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Budget and Appropriations

Senate Plans to Vote Today on Republican’s Reconciliation Bill, While Appropriators Begin Laying Out Timeline for FY26 Spending Bills—Take Action!

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: Reconciliation, Medicaid, SNAP, appropriations, FY26

Reconciliation Updates

Republicans in the Senate worked through the weekend to come to an agreement on the final provisions of their massive tax cut and spending bill, the “One Big Beautiful Bill Act” (OBBBA). The delay came after the Senate Parliamentarian, a non-partisan role charged with advising members of the Senate on the rules and procedures for advancing legislation in the chamber, flagged several provisions that violated the Byrd Rule, which governs the kinds of provisions that can be included in a reconciliation bill.

During this process, referred to as the “Byrd Bath,” the Senate Parliamentarian reviews the text of a reconciliation bill to identify Byrd Rule violations. Under the complicated rules governing the reconciliation process, any provision in a reconciliation bill must have a direct impact on federal spending or tax revenues; if a provision is included that violates this key rule, it must either be removed from the bill, or the bill will be subject to the usual 60-vote threshold required in the Senate, rather than the simple majority of 51 votes allowed under reconciliation.

Senate Republicans also have the option of rewriting the offending proposals so they do not violate the Byrd Rule. However, reaching an agreement on how to rewrite these provisions is another challenge, especially when any changes must also be agreeable to House Republicans. With a narrow majority in both chambers and unified opposition to the OBBBA from Democrats, Republicans can only afford to lose a handful of “yes” votes to get the bill over the finish line.

The Senate began the next step in the reconciliation process today, called “vote-a-rama,” a marathon session in which Senators may propose and vote on an unlimited number of amendments. A final vote on the bill is expected today; if it passes the Senate, House Speaker Mike Johnson (R-LA) has signaled his chamber will be ready to take up the bill for a vote as soon as July 2, with the goal of sending it to President Trump for his signature by July 4. However, it is not clear whether the bill will pass in the Senate today, or whether House Republicans will be willing to pass the Senate’s version of the bill without making additional changes. Senator Thom Tillis (R-NC) said he would not vote for the bill, citing its [impact on Medicaid coverage](#) for low-income people and families. Senators Susan Collins (R-ME) and Lisa Murkowski (R-AK) have also expressed concerns about the bill’s impact on access to medical care and food assistance for people in their states.

While housing assistance is not a target for cuts, the anti-poverty programs being considered for cuts, including the Supplemental Nutrition Assistance Program (SNAP) and Medicaid, 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.

Appropriations Updates

Despite having yet to reach a topline funding agreement for the 12 fiscal year (FY) 2026 appropriations bills, known as “302(b)” allocations, members of the House and Senate Appropriations Committees are moving forward with drafting their FY26 spending bills.

Senate Appropriations Committee Chair Susan Collins (R-ME) and Vice Chair Patty Murray (D-WA) are reportedly making progress on 302(b) funding levels and plan to begin reviewing draft legislation in the committee (a process called “markup”) after the July 4 holiday. In the House, Appropriations Committee Chair Tom Cole (R-OK) scheduled a subcommittee markup for the Transportation, Housing and Urban Development (THUD) bill, which funds HUD’s vital programs, for [July 14](#), with a markup before the full House Appropriations Committee slated for [July 17](#). Both the House and Senate will need to release the text of their THUD spending proposals in advance of markup.

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 Provide the Highest Possible Funding for HUD in FY26!

- Use **NLIHC's advocacy toolkit**, [*Opposing Cuts to Federal Investments in Affordable Housing*](#), to call on Congress to protect and expand affordable housing and homelessness resources, including:
 - Full funding to renew all existing Housing Choice Voucher (HCV) contracts and 60,000 Emergency Housing Vouchers (EHVs).
 - Increased funding for public housing operations and public housing capital needs.
 - \$4.922 billion for HUD's Homeless Assistance Grants (HAG) program.
 - \$20 million for the Eviction Protection Grant Program (EPGP).
 - At least \$1.3 billion for HUD's tribal housing programs and \$150 million for competitive funds targeted to tribes with the greatest needs.
- **Email or call members' offices** to tell them about the importance of fully funding affordable housing and homelessness resources that are vital to community development and growth. You can use [NLIHC's Take Action page](#) to contact your member offices.
- **Share stories of those directly impacted by homelessness and housing instability.** Storytelling adds meaningful context to your advocacy and can help lawmakers see how their policy decisions impact real people. [Use this resource from the HoUsed campaign to learn about how to tell compelling stories.](#)

National, state, local, Tribal, and territorial organizations can also [join over 2,700 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.

U.S. Conference of Mayors Passes Resolution Supporting Extension of Emergency Housing Voucher Funding

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: EHVs, vouchers, HCVs, FY26

The U.S. Conference of Mayors (USCM) [passed a resolution](#) stating that “supporting the extension of funding for the Emergency Housing Vouchers (EHV) program” would be one of the Conference's key policy priorities in the year ahead. USCM is the official non-partisan organization representing cities around the country with over 30,000 residents, over 1,400 cities in total. Adopting the resolution makes advocating for continued EHV funding an official policy of the USCM, a strong show of bipartisan support for the continuation of this vital program. The resolution was sponsored by San Diego Mayor and USCM Vice President Todd Gloria.

Additional Funding for Voucher Renewals Urgently Needed

The EHV program was created by the “American Rescue Plan Act of 2021,” which allocated \$5 billion for the creation of 70,000 new rental assistance vouchers targeted specifically to people at risk of or experiencing homelessness and people fleeing intimate partner violence or human trafficking. The program has been extremely successful, helping recipients, [including](#) families and people who were experiencing chronic homelessness, find safe, stable housing.

Around 59,000 households currently rely on an EHV to keep a roof over their heads; however, while funding for the program was authorized to last ten years, the drastic increase in the cost of rent between 2021 and 2023 drained the program's account. In March 2025, HUD sent a [letter](#) notifying public housing agencies (PHAs) they would be receiving the last of their EHV funding the following month, and that HUD would "provide no additional EHV [renewal] funding allocations to PHAs." While HUD estimates the remaining funding should last until partway through 2026, some PHAs are poised to run out of funding before the end of this year.

Congress also underfunded HUD's Housing Choice Voucher (HCV) program in the final fiscal year (FY) 2025 spending bill, with an estimated 32,000 HCVs expected to be lost in the coming years through attrition. Already, HUD's rental assistance programs are so underfunded that only one in four households eligible to receive assistance gets it, leaving the other 75% of otherwise eligible households to struggle with housing instability and, in the worst cases, homelessness.

Take Action – Urge Congress to Provide Increased Rental Assistance Funding in FY26!

While in the long term, policymakers should expand rental assistance to help all households in need, advocates can take action today and urge their members of Congress to provide sufficient funding in FY26 to ensure no one loses the assistance they rely on to keep a roof over their heads.

- Check out the [EHV Funding Cliff Mobilization Toolkit](#) for additional information and resources. Created in partnership with the Center on Budget and Policy Priorities (CBPP), National Housing Law Project (NHLP), and National Alliance to End Homelessness (Alliance), the toolkit has talking points, template op-eds, social media posts, and more ways for advocates to take action on voucher funding!
- Learn more about how the loss of EHV's would impact your state with CBPP's [new analysis](#).
- Read NHLP's recent memo on the [legal rights of EHV tenants](#), and find legal assistance in your area [here](#).
- [Organizations can join a national sign-on letter](#) to protect federal rental assistance and EHV funding. Individuals can weigh-in with their elected officials with [NLIHC's Take Action](#) page.

HUD

HUD PIH Publishes Notice on Transitioning EHV Families into HCV Program

By Alayna Calabro, NLIHC Senior Policy Analyst

Keywords: EHV's, vouchers, HCV's, FY26

HUD's Office of Public and Indian Housing (PIH) issued [Notice PIH 2025-19](#) on June 20, providing guidance to public housing authorities (PHAs) on transitioning families receiving Emergency Housing Vouchers (EHVs) into the Housing Choice Voucher (HCV) program. EHV

families are to be transitioned so that they do not lose housing assistance. Furthermore, the notice informs PHAs that they have 60 days from the notice publication date to expend service fees.

Background

The EHV program was created by the “American Rescue Plan Act of 2021” (ARPA), which provided \$5 billion for new tenant-based rental assistance vouchers specifically targeted to people experiencing or at immediate risk of homelessness, as well as people escaping intimate partner violence, sexual assault, or human trafficking. The EHV program mandates that PHAs, who are responsible for administering the program, work with their local Continuums of Care (CoCs) to identify people and families at risk of or experiencing homelessness and connect them to an EHV.

HUD also awarded an additional \$3,500 per EHV to support the leasing of EHV and to retain and support EHV owners. HUD exercised authority provided through ARPA to adjust HCV program practices and provide PHAs with flexibility to expedite and facilitate HCV use. PHAs could set higher payment standards for EHV—up to 120% of HUD’s Fair Market Rent (FMR)—making a wider range of units eligible for the program.

While ARPA made EHV funds available for obligation until September 30, 2030, historic increases in rent over the last four years have caused funding to run out much more quickly than expected. HUD estimates that the Department will only have sufficient funds to cover all EHV families through most of 2026.

Transitioning EHV Families into the HCV Program

HUD encourages PHAs to transition EHV families into the HCV program to prevent EHV families from losing assistance and potentially facing homelessness. To transition a family into HCV, a PHA will make assistance payments using funding under its consolidated HCV Annual Contributions Contract. A PHA must have HCV unit-months available to use for EHV families. HUD’s notice reminds PHAs that EHV funding cannot be used for HCV Housing Assistance Payment (HAP) costs, even for former EHV families, once they have been transitioned to the regular HCV program.

EHV families must be selected through the PHA’s HCV waiting list. The notice outlines steps PHAs should take depending on whether they have an open or closed HCV waiting list. The notice states that PHAs may establish a local preference that includes EHV families. Additionally, HUD is providing a streamlined submission and review process for a regulatory waiver that would permit PHAs to place all EHV families on its HCV waiting list with the appropriate preference.

The notice advises that when transitioning an EHV family to HCV assistance, PHAs are not required to execute a new HAP contract or tenancy addendum if the family is remaining in the same unit.

EHV Waivers and Alternate Requirements

The notice reminds PHAs that the EHV waivers and alternate requirements detailed in [PIH Notice 2021-15](#) (see *Memo 5/10/21*) do not apply to the HCV program. HUD addresses the requirements

that apply when a PHA transitions a family from EHV to HCV assistance and outlines existing flexibilities PHAs may use in lieu of the EHV waivers.

Criminal Rescreening: Applicant screening requirements do not apply when the PHA is transitioning a family from EHV to HCV assistance. HCV requirements on termination of assistance do apply to EHV families when they are transitioned to the HCV program.

Income Eligibility and Targeting: Income eligibility and targeting requirements do not apply to EHV families when they are transitioned to HCV assistance. HCV requirements concerning participant family income and composition do apply.

Social Security Number and Citizenship Verification: For the EHV program, HUD waived the requirement to obtain and verify documentation of social security number (SSN) and eligible noncitizen status before admitting families to the EHV program. Instead, HUD established an alternate requirement that individuals may provide the required documentation within 180 days of admission to continue receiving assistance. Notice 2025-19 states that a PHA must verify documentation of SSN and eligible noncitizen status before transitioning an EHV family to the HCV program.

Payment Standards and Rent Reasonableness: Notice 2021-15 allowed PHAs to establish EHV payment standards up to 120% of FMR without HUD approval. Notice 2025-19 outlines two options to minimize harm to families that benefited from higher payment standards for EHV. If the EHV payment standards were set between 110% and 120% of FMR, the PHA could align both programs' payment standards by using a process described in [Notice PIH 2024-34](#) (see [Memo 10/7/24](#)). Alternatively, the PHA could choose not to reduce the payment standard amount used to calculate a family's subsidy as long as they continue to reside in the same unit. The requirement limiting the family share to 40% or less than the monthly adjusted income at initial occupancy does not apply to EHV families transitioning to HCV assistance.

Service Fees

The notice states that PHAs have 60 calendar days after publication of the notice to use service fees on eligible expenses and must complete all services fee expenditure reporting 120 days from notice publication. HUD stated that it will describe the recapture and reallocation of service fees in a future notice.

Read Notice PIH 2025-19 at: <https://tinyurl.com/chwwaf8n>

Find the PIH EHV website at: <https://www.hud.gov/ehv>

Congress

Representatives Jayapal and Frost Introduce Legislation to Prohibit Federal Agencies from Criminalizing Homelessness

By Alayna Calabro, NLIHC Senior Policy Analyst

Keywords: Homelessness, Housing First, homelessness solutions, Housing Not Handcuffs Act, legislation, Pramila Jayapal, Maxwell Frost, criminalization, Grants Pass v. Johnson, Supreme Court

Representatives Pramila Jayapal (D-WA) and Maxwell Frost (D-FL) [introduced](#) on June 26 the “Housing Not Handcuffs Act,” legislation to prohibit federal agencies from arresting, ticketing, or otherwise criminalizing people experiencing homelessness on public lands with nowhere else to go. The NLIHC-endorsed legislation would end the federal criminalization of homelessness while encouraging policymakers to focus on proven solutions to homelessness: affordable housing and supportive services.

The U.S. Supreme Court ruled in the case of *City of Grants Pass, Oregon v. Gloria Johnson* on June 28, 2024 that jurisdictions can arrest and ticket unhoused people for sleeping outside, even when adequate shelter or housing is not available. NLIHC [strongly condemned](#) the Supreme Court’s decision. In the year since the cruel, misguided ruling in *Grants Pass v. Johnson*, [more than 320 bills](#) have been introduced in communities across the country to arrest and fine people experiencing homelessness for sleeping outside, and 230 of these bills have passed.

Arrests and fines are not solutions to homelessness because they do not address the underlying causes of the crisis: the inability to afford housing and the severe shortage of affordable homes. Laws that make it illegal for people to sleep outside exacerbate homelessness and waste taxpayer dollars.

The “Housing Not Handcuffs Act” would ensure that people experiencing homelessness cannot be arrested or ticketed by federal agencies while living on federal lands without blocking traffic when there are no alternative options, asking for help or donations in public places, practicing religion in public spaces, or living in a vehicle without blocking traffic. By shifting federal attention away from the criminalization of homelessness, this bill is a necessary first step to stopping these ineffective and inhumane policies. To truly address America’s affordable housing and homelessness crisis, policymakers must instead work with urgency to scale up proven solutions, starting with greater investments in affordable housing and supportive services.

“Every single person in the richest country in the world should be able to have a roof over their head and a safe place to sleep, it’s that simple,” stated Representative Jayapal in a [press release](#). “There is nowhere in this country where you can pay rent on a minimum wage salary. By criminalizing aspects of homelessness, cities and states across this country are only creating greater barriers for people to access housing—something that is already far too scarce. Fining people who already can’t afford to live makes no sense and will only result in longer-term homelessness.”

“The reality we live in right now is that millions of Americans are just one missed paycheck away, one rent hike away, one surprise medical bill away from being homeless,” said Representative Frost during a [press conference](#) announcing the bill’s introduction. “We are here to take cruelty out of this housing crisis that is impacting so many people and are working to build a system that is rooted in care, dignity, and a deep love for our communities and everyone who lives in them. We know that the solution to our housing crisis is not fines or handcuffs. We know that homelessness is a housing issue.”

Read a press release about the bill: <https://tinyurl.com/2xn9w5hh>

Watch a recording of the press conference announcing the bill at: <https://tinyurl.com/2ba3jcu5>

Learn more about the bill: <https://housingnohandcuffs.org/hnhact/>

The ACLU's map tracking the criminalization of homelessness since *Grants Pass* is available at: <https://tinyurl.com/5cbhr23u>

The Housing Not Handcuffs campaign's criminalization legislation tracker is available at: <https://tinyurl.com/a69h9fyk>

House Disaster Equity and Building Resilience Caucus Holds Briefing with Former FEMA Administrator Deanne Criswell

By Meghan Mertyr, NLIHC Disaster Housing Recovery Analyst

Keywords: Disaster Equity and Building Resilience Caucus, FEMA

The U.S. House of Representatives' Committee on Homeland Security Democrats and Co-Chairs of the Disaster Equity and Building Resilience Caucus held a [briefing](#), "Facing Elimination: A Conversation on the Value of FEMA," on June 26. The primary witness was former FEMA Administrator Deanne Criswell. The briefing outlined the critical role FEMA plays in ensuring that the federal government provides the resources and funding necessary for communities to stay safe before, during, and after a disaster.

With an eye toward the future, the Committee discussed reforms the agency must implement if it wants to effectively serve all disaster survivors, including those with the lowest incomes and from the most marginalized groups. Further, it examined current threats, including lack of formal leadership, loss of institutional knowledge, and funding cuts, posed to the agency.

The briefing kicked off with Congressman Bennie Thompson (D-MS) reminding the nation why the U.S. originally created FEMA. "FEMA came about because there was a need for someone to be there when all other resources, state and local, have failed," Thomson said. In 1970 and then *again* in 1974, elected officials from both sides of the aisle came together to affirm the federal government's role in creating a streamlined and effective disaster recovery system when they passed the "Disaster Relief Act."

Since then, FEMA has continuously provided crucial assistance to states and communities before, during, and after disasters that they cannot replace on their own. Support from the agency is crucial to the function of state and local emergency management agencies, assisting in disaster response coordination and aiding communities in rebuilding resiliently after disasters.

While the country's disaster response and recovery system is broken and in need of major reform, the dismantling of FEMA and its ability to respond to disasters address none of these issues. Dismantling FEMA will not make communities safer, and most certainly will not increase access to disaster recovery resources. Instead, "we should be talking about how to strengthen FEMA and put more resources there" said Congresswoman Dina Titus (D-NV), "and make it move faster and do better with states as opposed to justifying why it should even exist."

During disasters, we all want to do what we can to help our fellow community members, and this includes making sure they have access to the resources they need to recover from an incident they had no hand in creating. "I have seen firsthand how disaster recovery intersects with the

values that we all share,” said Criswell, “protecting the most vulnerable, building resilience from the ground up, and making sure the government works for the people and not the other way around.”

NLIHC facilitates the Disaster Housing Recovery Coalition (DHRC), a group of over 900 local, state, and national organizations, that works to ensure federal disaster recovery efforts reach those most impacted by disasters, including households with the lowest incomes and those who are most marginalized.

Take action to protect disaster programs, staff, and funding [here](#).

View a recording of the briefing [here](#).

Other Housing Issues

National Housing Law Project Releases Know Your Rights Resource for Immigrant HUD Families

By Alayna Calabro, NLIHC Senior Policy Analyst and Kayla Springer, NLIHC Policy Intern

Keywords: Know your rights, HUD, immigrant rights, immigration status, mixed-status, National Housing Law Project, NHLP

Amid uncertainty about the future of mixed-status households enrolled in HUD housing programs, the National Housing Law Project (NHLP) released a [resource](#) with guidance for HUD tenants about sharing immigration status information with HUD housing providers. Responding to reports received by NHLP about HUD housing providers making improper requests for verification of immigration status, the Know Your Rights resource contains information for mixed-status HUD families about their rights when responding to such requests from public housing authorities, owners, or voucher landlords.

The resource includes a review of the current law regulating mixed-status households living in HUD-assisted housing and the rights of tenants who are asked by HUD housing providers for information about immigration status. The Know Your Rights resource walks through different scenarios based on the request for information and the information a tenant has previously shared. The resource also includes example forms that household members not declaring HUD-eligible status may be asked to complete.

A Spanish language version of the resource will be available in the coming weeks.

Find the resource at: nhlp.org/kyrdata.

Tenants seeking further assistance from a local legal organization can go to lawhelp.org.

Opportunity Starts at Home

Campaign and National Alliance to End Homelessness Host Congressional Briefing on Aging Adults and Homelessness

By Julie Walker, NLIHC National Campaign Coordinator

Keywords: Opportunity Starts at Home, multi-sectors

The Opportunity Starts at Home (OSAH) campaign and the National Alliance to End Homelessness, an OSAH Steering Committee member organization, hosted a congressional [briefing](#) (streamed live on OSAH's Instagram) on June 25 to discuss the rising number of older Americans experiencing homelessness. The event featured a screening of the acclaimed documentary *No Place to Grow Old*, which follows the lives of older adults navigating the harsh realities of housing instability. The screening was followed by a panel discussion about the affordable housing crisis for aging adults and how health challenges, unfortunate unforeseen circumstances, and rising housing costs converge to create this urgent issue. The briefing concluded with remarks from Senator Ron Wyden (D-OR).

Briefing speakers included:

- Opening Remarks, Kim Johnson, Senior Director of Policy, NLIHC
- Remarks, Michael Larson, Founder, Humans for Housing
- Moderator, Chantelle Wilkinson, Vice President, Strategic Partnerships & Campaigns, NLIHC
- Davey Schaupp, Director of *No Place to Grow Old*
- Yolanda Stevens, PhD, Program and Policy Analyst-Older Adults and Healthcare at the National Alliance to End Homelessness
- Bronwyn Carver, Film Participant and Advocate
- Dr. Jennifer Molinsky, Director, Housing an Aging Society Program at Harvard University and Film Expert
- Jennifer Kye, Senior Attorney, Justice In Aging
- Remarks, Senator Ron Wyden (D-OR)

Kim Johnson opened the briefing by outlining the severity of the affordable housing crisis for older adults with extremely low incomes. Older adults, aged 55+, are among the fastest-growing group entering homelessness across the country—a trend projected to triple by 2030. These individuals are often longtime workers, caregivers, and veterans who, after a lifetime of contributions, find themselves priced out of safe and stable housing. Among the 45.6 million renter households in the U.S., 10.9 million have extremely low incomes and more than half of these households are headed by older adults or individuals with disabilities. At the same time, the national shortage of affordable, available rental housing means that many older adults are cost-burdened, spending more than 30% of their income on housing.

Michael Larson introduced a segment of *No Place to Grow Old*, a documentary that highlights the human impact of these statistics, revealing how health challenges, unfortunate unforeseen circumstances, and rising housing costs converge to create a housing crisis that can no longer be

ignored. While the documentary focuses on individuals experiencing homelessness in Portland, Oregon, the film has resonated with audiences across the country who see similar housing issues in their own communities. The film was released in September 2024 and has since been shown and discussed at 91 community screenings in the United States and Canada.

Chantelle Wilkinson provided background on the OSAH campaign, moderated the briefing, and introduced the panelists. Wilkinson described how the crisis of older adults experiencing homelessness is often overlooked and emphasized the need to include those with lived experience when elevating the issue and discussing policy solutions.

Bronwyn Carver discussed how misconceptions and biases about homelessness create additional barriers for people experiencing homelessness and seeking help. She highlighted the higher predatory risks for women experiencing homelessness, and how older adults are often less visible for their personal safety, which contributes to the public perception that homelessness is primarily experienced by younger individuals. She emphasized that the lack of affordable housing is what drives high rates of homelessness and discussed how the Housing Choice Voucher (HCV) program provided her with stable, affordable housing after experiencing homelessness. This stability allowed her to attend to long-standing health issues, maintain sobriety, and mend family relationships.

Davey Schaupp discussed the critical need to humanize the data on affordable housing and homelessness, and the importance of making the issue personal for audiences. He highlighted the human need for stories to make sense of the world, and that we need to change narratives to build support for significant policy change. He went on to share examples of how scenes in *No Place to Grow Old* helped viewers to connect with the experiences of the film's participants.

Yolanda Stevens, PhD provided data on the current and projected rates of older adults experiencing homelessness. The 2024 HUD Point-in-Time (PIT) count found that 147,000 older adults experienced homelessness on a single night, with half of those adults experiencing unsheltered homelessness. Older adults make up the fastest growing segment of the homeless population, and the number is expected to triple in 2030. At the same time, the population of older adults is growing, with 11,000 Americans turning 65 every day. Ten percent of older adults are currently living below the poverty line, contributing to the growing number of older adults experiencing homelessness. Affordable housing and homelessness programs can but currently do not meet the growing need for assistance, and she highlighted how the film portrays this through the experiences of its participants.

Dr. Jennifer Molinsky discussed the high rate of cost-burdened adults in the U.S., with 1/3 of adults spending more than 30% of their income on housing costs. For older adults, their incomes tend to decline as their housing costs increase, which leads to new or worsening housing cost-burden. Older adults also often need accessibility modifications as their mobility changes and will often need services and support to remain in their home independently. Households headed by individuals aged 80 and older are set to double in the next 20 years, so the need for increased investment in affordable housing and supportive services is critical. She highlighted policy strategies to accomplish this, including increasing the supply of affordable housing, preserving existing affordable housing, providing emergency rental relief to households who experience an economic shock, and expanding home repair and modification programs. She concluded by

emphasizing that the alternatives to increased investment in affordable housing programs are significantly more expensive.

Jennifer Kye discussed the role of cross-sector collaboration in affordable housing advocacy and the critical contributions of aging and disability advocates. She emphasized that housing is at the core of individual and community well-being, and other sectors recognize this. Older adults are served across all federal housing assistance programs, and 42% of households receiving HUD assistance are headed by older adults with the HCV program serving the highest number. This means that housing assistance programs are as critical as Medicaid and Social Security Income (SSI) for the stability and wellbeing of older adults with extremely low incomes.

The briefing concluded with remarks from Senator Ron Wyden, who discussed how addressing the homelessness crisis is not only a moral imperative but one that makes economic sense. He thanked the documentary team for their honest and compelling representation of the issue of older adults experiencing homelessness in his hometown of Portland, Oregon and emphasized that this is a national issue affecting communities across the country that Congress must address.

Policy solutions elevated throughout the panel included: sufficient funding to continue existing assistance under HUD's [Emergency Housing Voucher \(EHV\) program](#), reintroduction of the "[Eviction Crisis Act](#)," reintroduction of the "[Family Stability and Opportunity Vouchers Act](#)," and expansion of the [National Housing Trust Fund](#).

Watch a recording of the briefing [here](#). Watch the trailer for *No Place to Grow Old* [here](#).

To learn more about the connections between aging and housing, read the OSAH fact sheet [here](#).

SchoolHouse Connection Hosts Webinar on How School and Housing Systems Partner to Solve Family Homelessness

By Julie Walker, NLIHC National Campaign Coordinator

Keywords: Opportunity Starts at Home, multi-sectors

SchoolHouse Connection, an Opportunity Starts at Home (OSAH) campaign Roundtable member, is hosting a webinar, "[Solving School-Age Homelessness Through School-Housing Partnerships](#)," on Tuesday, July 8 at 2 pm ET that will showcase an innovative example of cross-sector work between school systems and housing partners to provide housing to families experiencing homelessness. The webinar will explore how the city, county, housing authority, homeless coalition, and school district came together in Hamilton County, Tennessee, to launch a pilot program that provides both housing and case management to families identified by the school system. Attendees will learn about the key components of the program, its early impact, challenges faced during implementation, and strategies for adapting and replicating this model in other communities.

Sample Memoranda of Understanding (MOUs) and other practical resources will be shared.

This webinar is designed for both school liaisons and housing partners. If you work in a school, bring your housing counterpart. If you're in housing, invite your local liaison.

Speakers include:

- Lori Carmack, LMSW, LSSW, Coordinator of School Social Work, Hamilton County Schools
- Laura Grier, M.S. Ed., Former Homeless Liaison, Hamilton County Schools
- Mackenzie Kelly, Executive Director, Chattanooga Regional Homeless Coalition
- Barbara Duffield, Executive Director, SchoolHouse Connection

Register for the webinar [here](#).

Research

Latest *State of the Nation's Housing* Report Finds Record Number of Housing Cost-Burdened Renters for Third Consecutive Year

By Esther Colón-Bermúdez, NLIHC Research Analyst

Keywords: Rental housing stock, rent burden, affordable housing, rental market

The Joint Center for Housing Studies of Harvard University released its annual report, [*The State of the Nation's Housing 2025*](#), on June 24. The report highlights that half of all renters in 2023—a record 22.6 million—were housing cost-burdened, spending 30% or more of their household incomes on housing and utilities. Renters with annual incomes under \$30,000 on average had only \$250 left to spend on other necessities after paying for housing.

The report reveals that asking rents in professionally managed multifamily apartment buildings rose by 0.8% between the first quarter of 2024 and the first quarter of 2025. While rents grew modestly nationwide, asking rents increased more in the Midwest (3.1%) and Northeast (3.0%), with minimal change in the West (0.4%). The South saw a 0.5% decline in asking rents, which the report attributes to more new apartment completions. The national supply boost that brought 608,000 new multifamily units in 2024 helped moderate rent increases in the multifamily housing sector despite rising rental demand.

While renter households across all income levels have been affected by rising housing costs, the rate of cost burden among households with incomes between \$45,000 and \$74,999 doubled to 45% since 2001. Still, cost burdens are most prevalent among renters with the lowest incomes. Eighty-three percent of households with annual incomes less than \$30,000 were cost-burdened, and two-thirds (67%) were severely cost-burdened. On average, cost-burdened renters with annual incomes under \$30,000 have just \$250 remaining to cover all other basic needs after paying housing costs each month.

Low-income renters face additional threats to housing security due to the limited and rapidly shrinking supply of low-cost rental housing. Between 2013 and 2023, the number of units renting for less than \$1,000 per month, adjusted for inflation, fell by over 30%. Meanwhile, new construction has focused mainly on higher-priced rental units. The median asking rent for apartments completed in the fourth quarter of 2024 was \$1,900, which is affordable only to households earning at least \$76,000 annually. This is largely due to high and rising costs of land, labor, and building materials, while the existing stock faces pressure from soaring operating expenses, including a 26% increase in insurance costs in 2023. Proposed tariffs raise concerns that these pressures may intensify. Increasing frequency and severity of disasters further threaten the affordable housing stock by destroying homes and driving up rents.

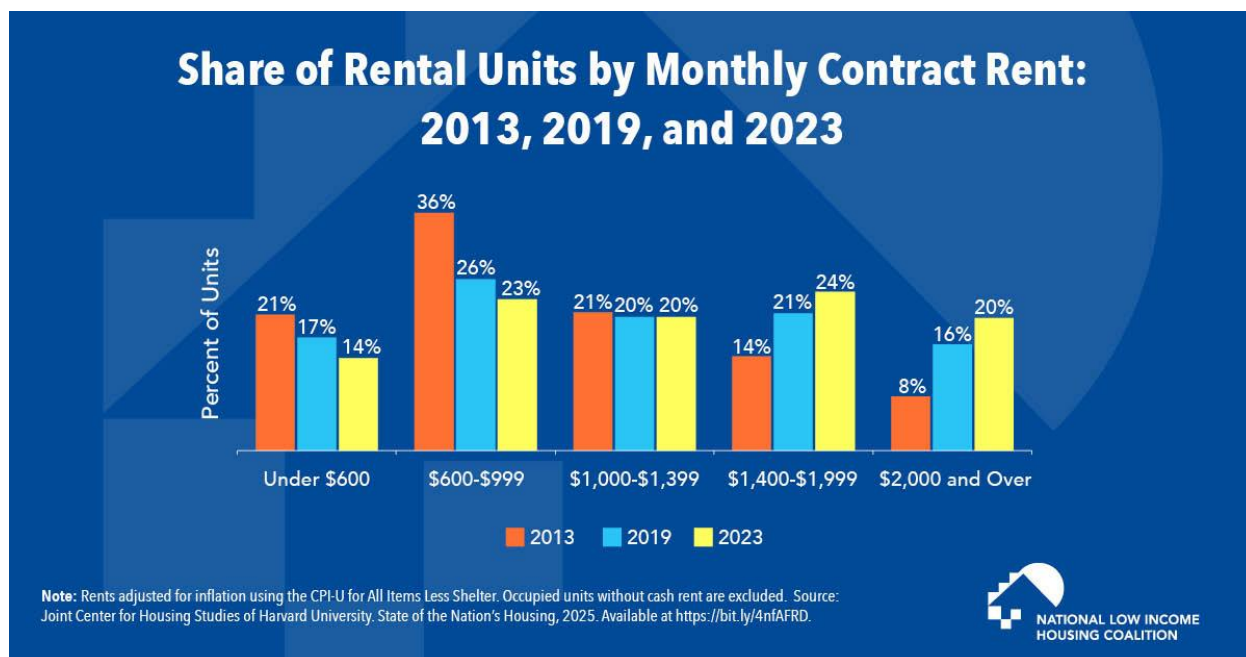
The report emphasizes the need for housing supports, which are currently threatened under the Trump Administration's proposed reductions in federal resources. Assistance can't keep up with the growing need for affordable rental units as growth in the number of very low-income renters outpaces growth in the number of eligible renters receiving housing assistance. As a result, an increasing number of low-income renters face severe housing problems and potential homelessness. Rental assistance programs like the Housing Choice Voucher program, Public Housing, and the Low-Income Housing Tax Credit provide lifelines for roughly 5.1 million households. Proposed budget cuts to the voucher program, Public Housing, and other housing programs would severely weaken the housing safety net and further threaten the stability of the millions of households that rely on these crucial supports.

Read the full report at: <https://bit.ly/4nfAFRD>

Fact of the Week

Share of Low-Cost Rental Homes Continues to Shrink, While Supply of Higher-Priced Rental Homes Expands

Keywords: Low-cost housing, affordable housing, supply



Note: Rents adjusted for inflation using the CPI-U for All Items Less Shelter. Occupied units without cash rent are excluded. Source: Joint Center for Housing Studies of Harvard University. *State of the Nation's Housing*, 2025. Available at <https://bit.ly/4nfAFRD>.

From the Field

NLIHC Joins Sign-On Letter Opposing Preemption of State Artificial Intelligence Laws in Budget Reconciliation Bill, Citing Need for Renter Protections from Discriminatory AI Practices

By Libby O'Neill, NLIHC Senior Policy Analyst

Keywords: Reconciliation bill, artificial intelligence

NLIHC joined a [sign-on letter](#) to the United States Senate opposing a provision in the reconciliation bill that would preempt state and local laws governing artificial intelligence (AI) or withhold critical federal broadband funding for jurisdictions that enact such laws. The provision would restrict states and localities from addressing the harm caused by AI, and block potential solutions. Housing advocates have been raising concerns over the use of AI in rent price setting and tenant screening, and how it furthers discriminatory practices and housing inequities.

The use of AI has broad implications for consumers. In housing, AI is used regularly for tenant screening, rent-setting, and building surveillance. Research shows that the use of AI can worsen discriminatory practices because of racial disparities in the data used to generate AI algorithms. For example, a [study by TechEquity Collaborative](#) found that when landlords used AI screening

tools, Black and Latino renters were almost half as likely to have their rental applications accepted than white respondents. Seventeen states have introduced bans on AI rent-setting software after RealPage used AI to enable competitor landlords to coordinate artificial and illegal rent hikes. In May 2024, HUD's Office of Fair Housing and Equal Opportunity (FHEO) issued guidance aimed at protecting rental housing applicants from discriminatory tenant screening practices that could violate the "Fair Housing Act" (See *Memo*, [5/6/2024](#)).

"Housing inequities are not new; what is new is how AI brings speed, scale, and secrecy to harmful practices. Tenants, already bearing the brunt of the entrenched cost of living crisis, cannot be sacrificed to unregulated technology with demonstrated patterns of discriminatory uses," the letter states. State and local jurisdictions must be able to respond to unfair AI practices to protect consumers from discrimination.

The letter urges Senators to remove this provision from the reconciliation bill and oppose other attempts to move this policy forward.

Read the sign-on letter here: <http://bit.ly/447XVJG>

NLIHC

NLIHC Welcomes Alyssa Kemp as Disaster Recovery, Research, and Resilience Intern

By Alyssa Kemp, NLIHC DHR Intern

Keywords: Disaster Recovery, FEMA

NLIHC is excited to welcome Alyssa Kemp as a summer 2025 Disaster Housing Recovery (DHR) intern. Alyssa recently earned both a bachelor's and master's degree in environmental engineering, with a concentration in water resources. They are passionate about how climate change and housing intersect, especially the ways environmental hazards impact low-income and historically marginalized communities.

Alyssa brings experience in community-based climate resilience planning, green stormwater infrastructure design, and green job workforce development. Their work highlights the need to align climate adaptation with affordable housing to ensure no one is left behind in disaster recovery. They look forward to deepening their understanding of federal disaster recovery frameworks and contributing to efforts that make preparedness and recovery more equitable, accessible, and rooted in long-term housing justice.

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 23

The following are some of the news stories to which NLIHC contributed during the week of June 23:

- “Housing advocates worry states can’t fill rental aid gaps if Trump cuts go through,” *Yahoo! News*, June 23, at: <https://tr.ee/rrpza8>
- “Section 8 Housing Cuts Explained: Complete Guide to 2025 Changes Under Trump Budget Proposal,” *Community Voice*, June 24, at: <https://tr.ee/0VunQN>
- “Gen X is the least financially secure generation — and most Americans say they need six figures to live comfortably,” *The Independent*, June 25, at: <https://tr.ee/MskQMb>

Where to Find Us – June 30

- Housing & Community Development Network of NJ, Community Scholars Program – virtual, July 11 (Carlton Taylor)
- [Dutchess County Continuum of Care](#) meeting – Poughkeepsie, NY, September 23 (Lindsay Duvall)

NLIHC Staff

Sarah Abdelhadi, Manager, State and Local Research
Saatvik Amravathi, State and Local Innovation Intern
Andrew Aurand, Senior Vice President for Research, x245
Sidney Betancourt, Manager, Inclusive Community Engagement, x200
Kayla Blackwell, Housing Policy Analyst, x231
Victoria Bourret, Manager, State and Local Innovation Outreach, x244
Jen Butler, Senior Vice President, External Affairs, x239
Alayna Calabro, Senior Policy Analyst, x252
Billy Cerullo, Housing Advocacy Organizer
Adelle Chenier, Director of Events
Esther Colón-Bermúdez, Research Analyst
Lakesha Dawson, Director of Operations and Accounting
Lindsay Duvall, Manager, Member Engagement, x206
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Nada Hussein, Research Analyst, State and Local Innovation, x264
Kenza Idrissi Janati, Tenant Leader Intern
Kim Johnson, Senior Director of Policy, x243
Alyssa Kemp, DHR Intern
San Kwon, Policy Intern
Sasha Legagneur, State and Local Innovation Intern

Ramon Suzuki Lopez, Field Intern
Mayerline Louis-Juste, Program Manager, Strategic Partnerships, x201
Lisa Marlow, Director of Communications, x813
Brendan McKalip, *Our Homes, Our Votes* Intern
Meghan Mertyr, Disaster Housing Recovery Analyst
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Katie Renzi, Research Intern
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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
Tejas Telkar, Homelessness and Housing First Policy Intern
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