLIHC urges residents and advocates to know how their PHA defines “substantial” or “significant” and advocate for better definitions if necessary.

Finally, the Notice is a reminder that if any element of a 5-Year PHA Plan or Annual PHA Plan is challenged by residents, a PHA must attach to the PHA Plan, a description of any challenges to PHA Plan elements, the source of the challenge, and the PHA’s response. The 2008 templates removed a reference to challenges but was reinstated in recent years and is maintained in the newly revised templates.

How to Find the New PHA Plan Templates

Go to [HUD.gov](https://www.hud.gov), choose “[HUD Partners](#),” scroll down to “Affordable Place to Live,” and under “**Rental Housing**” on the right column under “**Where to Get Help**,” you will see “Housing Choice Vouchers (HCV)/Section “Program.” Below it click on “[HCV Guidance and Notices](#).” Scroll down to **Notices and Guidance for PHAs**. Click on [HUDCLIPS](#). Under **Forms Library**, choose [HUD Forms](#). Then select [HUD-1 thru HUD-9](#) and scroll down to [HUD-5](#). From there scroll down to the HUD-50075 series, which are the forms relating to the PHA Plan templates.

Read Notice PIH 2025-18 at: <https://tinyurl.com/yc2skfy4>

More information about PHA Plans is on [page 8-34](#) of NLIHC’s *2025 Advocates’ Guide*.

Fair Housing

Bipartisan Bill Introduced to Extend Fair Housing Act Protections to LGBTQ+ People

By Kayla Blackwell, NLIHC Housing Policy Analyst and Kayla Springer, NLIHC Policy Intern

TAG: Fair Housing

Keywords: Fair housing, Fair Housing Act, LGBTQ+, Affirmatively Furthering Fair Housing

On June 3, Representatives Brad Schneider (D-IL) and Brian Fitzpatrick (R-PA) introduced the “Fair and Equal Housing Act of 2025 ([H.R. 3696](#))” to extend protections against housing discrimination to include “sexual orientation” and “gender identity” as protected characteristics under the “Fair Housing Act.” Passed in 1968, the “Fair Housing Act” prohibits discrimination in the sale, rental, and financing of housing based on protected characteristics, including race, color, religion, national origin, sex, familial status, and disability. Currently, there is no federal law that consistently protects LGBTQ+ individuals from housing discrimination. As of 2023, only 23 states, one territory, and the District of Columbia explicitly prohibited housing discrimination based on both sexual orientation and gender identity.

The bill’s introduction comes as HUD has taken significant steps to prohibit LGBTQ+ people from accessing vital emergency shelter services. In February, HUD Secretary Scott Turner [announced](#) HUD will stop enforcing the 2016 Equal Access Rule, which requires housing, facilities, and services funded through HUD’s Office of Community Planning and Development (CPD) to ensure equal access to programs for individuals based on their gender identity, sexual orientation, or marital status without intrusive questioning or being asked to provide documentation (see [Memo, 2/10](#)). More recently, HUD has proposed to rescind Affirmative Fair Housing Marketing regulations, which include requirements for housing insured by the Federal Housing Administration (FHA) to be marketed to all potentially eligible households, especially those least likely to apply for assistance and without regard for the “Fair Housing Act” protected classes (see [Memo, 6/9](#)). While HUD asserts that failing to provide outreach to minority groups is not “discrimination,” the Affirmative Fair Housing Marketing regulations call for punishing noncompliance with denial of further participation in HUD

programs. Each of these actions creates a more unfair housing environment, which increases housing instability and rates of homelessness.

The “Fair and Equal Housing Act of 2025” is bipartisan, with nine original cosponsors, including Representatives Brian Fitzpatrick (R-PA), Sharice Davids (D-KS), William Keating (D-MA), Paul Tonko (D-NY), Mike Quigley (D-IL), Janice Schakowsky (D-IL), Mary Scanlon (D-PA), Juan Vargas (D-CA), and Pramila Jayapal (D-WA).

Read the bill text and view additional cosponsors [here](#).

Read more about the LGBTQ+ Housing and Shelter Access in NLIHC’s *2025 Advocate’s Guide*, Chapter 6: “Shelter Access for Transgender People Experiencing Homelessness” [here](#).

Rural Housing

House Financial Services Committee Holds Hearing on Rural Housing Needs

By Kayla Blackwell, NLIHC Housing Policy Analyst, and Kayla Springer, NLIHC Policy Intern

TAG: Rural Housing

Keywords: Rural housing, hearing, House Financial Services Committee, HAC, CARH, Up for Growth

On June 12, the U.S. House Committee on Financial Services’ Subcommittee on Housing Insurance [held a hearing](#), “Housing in the Heartland: Addressing Our Rural Housing Needs.” Witnesses testified on the challenges of building rural housing, including high costs, regulatory burdens, low workforce capacity, and the need for greater rural housing supply and more effective rural housing programs. Witnesses included Richard Baier, President and CEO of the Nebraska Bankers Association; David Garcia, Policy Director of Up for Growth; Ian Maute, President of the Council for Affordable and Rural Housing (CARH) and Director of Development for the Buckeye Community Hope Foundation; and David Lipsetz, President and CEO of the Housing Assistance Council (HAC).

Subcommittee Chair Mike Flood (R-NE) opened the hearing by highlighting the unique housing challenges facing rural communities, such as the added costs of longer supply chains, lack of local labor force, and regulatory burdens associated with federal housing funding streams. In particular, Chairman Flood pointed to several federal rules and regulations that impact the costs of federal housing projects, including environmental review requirements, Build America Buy America (BABA) rules that require parts used in construction to be built in the U.S., Davis Bacon wage laws, and Section 3 requirements to hire low-income workers.

Next, Ranking Member Emanuel Cleaver (D-MO) highlighted in his opening statement the threats posed by the Trump Administration to USDA Rural Development staffing and programming. Representative Cleaver also highlighted his draft bill, the “Strategy and Investment in Rural Housing Preservation Act of 2025,” to preserve USDA rental housing and

discussed the “Rural Housing Service Reform Act,” which would reform USDA rural housing programs.

Richard Baier spoke of the challenges facing rural Nebraska, including an aging housing stock, a lack of local material vendors, contractors and subcontractors, and a scarcity of developable lots that has increased the risk for developers to build in rural areas. Baier also emphasized that misalignment in federal housing programs, such as differentials in income limits between the Low-Income Housing Tax Credit (LIHTC) and the National Housing Trust Fund, make it expensive and administratively difficult to stack the subsidies necessary for affordable housing development. In contrast, Baier highlighted the successes of the Rural Workforce Housing Task Force, a program created by the Nebraska Bankers Association, which operates a fund for nonprofit housing development that requires no income restrictions and no federal funding.

David Garcia, Policy Director of Up for Growth, focused on housing supply shortages. While Garcia also mentioned the unique challenges of rural communities, such as low construction and planning capacity, he highlighted zoning restrictions and local resistance to new housing as barriers to increasing rural housing supply. To increase affordable housing production in rural communities, Garcia noted that Congress can adopt bipartisan solutions such as the 30% basis boost for rural housing projects proposed in the “Affordable Housing Credit Improvement Act” (AHCIA), Representative Cleaver’s “Rural Housing Service Reform Act,” and the “Neighborhood Homes Service Act” and suggested that HUD provisions that require permanent steel chassis for manufactured housing should be removed. He also advocated for targeted assistance for rural communities through the “Housing Supply and Frameworks Act,” as well as technical policy assistance through the upcoming “Housing Opportunities Made Easier Act,” which would allow rural communities to modernize outdated zoning. Notably, the rural basis boost from the AHCIA has been included in the budget reconciliation bill, which recently passed the House. NLIHC supports the bipartisan AHCIA, but opposes the harmful changes to Medicaid, the Supplemental Nutrition Assistance Program (SNAP), and other vital anti-poverty programs (see [Memo, 5/19](#) and [Memo, 6/9](#)).

Ian Maute, President of CARH, discussed the imminent expiration of USDA Section 515 mortgages for rural multifamily housing, many of which are currently coupled with Section 521 Rural Rental Assistance. Without congressional action on “decoupling,” many rural households will lose their rental assistance as their buildings’ mortgages are paid in full. Maute advocated for the decoupling of these two programs, especially through the Stand-Alone Rental Assistance (SARA) program, which has already allowed for around 1,000 units’ mortgage assistance and rental assistance to be decoupled. Maute also noted the importance of LIHTC for rural multifamily housing and the challenges of Fannie Mae and Freddie Mac’s uncertain tax status for developers.

Noting the agreement across witnesses, David Lipsetz, President and CEO of HAC testified that federal housing policies are at fault for deepening rural housing challenges. Specifically, Lipsetz noted that while housing programs like LIHTC, the mortgage interest deduction, Fannie Mae and Freddie Mac, and Opportunity Zones play important roles in housing finance, they also steer investment to already overpriced suburban and urban housing markets away from rural communities. To resolve the rural affordability crisis, Lipsetz advocated for more concentrated housing capital in small towns, greater support for the capacity of local housing providers, and decoupling USDA Section 515 from Section 521 rental assistance. He also highlighted the

bipartisan momentum for rural public-private housing partnerships, expanding the role of CDFIs, and Rep. Cleaver’s “Rural Housing Service Reform Act.”

Members of Congress questioned witnesses on a range of rural housing issues, from appropriations to manufactured housing and Native Americans’ housing access. Representatives Pettersen (D-CO), Bynum (D-OR), and Williams (D-GA) noted the impact of Trump budget cuts on rural housing. “The proposal in the president’s budget would be devastating for rural communities. To zero out the programs that are funding some of the only development happening in those towns would be an unconscionable move,” Lipsetz testified. Representatives Tlaib (D-WA) and Pressley (D-MI) discussed the lack of investment in rural communities and noted the similarities between urban and rural districts in terms of housing needs. For example, Representative Pressley highlighted criminal records as a barrier to housing, and showcased her “[Housing FIRST Act](#),” which would reform tenant screening policies to support housing access for people with conviction records. Representatives Rose (R-TN), Timmons (R-SC), Fitzgerald (R-WI), and De La Cruz (R-TX) questioned witnesses on manufactured housing standards, permitting requirements, and zoning requirements. Finally, Representatives Downing (R-MT) and Nunn (R-IA) showcased the disparities in Native American homeownership and the need to reform and update the USDA’s Rural Housing Service.

Watch the hearing and read testimony from the witnesses [here](#).

Learn more about USDA rental housing programs in NLIHC’s *2025 Advocate’s Guide* Chapter 4: “[USDA Rural Rental Housing Programs](#).”

State and Local Innovation

Recap of 6/11 State and Local Innovation Campaign’s Webinar on Laws Strengthening Code Enforcement Procedures and Habitability Standards

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

TAG: State and Local Innovation

Keywords: Webinar, eviction, code enforcement, tenant protections

On Wednesday, June 11, NLIHC’s State and Local Innovation campaign hosted its final “Strengthening Renters’ Rights: A Primer on State and Local Level Tenant Protections” webinar series with a call focused on laws that strengthen code enforcement procedures and expand habitability standards for tenants in the private rental market. The call featured an overview of these protections for renters and highlighted two state and local advocacy campaigns to enact expanded habitability protections for tenants in Colorado and New Orleans, Louisiana.

A recording of the webinar can be found [here](#), and slides are available [here](#).

The call, conducted in collaboration with the [Community Economic Defense Project](#) law center, the [Louisiana Fair Housing Action Center](#), and [HousingNOLA](#), provided information on what types of laws are categorized as “strengthening code enforcement procedures and expanding

habitability standards” for renters, where such protections have been passed, and how they are currently being enacted across the country.

NLIHC’s State and Local Research Analyst Nada Hussein provided an overview of the Coalition’s work tracking and advocating for stronger habitability laws for tenants. Nada shared the history of the “Strengthening Renters’ Rights: A Primer on State and Local Level Tenant Protections” webinar series and how it came to be after a fall 2024 discussion of laws that limit excessive rental fees for tenants, commonly known as “junk fees.” Nada reviewed how the series evolved and came to focus on “just cause” eviction protections and rent stabilization protections. Nada shared information on the [toolkits](#) released ahead of the webinar series. Each of the toolkits provides an overview of tenant protection policies, the core components of each of the protections, where these protections have been implemented, as well as recommendations from tenant advocates on how these protections can be expanded to cover the greatest number of renters. Another key component of Nada’s presentation focused on tracking state and local level tenant protections through NLIHC’s [State and Local Tenant Protections Database](#). As of 2025, 11 states and 12 localities have expanded protections for tenants with respect to strengthening proactive code enforcement procedures.

Spencer Bailey, Senior Staff Attorney and Appellate Program Supervisor at the Community Economic Project, provided an overview of efforts taken to advance [Senate Bill 24-094](#) in the State of Colorado in 2024. Spencer mentioned that Colorado was one of the last states to enact an “implied warranty of habitability” statute, which guarantees a minimum set of habitability standards that landlords must adhere to in order to ensure that a rental unit is fit for habitation and free from health and safety risks. Under Colorado’s Senate Bill 24-094, a tenant is entitled to several remedies under the law to protect against dilapidated housing, including deductions to rent, terminating a lease, and applying an affirmative defense in court, among others. Spencer shared that under the habitability law in Colorado, a landlord is required to communicate to a tenant an intent to start repairs—or begin to make all necessary repairs—within 24 hours. Spencer concluded by sharing how Colorado’s state law inspired action in Denver to enact stronger and expanded habitability protections for tenants at the local level.

Monique Blossom, Director of Policy and Communications at the Louisiana Fair Housing Action Center, and Andreanecia Morris, Executive Director at HousingNOLA, presented on behalf of the City of New Orleans. Both shared efforts to enact the city’s [Healthy Homes](#) ordinance in 2022. The presenters discussed the clear need for updated housing protections for tenants as well as how housing advocates in New Orleans have been advocating for some form of a healthy homes ordinance for more than 10 years. In practice, the New Orleans “Healthy Homes” ordinance (1) requires landlords to register their rental property with the city, (2) requires landlords to submit to proactive health and safety standards and proactive inspection of all rental units, (3) prohibits retaliation against tenants, and (4) creates an anti-displacement fund for tenants impacted by unmaintained housing.

For more information on code enforcement protections for tenants, NLIHC’s State and Local Innovation campaign released a toolkit in 2024 that can be found [here](#).

Opportunity Starts at Home

National Council on Teacher Quality Highlights Growing Gap Between Teacher Pay and Housing Costs

By Julie Walker, NLIHC National Campaign Coordinator

TAG: Opportunity Starts at Home

Keywords: Opportunity Starts at Home, multi-sectors

The National Council on Teacher Quality (NCTQ) released an issue brief, “[Priced out: The growing challenge of teacher pay and housing costs](#)” last month highlighting the housing affordability challenges facing educators across the country. Increases in teacher salaries alone cannot keep up with the housing market in many school districts, making it unaffordable for teachers to live in the communities they serve. The brief also highlights examples of school districts partnering with housing agencies to provide affordable housing for teachers while emphasizing that a national response to the affordable housing crisis is necessary to ensure that educators can afford to live where they teach and schools can retain their workforce.

In a study examining 72 large, urban school districts, NCTQ found that housing costs between 2019 and 2025 have outpaced teachers’ salary growth, with rental costs increasing by 51% on average and teachers’ salaries only growing by about 24%. The analysis also found that new teachers cannot afford to rent a one-bedroom apartment in half of the districts sampled, regardless of whether they have a master’s degree. In 2019, 18 districts were unaffordable for teachers with bachelor’s degrees and 11 for those with master’s degrees. In 2025, 39 of the 72 districts sampled are unaffordable for early career teachers with bachelor’s degrees, and 34 are unaffordable to those with master’s degrees. Further, the rental cost for a one-bedroom unit in 10 of the districts sampled is more than 40% of the beginning bachelor’s degree holding teacher salaries, and four districts surpassed 45%. These numbers reveal a concerning trend of growing financial instability among educators, which contributes to challenges for school districts in attracting and retaining a diverse and high-quality teacher workforce. While some districts have been able to respond to the crisis by increasing teacher salaries to keep pace with the housing market, less-resourced districts have responded by partnering with affordable housing programs to provide housing to income-eligible teachers.

The subject of this brief, the disparity between wages and rising housing costs, is the focus of NLIHC’s annual [Out of Reach](#) report. The 2025 report found that 14 of the 20 largest occupations pay median wages less than the one-or two-bedroom housing wage, which is an estimate of the hourly wage a full-time worker needs to earn to afford a modest rental home at HUD’s Fair Market Rent (FMR) without spending more than 30% of their income on housing costs. Several of these occupations, including secretaries and administrative assistants, office and administrative support workers, building cleaning and pest control workers, and cooks and food preparation workers, are also essential to the success of any school district workforce. While the issue brief from NCTQ focuses on educator pay, school staff at every income level must be able to afford stable and accessible housing in the communities they serve.

Read the brief [here](#).

Research

Rent Reporting Can Positively Impact Credit Visibility and Credit Scores Among Renters

By Raquel Harati, NLIHC Research Analyst

TAG: Other Housing Policy Issues

Keywords: Credit scores, rent reporting, housing access

Recent research published by the Urban Institute, “[Evaluating Rent Reporting as a Pathway to Build Credit](#),” explored whether reporting rental payments to credit bureaus would help renters build their credit scores. Credit scores are a key component of participating in the U.S. economy and having a good credit score expands opportunities to lease rental homes, access financing, and receive lower interest rates on loans. The authors found that rent reporting can be beneficial by significantly increasing credit visibility, going from no credit score to having a credit score, and can help raise existing credit scores to near-prime levels (above 601) for tenants with low or no prior credit scores. Renters with low or no credit scores are more likely to be under age 25, live in low-income neighborhoods, or be Black or Hispanic. The study’s findings suggest that rent reporting is a promising intervention that can help renters access the benefits of the credit system.

Unlike homeowners who are able to build their credit scores with each mortgage payment, renters have historically not had their rental payments factored into their credit scores. One solution to this is reporting rental payments to credit bureaus. The authors tested the impact of rent reporting using a randomized controlled trial research design that compared renters who reported their rent payments (treatment group) with renters who had not yet started reporting their rent payments (control group). Rent reports were only made when rent was paid or a tenant was in good standing with their landlord. Participants for the study were recruited in 2021–2022 from subsidized rental developments and randomly assigned into the treatment and control groups. The study sample included 269 renters recruited from across six properties over the two-year recruiting period.

Rent reporting increased the likelihood of credit visibility by 12 percentage points among those who reported rents compared to those in the control group. Rent reporting also appeared to increase the likelihood that renters would have near-prime credit scores by 25%. Credit card debt and total debt balances also declined among the treatment group, although the connection with rent reporting was unclear and the authors advise caution in interpreting this finding. Additionally, the study’s short duration and its overlap with COVID-19 era rental assistance, financial assistance, and eviction protections may have impacted results.

The authors conclude that rent reporting holds promise as a credit-building tool for renters who are credit invisible or have low credit scores. Future research on rent reporting might include longer-term impacts, broader tenant populations (e.g., public housing residents, seniors), and explore cost-effectiveness or best practices for implementation. More targeted, supportive

interventions—possibly paired with financial counseling or other similar services—could also help maximize the reach and effectiveness of rent reporting initiatives.

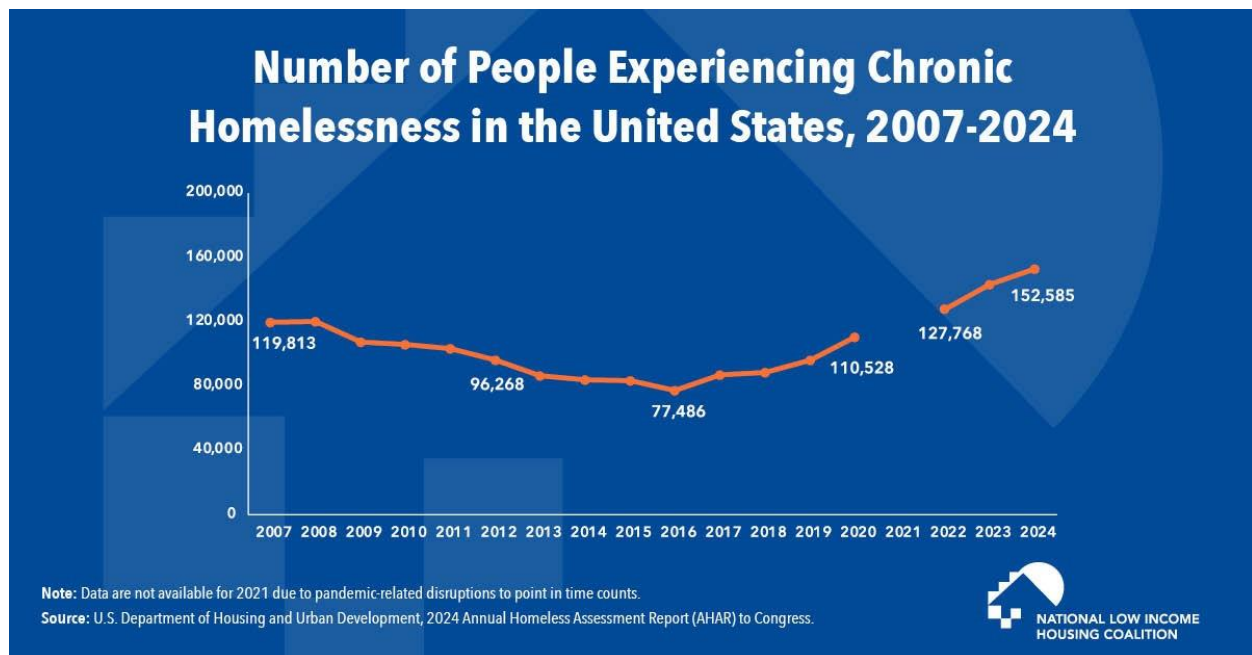
The full article can be found at: <https://urbn.is/3TjuVIA>

Fact of the Week

Chronic Homelessness Reached an All-Time High in 2024

TAG: Fact of the Week

Keywords: Homelessness, Chronic Homelessness, Housing Access



Note: Data are not available for 2021 due to pandemic-related disruptions to point-in-time counts.

Source: U.S. Department of Housing and Urban Development, 2024 Annual Homeless Assessment Report (AHAR) to Congress

From the Field

Washington Housing Advocates Secure Statewide Rent Stabilization

By Thaddaeus Elliott, NLIHC Housing Advocacy Organizer

TAG: From the Field

Keywords: Rent stabilization, Washington

On May 7, 2025, Washington Governor Bob Ferguson signed [House Bill 1217](#) into law. This makes Washington the third state after California (passed in 2019) and Oregon (passed in 2019, updated in 2023) to institute statewide rent stabilization.

Under the new law, annual residential rent increases are capped at 7% plus the Consumer Price Index (CPI) or 10%, whichever is lower. This cap applies to apartments and single-family homes with the following exempt: subsidized housing owned by nonprofits and public housing authorities, homes built by low-income housing tax credits regulated by the Washington State Housing Finance Commission, and duplexes through fourplexes where the owner lives onsite. For manufactured homeowners, rent increases are capped at 5% annually. Newly built homes are exempt from rent stabilization for the first 12 years and caps for residential tenants end after 15 years. Rent increases for manufactured homeowners are capped at 5% per year. This cap does not expire.

The road to the final version of this bill and a landmark win for renters in Washington State was tumultuous. Previous legislation to cap rent increases to 7% had been introduced in each of the previous two sessions and failed to progress through the state legislature both times. Last year, [opponents to the measure claimed](#) that capping rent increases could discourage construction of new rental housing and place greater economic strain on struggling landlords. However, polling going into the 2025 legislative session showed that [the vast majority of Washington voters supported](#) a bill to limit “excessive rent increases or excessive move-in and late fees.”

The high level of support is reflective of the severe housing affordability crisis in the state. Nearly 40% of the state’s residents are renters, with 21% of renters being extremely low-income (ELI), earning 30% of area median income. Washington has one of the largest gaps between wages and rent with Fair Market Rent (FMR) for a one-bedroom home at [\\$1,756 per month](#). The rent affordable to an ELI household in the state is \$911/month. Of ELI renters, [77% are severely cost-burdened](#), spending over half of their income on housing. In a review of census data, NLIHC state partner, the Washington Low Income Housing Alliance (WLIHA), found that [47% of renter households in Washington](#) saw their rent increase over \$100/month in 2024, with 15% seeing an increase over \$250/month. [A 2020 U.S. Government Accountability Office study](#) found that every \$100 increase in rent leads to a 9% increase in homelessness. In 2024, Washington state had it’s [highest eviction filing count in its recorded history](#).

Key provisions of the original version of the bill were a rent cap—including fees—of up to 7% annually, a cap of all move-in fees to the equivalent of one-month’s rent, and late fees to 1.5% of the tenant’s total monthly rent. It also included a provision that prevents landlords from treating month-to-month leases differently than fixed-term leases in terms of rent levels and fees, to end the practice of landlords charging “month-to-month fees” or much higher rents to compel renters to sign fixed-term leases, which are exempt from Washington’s just cause eviction protections. It also originally exempted new construction for the first 10 years.

The bill passed the House in March, but advocates were dealt a major setback when the Senate approved the bill with two detrimental floor amendments: (1) the rent increase cap raised to 10% plus CPI and (2) single-family homes were exempt from any limits to annual rent increases. The

Senate Ways and Means made an additional amendment that extended the exemption for new construction from 10 to 15 years. Michele Thomas, Director of Policy and Advocacy at WLIHA, commented in response to these changes, “Excessive rent increases threaten people with evictions, displacement, and homelessness. Rents across the state are out of reach and every rent increase causes more instability. The 7% in the bill was already a compromise, with many renters telling us it was the highest they could afford. Because the conference committee bill significantly raises the cap above 7%, we are afraid that it will not result in the stability that we fought for.”

Advocates did not give up the fight and mobilized to pass the bill in the final days of the legislative session. This included [a rally at the state capitol in Olympia on April 18](#) attended by over 100 advocates from across the state, sign-on letters and written messages from constituents to their state delegates, as well as a phone banking drive. The bill in its final form was passed on April 27, the last day of the legislative session. Other wins in the legislative session include \$605 million for the state Housing Trust Fund, plus an additional \$9 million for youth and young adult projects in the final capital budget. The operating budget also fully funds the Housing and Essential Needs rental assistance program, funds operation of permanent supportive housing, increases funding for right to counsel, and fills a funding gap in homelessness services.

“While not everything we wanted,” commented WLIHA executive director, Rachael Myers, in a message to their network, “this [legislation] will provide predictability and protection from rent gouging for tenants all across Washington. Passage of this bill represents an important step forward toward housing justice and gives us a strong foundation to further improve tenant protections in the future.” NLIHC applauds our Washington state partner, Washington Low Income Housing Alliance and their network for mobilizing over 5,700 individuals across the state who sent over 40,700 messages to their legislators to make these important wins possible.

NLIHC

NLIHC Welcomes Lisa Marlow as Director of Communications

NLIHC is excited to announce that Lisa Marlow has rejoined our team as the new Director of Communications. Prior to her return to NLIHC, Lisa worked at the Urban Institute, a research nonprofit focused on shaping discussions around social and economic policy. As the communications manager for Housing and Communities at Urban, she led communications strategy, managed media relations, and created content to support Urban’s research on housing, transportation, and climate issues.

In 2020, Lisa took a hiatus from her position as NLIHC’s manager of media relations and communications. She’s eager to rejoin the team and apply her new expertise to develop innovative ideas that will enhance the exceptional work already being done at NLIHC.

Please join us in welcoming Lisa back to the NLIHC team!

NLIHC Welcomes San Kwon as Homelessness and Housing First Policy Intern

By San Kwon, NLIHC Policy Intern

TAG: NLIHC

Keywords: Intern, new staff, welcome

NLIHC is excited to welcome San Kwon as a Homelessness and Housing First Policy Intern for Summer 2025. San recently graduated from Brown University, where he concentrated in Comparative Literature and Science, Technology, and Society. San became interested in housing policy through his active involvement in local housing justice work in Providence and Rhode Island. At Brown, he helped lead Housing Opportunities for People Everywhere, a student organization that aims to address structural issues surrounding homelessness and housing insecurity. As part of this organization, he volunteered as a street outreach worker and led students in advocating for better tenant rights and homelessness protections. San is deeply committed to the belief that housing is a human right and hopes to continue fighting to make safe and affordable housing accessible for all.

NLIHC Careers

NLIHC Seeks Senior Vice President, Public Policy

The Senior Vice President of Public Policy reports to the President and Chief Executive Officer of the National Low Income Housing Coalition (NLIHC) and oversees the policy team. Direct reports include NLIHC's Senior Director of Policy and Director of Disaster Recovery. The salary range for this position is contingent upon experience and is from \$148,000 - \$185,000. This position requires physical time in the office, and the candidate must be in the metropolitan Washington D.C. area or be able to commute to our office located in D.C. for a hybrid work schedule.

Responsibilities/Duties

Team Management & Development

- Supervise and provide leadership to diverse, high-performing teams, including policy and disaster housing recovery, resilience, and research.
- Foster a collaborative, high-energy work environment where team members are encouraged to innovate, take initiative, and thrive.
- Provide regular coaching, mentorship, and professional development opportunities to ensure team members grow and succeed.
- Promote a culture of inclusion, transparency, and accountability among teams.

Cross-functional Collaboration

- Facilitate collaboration within the organization to ensure alignment with NLIHC's broader objectives.
- Leverage the full range of organizational resources—including policy expertise, compelling research, media relations, field engagement, cross-sector partners, and more—to build effective, integrated advocacy efforts to advance housing justice.
- Collaborate with external partners, coalitions, and stakeholders to strengthen campaigns and amplify national messages.

Policy Development, Analysis, Monitoring, and Influencing

- Oversee and provide strategic direction and support for policy team efforts to advocate, educate and influence federal policymakers in Congress and the Administration to support affordable housing and homelessness investments, programs, and policies and an equitable federal disaster response and recovery.
- Establish the vision and strategy for NLIHC's federal policy efforts, aligning them with our strategic plan and mission to serve the nation's lowest-income households.
- Develop and maintain relationships with legislative and executive branch offices, and with other organizations and coalitions.
- Track, analyze, influence, and report on policy developments.

Board & Senior Leadership Collaboration

- Provide updates and strategic insights to the board of directors.
- Participate actively in senior leadership meetings, contributing to organizational strategy, decision-making, and resource allocation.
- Advise on emerging opportunities, potential risks, and innovative approaches to strengthen NLIHC's influence and reach.

Organizational Support

- Participate in staff meetings, retreats, trainings, and NLIHC events; convene and lead staff meetings in the absence of the President/CEO, as needed.
- Coordinate planning and implementation of aspects of annual conference.
- Represent NLIHC on boards, committees, task forces and work groups, and with media. Engage in public speaking on NLIHC priorities at meetings and conferences, and on Capitol Hill.
- Other duties as assigned.

Qualifications

- 10-15 years of experience in policy, legislative, and/or advocacy campaigns, with a demonstrated record of success at the national level.
- Ability to identify and strategize around shifting political climates to advance housing justice legislatively and administratively.
- Strong understanding of the political, legal, and cultural landscape affecting the lowest-income and most marginalized households and their housing needs.

- Proven ability to lead and motivate diverse teams, with experience managing cross-functional and geographically dispersed staff.
- Excellent strategic thinking, problem-solving, and decision-making abilities, with a knack for balancing long-term vision with short-term operational needs.
- Experience working in or alongside advocacy, grassroots, and coalition-building organizations.
- Unwavering commitment to racial and social equity in all aspects of work, and a demonstrated ability to develop strategies and tactics to create equitable and inclusive outcomes.
- Highly adaptable, initiative-taking, and strategic, with the ability to thrive in fast-paced, high-pressure environments.
- Persuasive communication skills, both written and verbal, with the ability to engage diverse stakeholders, including the media, policymakers, funders, and supporters.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. Interested candidates should submit a resume, cover letter with salary requirement, and a writing sample to Jamaal Gilani, Director of People and Culture, via email at jgilani@nlihc.org.

NLIHC News

NLIHC in the News for the Week of June 9

The following are some of the news stories to which NLIHC contributed during the week of June 9:

- “Housing vouchers, already scarce, would be even harder to get under Trump’s budget bill,” *Nevada Current*, June 9, at: <https://tr.ee/sZk4Yl>
- “Aid groups weigh how much more they can help if FEMA reduces its disaster response,” *Associated Press*, June 11, at: <https://tr.ee/WlIX82>
- “The History of the Low-Income Housing Tax Credit,” *TIME*, June 12, at: <https://tr.ee/oEgilk>

Where to Find Us – June 16

- Housing & Community Development Network of NJ, Community Scholars Program – virtual, June 20 (Carlton Taylor and Tiara Wood)
- [Kingston Housing Task Force](#) Community Housing Series – Kingston, NY, June 24 (Lindsay Duvall)
- CARES of NY [Strategies to Addressing Homelessness Workgroup Session](#) – virtual, June 25 (Lindsay Duvall)
- [Dutchess County Continuum of Care](#) meeting – Poughkeepsie, NY, September 23 (Lindsay Duvall)

NLIHC Staff

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Kenza Idrissi Janati, Tenant Leader Intern
Kim Johnson, Senior Director of Policy, x243
San Kwon, Policy Intern
Sasha Legagneur, State and Local Innovation Intern
Ramon Suzuki Lopez, Field Intern
Mayerline Louis-Juste, Program Manager, Strategic Partnerships, x201
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Benja Reilly, Development Coordinator, x234
Katie Renzi, Research Intern
Dee Ross, Tenant Leader Fellow
Gabrielle Ross, Manager, IDEAS, x208
Craig Schaar, Data Systems Analyst
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Cecily Thomas, Development Coordinator
Tia Turner, Project Manager, *Our Homes, Our Votes*

Julie Walker, National Campaign Coordinator

Brandon Weil, Graphic Communications Manager

Cierra White, IDEAS Intern

Chantelle Wilkinson, Vice President, Strategic Partnerships & Campaigns, x230

Renee Willis, President and CEO, x247

Tiara Wood, Communications Coordinator