



Memo To Members & Partners

A weekly newsletter from the National Low Income Housing Coalition

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Budget and Appropriations

House Speaker Johnson and White House Pressure House Republicans for Deep Spending Cuts to Domestic Programs in FY26 – Take Action!

TAG: Appropriations

Keywords: Appropriations, FY26

By Kim Johnson, NLIHC Senior Director of Policy

With the [introduction](#) of President Donald Trump’s fiscal year (FY) 2026 budget request, members of the House and Senate Appropriations Committees are working to reach topline spending agreements—known as “302(b)s”—for each of the 12 annual appropriations bills that fund federal programs and services, including the Transportation, Housing, and Urban Development (THUD) spending bill that funds vital housing, homelessness, and community development programs run by HUD.

While the specifics of these bills are still being drafted, House Appropriations Committee Chair Tom Cole (R-OK) has stated his committee will draft their FY26 spending bills close to the president’s budget request, which proposes a historic 44% cut to HUD programs. Proposed cuts include a 43% cut to the rental assistance programs millions of people rely on to keep a roof over their heads. 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”—on [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. 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 congressional member offices** to tell them about the importance of affordable housing, homelessness, and community development resources to you, your family, your community, and your work. You can use [NLIHC's Take Action page](#) to look up your member offices or call/send an email directly!
- **Sharing stories about people 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 2,300 organizations](#) on CHCDF's national letter calling on Congress to support the highest possible level of funding for affordable housing, homelessness, and community development resources in FY26.

Senate Republicans Consider Changes to Medicare to Pay for Tax Cuts in Reconciliation Bill

TAG: Other Policy Issues

Keywords: Reconciliation, LIHTC, Medicaid, SNAP

By Kim Johnson, NLIHC Senior Director of Policy

Senate Republicans are considering changes to the House-passed reconciliation bill that would cut funding for Medicare to pay for the increasing price tag of the bill's proposed tax breaks. According to the Congressional Budget Office (CBO), the reconciliation package would add an estimated \$3 trillion to the federal deficit over the next decade.

Medicare is a federal health insurance program serving over 68 million adults over the age of 65 and people with low incomes under 65 with qualifying disabilities or medical conditions. Senate Majority Leader John Thune (R-SD) noted his colleagues may look at changes to the program as a potential cost-saving measure after some Senate Republicans expressed concern over cuts to

Medicaid and the Supplemental Nutrition Assistance Program (SNAP) included in the House-passed bill.

Senators Josh Hawley (R-MO), Lisa Murkowski (R-AK), Tommy Tuberville (R-AL), and John Boozman (R-AR) have voiced concerns about the steep cuts to Medicaid and SNAP included in the House bill, in particular a provision that would [shift the costs](#) of these programs on to state and local governments. The CBO estimates that, under the House bill, an estimated four million people could lose their Medicaid coverage and millions—including more than two million children—would [lose some or all](#) of their SNAP assistance. However, cuts to Medicare would also face significant pushback from Republicans in the Senate, with Senator Hawley noting he would vote “no” on any cuts to the program.

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 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 do not have consistent or reliable access to mail, phone, or internet. Likewise, the bill would put in place burdensome monthly work reporting requirements, which are difficult to comply with for people who may not have reliable access to a phone or the 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.

HUD

HUD Proposes to Rescind Affirmative Fair Housing Marketing Regulations

TAG: Fair Housing

Keywords: Affirmative, marketing, regulations, HUD, rescind

By Ed Gramlich, NLIHC Senior Advisor

As anticipated (see *Memo*, [4/21](#)), a [proposed rule](#) to rescind HUD’s Affirmative Fair Housing Marketing regulations was published in the *Federal Register* on June 3. This is yet one more

attack on fair housing by the Trump Administration, along with its termination of the Affirmatively Furthering Fair Housing rule and replacing it with a meaningless Interim Final Rule (see *Memo*, [3/3](#)). Instead of the usual 60-day public review and comment period for the proposed recission, HUD is only allowing 30 days; comments are due July 3.

The obligation to affirmatively market housing in a way that complies with federal fair housing laws applies to housing insured by the Federal Housing Administration (FHA), assisted with HUD's Multifamily Assistance programs, and other HUD-subsidized housing, such as the HOME and national Housing Trust Fund programs. This obligation, which dates to the 1970s, applies to jurisdictions, subrecipients, and project owners. These entities must design and employ marketing plans and/or submit HUD-designed forms that promote fair housing by ensuring outreach to all potentially eligible households, especially those least likely to apply for assistance. This is especially important if a development is located in a low-poverty area.

Affirmative marketing consists of actions to provide information and otherwise attract eligible people to available housing without regard to race, color, national origin, sex, familial status (persons with children under 18 years of age, including pregnant women), disability, or religion. These are the "protected classes" spelled out in Title VIII of the "Civil Rights Act of 1968" as amended (also known as the "Fair Housing Act"). As reflected in the affirmative marketing regulations, a marketing program typically involves publicizing the availability of federally assisted housing opportunities to people in any of the protected classes through the type of media they might customarily use. This might include minority-oriented publications, minority-oriented radio or television stations, or other minority-oriented media in a federally assisted housing development in the housing market area.

The Affirmative Fair Housing Marketing regulations do not require a property owner to rent to a household on the basis of race or any of the other protected classes.

The proposed rule lists six "reasons" for removing the affirmative marketing regulation. Several themes are peppered among the six "reasons." One of the themes centers on the Fair Housing Act's prohibition of various forms of explicit housing discrimination based on the protected classes.

- "HUD's rule making authority is cabined to those rules necessary to prevent discrimination... The Affirmative Fair Housing Marketing [AFHM] regulations are not about preventing discrimination; rather, they require applicants to affirmatively attract minority persons and do so through 'minority publications or other minority outlets'... Again, the Fair Housing Act and [Executive Order 11063](#) [signed by President John F. Kennedy on November 20, 1962] are aimed at discrimination against persons because of race, not information disparities."
- "It is the policy of the Department to prevent discrimination, not to equalize statistical outcomes; however, AFHM regulations are based on an assumption that equal outcomes are what matter..., but the objective of the Fair Housing Act is to eliminate discrimination. The [regulatorily required] AFHM plans are aimed at increasing the number of minority tenants in FHA-assisted housing, not simply eliminating discrimination."

What the proposed recission fails to acknowledge is another section of the Fair Housing Act, the "Affirmatively Furthering Fair Housing" obligation. That section calls on all executive departments and agencies to administer their programs and activities relating to housing and

urban development (including any federal agency with regulatory or supervisory authority over financial institutions) in a “manner affirmatively to further the purposes of [the Act]. More specifically, the Fair Housing Act requires the HUD Secretary to “administer [its] programs and activities relating to housing and urban development in a manner affirmatively to further the policies and priorities [of the Fair Housing Act].”

In other words, the Fair Housing Act not only prohibits housing discrimination, it also requires HUD (and any other federal agency), as well as recipients of any federal housing and urban development assistance, to take meaningful actions to overcome historic patterns of segregation (often fostered by past federal policy and programs) and to promote fair housing choice.

Another theme misinterprets the aim of the Affirmative Fair Housing Marketing regulations to lead to or even require racial quotas.

- “Far from supporting race-neutral and purely prohibitory requirements of the Fair Housing Act, the AFHM regulations require private parties to sort individuals by race and engage in outreach based on race.”
- “The AFHM regulations also require applicants to favor some racial groups over others, without a compelling interest.”
- “...it is the policy of the Department not to require applicants to engage in racial sorting. HUD should encourage applicants to be color-blind, as it is always immoral to treat some racial groups differently than others.”

HUD asserts that failing to provide outreach to minority groups is not “discrimination,” yet the AFHM regulations “punish” noncompliance with denial of further participation in HUD programs and even referral to the Department of Justice for legal relief. However, money damages or civil monetary penalties are not at play, according to Thomas Silverstein at the Policy & Race Research Action Council (PRRAC). In addition, HUD claims (without facts or data) that the AFHM regulations place an economic burden on “innocent” private actors, yet as Thomas Silverstein notes, HUD-subsidized landlords have developed systems and policies for complying with affirmative marketing regulations over the decades that the regulations have been in place; consequently, compliance is not especially burdensome. HUD also asserts, “It is inappropriate for HUD to require applicants without payment to do this outreach,” ignoring the financial benefit of advertising in order to quickly achieve lease up for new developments and to fill vacancies as rapidly as possible in subsequent years. Finally, HUD defends a short, 30-day public review and comment period (instead of the standard 60-day period), stating that all of the above is so egregious that something must be done “as expeditiously as possible.”

The [Poverty & Race Research Action Council \(PRRAC\)](#) has a helpful two-page paper, “What You Need to Know about the Trump Administration’s Attack on Affirmative Marketing,” available [here](#).

Read the proposed rule at: <https://tinyurl.com/27bmrs7a>

HUD's Multifamily Office Delays Sections 102 and 104 HOTMA Implementation

TAG: Project-Based Housing

Keywords: HOTMA, Multifamily, PBRA, income requirements, asset requirement, implementation, extension, delay

By Ed Gramlich, NLIHC Senior Advisor

HUD's Office of Multifamily Housing programs (Multifamily) has issued [Notice H-2025-03](#) extending the date for compliance with updated resident income and asset documentation requirements called for by the "Housing Opportunity Through Modernization Act of 2016" (HOTMA) until January 1, 2026. A separate [email memorandum](#) from Multifamily states that owners of Multifamily properties may become fully compliant with HOTMA rules and regulations before January 1, 2026. It also reminds owners that they should continue to follow their existing Tenant Rental Assistance Selection Plans (TSPs) and Enterprise Income Verification (EIV) policies and procedures until they are fully compliant with HOTMA.

In short, Section 102 of HOTMA reduces the frequency of income reviews and modifies the definition of income and assets. Section 104 sets maximum asset limits for eligibility and continued occupancy and implements deductions and exceptions for certain investments such as retirement savings. Section 102 applies to Multifamily's Section Eight Project-Based Rental Assistance (PBRA), Section 202 Housing for Low-Income Elderly Persons, and Section 811 Housing for Low-Income Persons with Disabilities programs. Section 104 only applies to PBRA.

Although Notice H-2025-03 only applies to Multifamily programs, readers are reminded that Sections 102 and 104 also apply to Public Housing and Housing Choice Vouchers (HCV) administered by HUD's Office of Public and Indian Housing (PIH). On September 18, 2024, PIH distributed an email indicating that public housing agencies (PHAs) are not required to comply with Sections 102 and 104 by the previous compliance date of January 1, 2025, due to difficulties implementing technical changes to PIH systems. Some aspects of Sections 102 and 104 also apply to HOME Investment Partnerships (HOME), national Housing Trust Fund (HTF), and Housing Opportunities for Persons with AIDS (HOPWA) programs administered by HUD's Office of Community Planning and Development (CPD).

HUD's Office of Multifamily programs have retained its [HOTMA resource page](#) despite HUD's drastic reduction of useful information throughout their website. HUD's PIH does not retain its HOTMA resource page. A distinct web platform, HUD Exchange, does have a [HOTMA site](#), which has a box labeled "PHA Resources" that has Section 102 and 104 material; however, it does not have information about other HOTMA provisions affecting PIH programs. For other HOTMA provisions impacting PHAs, users are directed to go to the crippled HUD.gov website which fails to actually provide any PIH-related HOTMA information.

Read Notice H-2025-03 at <https://tinyurl.com/dfayaw9a>

Read more about HOTMA provisions affecting PBRA on [page 4-99](#) of NLIHC's *2025 Advocates' Guide*. HOTMA-specific information begins on page 4-108.

Homelessness and Housing First

NLIHC Joins National Health Care for the Homeless Council Letter Opposing Reconciliation Bill's Impacts on People Experiencing Homelessness

TAG: Housing Instability and Homelessness

Keywords: Medicaid, homelessness, health care, housing instability

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

NLIHC has joined the National Health Care for the Homeless Council's [letter](#) urging Senate and Committee on Finance leaders to oppose the House reconciliation bill (H.R. 1), highlighting the bill's negative impact on people experiencing homelessness. As the letter argues, the reconciliation bill places a heavy administrative burden on unhoused individuals and healthcare providers, making it nearly impossible for unhoused individuals to retain Medicaid coverage and access critical health services.

House Republicans passed the reconciliation bill on May 22 (see [Memo, 6/2](#)) with the goal of passing a final bill into law before the July 4 recess. The bill seeks to make permanent a wide range of tax cuts originally approved in 2017 at the cost of massive cuts to several key public assistance programs, including Medicaid. The Congressional Budget Office [estimated](#) that the proposed administrative changes to Medicaid would result in cuts of at least \$716 billion, and approximately 15 million people would lose health coverage by 2034.

These changes particularly threaten the health of unhoused individuals. "Medicaid is critical to addressing the health care needs of people experiencing homelessness. It allows unhoused people to access comprehensive, system-wide health care that better enables them to manage their health, work, go to school, and seek housing and other basic needs. Medicaid is also critical for homeless health care providers because it pays for the comprehensive care they deliver, thus reducing uncompensated care and increasing financial stability," the letter states.

The letter cites four of the bill's provisions as particularly threatening for unhoused Medicaid recipients: requirements for address verification, citizenship verification, frequent eligibility redeterminations, and work requirements. For the many unhoused individuals who live in temporary or non-addressed spaces, it's impossible to provide a verifiable address. Similarly, a lack of stable housing or safe storage spaces makes it difficult for unhoused individuals to maintain documents that might provide proof of citizenship, which are also expensive and administratively burdensome to replace. Finally, unreliable access to mail, phones, or the internet presents a barrier to receiving regular eligibility redetermination notices or completing monthly work requirement reports. Although over half of the people experiencing homelessness work, losing health coverage will only further destabilize and increase barriers to employment.

"These changes will create paperwork and administrative burdens so great that it will be nearly impossible for unhoused individuals to maintain Medicaid coverage, limiting access to critical care and yielding worse health and housing outcomes. Providers will also lose revenue and be

burdened by spending clinic time filling out paperwork to keep patients covered rather than delivering care,” the letter writes.

Ultimately, the reconciliation bill and its cuts to Medicaid pose a serious threat to the health of people experiencing homelessness, creating significant barriers to retaining coverage and administrative inefficiencies in the health care system. Alongside the National Health Care for the Homeless Council and other organizations, NLIHC recognizes Medicaid’s critical role in meeting the health care needs of unhoused individuals and calls for a rejection of the House reconciliation bill.

Read the letter [here](#).

State and Local Innovation

Happening this Week! NLIHC to Host Code Enforcement Protections Webinar on June 11!

TAG: State and Local Innovation

Keywords: Habitability, code enforcement, webinar

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

This Wednesday, June 11, NLIHC’s State and Local Innovation (SLI) campaign will host the final iteration of its “Strengthening Renters’ Rights: A Primer on State and Local Tenant Protections” webinar series with a focus on laws that strengthen code enforcement procedures and habitability standards for tenants in the private rental market. During the call, which will take place from **2 – 3:30 PM ET**, registrants will hear from housing advocates, tenant leaders, and legal service providers about efforts to enact stronger code enforcement procedures for renters through two case studies: one in Colorado and the other in New Orleans, Louisiana.

Registration for the webinar can be found [here](#).

Since the final quarter of 2024, the SLI campaign has led “Strengthening Renters’ Rights: a Primer on State and Local Tenant Protections” to both highlight the critical importance of advancing renter protections in local jurisdictions and also showcase the hard work and efforts of tenant advocates across the country to protect renter households against arbitrary, discriminatory, and retaliatory eviction practices while bolstering housing stability. Namely, the SLI campaign has held webinars in this series related to laws that limit excessive rental fees, commonly known as “junk fees;” rent stabilization protections; “just cause”—or good cause eviction standards; and this week’s call focused on laws strengthening habitability standards for renters.

Such protections were highlighted in NLIHC’s “State and Local Tenant Protection Series: A Primer on Renters’ Rights,” a series of four toolkits released in August 2024. The toolkits provide an overview of each major tenant protection listed, detail common components of the protection, list information about state and local jurisdictions that have adopted the protection, suggest provisions that should be taken into consideration when enacting the protection, and

highlight complementary policies that can be passed alongside the protection to ensure the greatest impact possible. Corresponding case studies provide specific details of state and local jurisdictions that have enacted such protections.

An agenda for the webinar can be found below:

Agenda

- Welcome: Nada Hussein, NLIHC
- Overview of Code Enforcement Procedures: Nada Hussein, NLIHC
- Local Spotlight: Spencer Bailey, Senior Staff Attorney and Appellate Program Supervisor, Community Economic Defense Project
- Local Spotlight: Monique Blossom, Director of Policy and Communications, Louisiana Fair Housing Action Center
- Local Spotlight: Andreanecia Morris, Executive Director, HousingNOLA
- Q&A

Register for the webinar [here](#).

Please reach out to State and Local Research Analyst Nada Hussein at nhussein@nlihc.org with any questions pertaining to the upcoming webinar on code enforcement protections.

Legislators in Colorado Pass New Tenant Protections for Renters Who Use Housing Subsidies

TAG: State and Local Innovation, From the Field

Keywords: Tenant protections, Colorado, eviction, Section 8

By Nada Hussein, NLIHC Research Analyst, State and Local Innovation and Tia Turner, NLIHC Project Manager, *Our Homes, Our Votes*

Tenants in the State of Colorado who utilize housing subsidies, such as Section 8 Housing Choice Vouchers, will be entitled to stronger legal protections against discriminatory housing practices. The state's new law, passed through "[House Bill 25-1240](#)" in May, strengthens the rights of renter households in three key ways, including: (1) protecting voucher holders against evictions; (2) ensuring tenants who utilize housing subsidies are entitled to protections if a landlord has violated the state's warranty of habitability; and (3) protecting tenants against unfair housing practices and discrimination through damages and civil penalties for landlords. Colorado Governor Jared Polis signed the new policy into law on May 29.

The bill, "House Bill 25-1240," was sponsored by Representatives Junie Joseph (District 10) and Meg Froelich (District 3), as well as Senators Faith Winter (District 25) and Katie Wallace (District 17). The bill is also known as the "Protections for Tenants with Housing Subsidies" bill. Housing subsidies, which are a form of financial assistance disbursed and managed by governing bodies at the federal, state, and local levels, help the lowest-income households pay rent.

Housing subsidies are commonly provided by governing bodies through housing vouchers, which includes the Section 8 Housing Choice Voucher Program, through direct payments to landlords, housing tax credits, and public housing units owned and operated by the government that assist qualified households based on income, availability, and other factors. Through the voucher program, Public Housing Authorities (PHAs) who oversee the distribution of vouchers allow tenants to search for housing on the private rental market, in an area of their choosing, with the PHA paying out a portion of a tenant's rent directly to the landlord. This requires tenants to cover the remaining portion of their rent.

In 2025, [there are more than 3,300 Public Housing Authorities across the country](#), with more than [2.3 million renter households utilizing the Housing Choice Voucher Program](#).

Colorado's new law will have positive reverberations in protecting tenants who rely on subsidized housing, which includes low-income renters, seniors, disabled renters, and veterans, against the threat of discrimination. [Renter households who utilize housing subsidies often face discrimination based on their status as a voucher recipient](#). Known as "source-of-income" discrimination, housing voucher recipients may be subject to landlords and property owners who refuse to rent to tenants outright based solely on their source-of-income. To mitigate the discrimination that tenants may face due to their status as a voucher holder, state and local jurisdictions have passed "source-of-income" anti-discrimination laws, which protect tenants from discrimination from a landlord or property owner based on the method in which the tenant uses to pay rent. According to the Poverty and Race Research Action Council, [there are more than 20 states and 130 localities that have enacted source-of-income protections for tenants as of 2025](#). In 2021, the State of Colorado joined this list by passing such protections for tenants through "[House Bill 20-1332](#)."

Section 8 Housing Choice Voucher recipients may face challenges in securing housing opportunities due to the disproportionate discrimination they face. According to the HUD, a housing choice voucher is time-limited; meaning all vouchers are provided to renter households with an expiration date attached. As delineated by HUD, [voucher recipients have at least 60 days upon initial receipt of the voucher to secure housing](#). If a voucher goes unused, a tenant is subject to the risk of returning the voucher and reapplying for assistance. In 2025, as the shortage of affordable and available housing for tenants with the lowest incomes continues to grow, [reaching a gap of 7.1 million rental homes affordable and available to renters with extremely low incomes](#), the average waiting time to receive a voucher can take years.

In Colorado, [there are more than 180,000 households classified as extremely low-income](#); meaning they make at or below the federal poverty line or 30% of the state's county-level area median income, whichever is greater. In the Boulder and Denver-Aurora-Lakewood areas, the [adjusted home income limits provided by HUD](#) for 30% of the area median income levels are classified at \$30,700 and \$27,400 for a one-person household, respectively. On the whole, [Colorado faces a shortage of 134,281 affordable and available rental homes](#) for extremely low-income tenants, meaning there are just 26 affordable and available homes for every 100 renters. In utilizing a housing choice voucher, tenants are empowered to find and secure housing of their choice.

To help mitigate the risk of discrimination against Colorado renters who receive housing subsidies and go beyond the state's existing source-of-income protections, "House Bill 25-1240"

outlines several protections for renter households. As mentioned, there are three main ways in which the state's new law protects tenants, including:

Protections Against Eviction

Landlords who own four or more units are required to comply with the notice period requirements distinguished by the federal government's "Senate Bill 3548" or the "CARES Act," which requires landlords to provide tenants with a 30-day notice to vacate in eviction cases stemming from the nonpayment of rent.

Protections When a Landlord Violates the Warranty of Habitability

Commonly defined as the minimum housing standards to which a landlord or property owner must adhere to ensure a rental unit is safe for habitability, a "warranty of habitability" is a protection afforded to tenants to ensure that a rental unit is free from dilapidated housing conditions that pose harm to a tenant's health and safety. Under "House Bill 25-1240," if a tenant is able to prove in a court of law during an eviction case that a landlord has violated the state's warranty of habitability law, the court is required to order a reduction in the Fair Market Rental value of the unit and require the landlord in turn to provide the tenant with a reimbursement in the difference of what was paid for rent in comparison to the new Fair Market Rental value. Under the new law, it is required that the landlord reimburse the money to the tenant regardless of whether the tenant paid for rent using a housing subsidy or not.

Protections Against Unfair Housing Practices, Including Damages and Civil Penalties for Violating the Law

Tenants who pursue legal action against a landlord for engaging in unfair housing practices or discrimination of the tenant based on their usage of housing subsidy to pay rent may be entitled to relief for damages that result from the unfair housing practice levied against the tenant. Under the new law, if a landlord or property owner is found to be in violation of the law, such as by engaging in discriminatory behavior, the court will award the tenant at least \$5,000 in damages. Further, the law includes a provision that the court shall also consider in its ruling the losses that might also be incurred for a tenant if a tenant must return their housing subsidy if it goes unused or is forfeited. Moreover, the law also notes that a landlord or property owner may be subject to facing a civil penalty issued by the Colorado Civil Rights Commission as noted by existing law. However, the law updates this provision to establish a minimum penalty amount of \$5,000.

As noted, Colorado's new law is critical to protect tenant-headed households. [According to the Center on Budget and Policy Priorities](#), most housing choice voucher recipients in the State of Colorado are comprised of the most marginalized and lowest-income renters. According to a January 2025 factsheet, over 129,000 people—or 70,000 households—utilize federal assistance in the State of Colorado to help pay for rent. Of these households, 72% are comprised of seniors, families with young children, or people with disabilities.

More information on Colorado's law can be found [here](#).

Opportunity Starts at Home

New Report from SchoolHouse Connection on Infant and Toddler Homelessness

TAG: Opportunity Starts at Home

Keywords: Opportunity Starts at Home, multi-sectors

By Julie Walker, NLIHC National Campaign Coordinator

SchoolHouse Connection, an Opportunity Starts at Home (OSAH) campaign Roundtable member, released a new report, *Infant and Toddler Homelessness Across 50 States*, presenting the estimated incidence of homelessness and enrollment in early childhood development programs among infants and toddlers at the national and state levels during the 2022-2023 program year. The report also recommends actions at the federal, state, and local levels to increase access to housing and early childhood development programs. A child's brain develops faster than at any other time between birth and age three, and the report finds that an increasing number of infants and toddlers spend these critical years without a safe and stable home, negatively impacting their development, health, and future economic security. The report emphasizes the need for collaboration and alignment across housing, homelessness, early childhood, health, and other sectors to prevent and address infant and toddler homelessness.

The report finds that homelessness among infants and toddlers is increasing, and those experiencing homelessness are receiving less developmental support through early childhood programs. During the 2022-2023 program year, approximately 446,996 infants and toddlers (ages birth through 3) experienced homelessness across the U.S. This is a 23% increase from 2021, and an increase in homelessness is seen in 48 states and the District of Columbia and Puerto Rico. To mitigate the impacts of homelessness, it is important that infants and toddlers have access to high-quality early childhood development opportunities. However, families experiencing homelessness face barriers to access, including lack of documentation, lack of transportation, and lack of understanding among providers and families about eligibility. Only 10% of infants and toddlers experiencing homelessness were enrolled in a Home-based, Early Head Start, or Local Educational Agency-funded program during the 2022-2023 program year. Since 2021, the percentage of infants and toddlers experiencing homelessness and enrolled in an early childhood development program decreased from 11.5% to 10%.

Programs for babies and expectant parents, including Head Start/Early Head Start, Early Intervention, Medicaid, and the Supplemental Nutrition Assistance Program (SNAP) are currently facing significant threats, and the authors urge legislators to reject cuts to these programs and highlight how cuts could increase and prolong homelessness. Federal and state lawmakers should instead remove barriers and increase support to address infant and toddler homelessness. The report includes six priority areas for policy reform, including increased investments in the supply of affordable housing for families with infants and toddlers, such as targeted housing vouchers and rental subsidies.

Read the report [here](#).

Research

Insufficient Tenant Protections Leave Manufactured Home Park Residents in Florida Vulnerable to Displacement

TAG: Housing Instability and Homelessness

Keywords: Manufactured housing, eviction, displacement, private equity

By Sarah Abdelhadi, NLIHC Manager, State and Local Research and Katie Renzi, NLIHC Research Intern

A recent article published in *Urban Studies*, “[Eviction from Manufactured Home Parks](#)”, examines the unique vulnerabilities faced by residents of manufactured home parks (MHPs). MHP residents typically own their homes but rent the land beneath the home. Manufactured homes are an important source of affordable housing for lower-income households but are expensive and sometimes impossible to relocate if a household is evicted from their MHP; as a result, evicted MHP residents face not only displacement but also possible loss of a major financial investment. Drawing on data from Florida, the study documents dual forms of displacement: eviction of individual households filed through the court system and mass displacements due to park closures. The findings show that while court-based eviction filing rates in MHPs were generally lower than for conventional renters, park closures and ownership changes were critical and under-recognized catalysts of MHP resident displacement. The authors suggest that targeted rental assistance and strengthening eviction protections could help alleviate the risk of displacement.

To examine the scale and drivers of displacement in MHPs communities, the researchers created a dataset of registered MHPs in Florida between 2012 and 2022 and their associated eviction filings. Identifying MHP parcels required several sources, including the Florida Department of Revenue and the Florida Department of Business and Professional Regulation, also yielding property sales, ownership, and closure data. The Shimberg Center for Housing Studies provided eviction filings from each of the state’s 67 county courts sorted by defendant addresses. The datasets were merged using spatial joins and address-matching, identifying 2,383 registered MHPs and matching approximately 85% of the 65,122 MHP eviction filings to specific parcels. Additional analyses used five-year demographic data from the 2015-2019 American Community Survey across more than 1,500 Census tracts with MHPs.

The authors found that manufactured home park residents had lower annual eviction filing rates (1.9%) than renters overall in Florida (5.0%), with MHP evictions accounting for less than 6% of all filings over the study period. However, filings were highly concentrated: one-third of all MHP eviction cases originated from just 100 parks, or 2.4% of all MHPs operating during the study period. The study also found that among MHPs that were sold, eviction filings increased by 40% on average in the six months following the park sale, suggesting that changes in ownership may be an important driver of housing instability for MHP residents.

In addition to court-ordered evictions, mass displacements due to park closures were a considerable source of housing loss. These closures often occurred outside formal eviction processes and thus are not captured in court data, even though they result in full community displacement. Between 2012 and 2022, 127 registered MHPs were permanently closed, resulting in the removal of over 6,000 units—an added 9.4% increase in evictions beyond what was captured in court records. Park closures were observed across urban, suburban, and rural areas, with notable clustering in North Florida.

Eviction risk also varied by neighborhood characteristics. Census tracts with high MHP eviction rates (>5%) were more likely to be urban, located in North Florida, have higher shares of Black residents and households with incomes below the poverty line, and lower percentages of elderly residents. In contrast, tracts with low filing rates (<2%) were more likely to be rural, located in South Florida, have higher proportions of elderly and white residents, and exhibit higher vacancy rates (suggesting they are more likely to be seasonal homes). These findings reveal stark geographic and demographic disparities in eviction vulnerability among MHP residents.

The study concludes that while manufactured housing remains a vital source of unsubsidized affordable housing, the land-lease model exposes residents to unique and often unregulated forms of displacement. While Florida's existing policies, including a right of first refusal for park purchases and limited relocation aid, provide a foundation for protection lacking in most other states, they still fall short of meeting the scale of need. Florida has more MHPs than any state except California, and about one in every 14 occupied housing units is a manufactured home. The authors recommend several policy responses: increased relocation assistance, extended notice periods for eviction, emergency rental assistance for small debts, and stronger support for resident-led ownership models. They also note the limitations of court data, which miss mass displacements and informal evictions, and call for future research on ownership structures and outcomes in other states.

The article can be found at: <http://bit.ly/4kjWj1F>

Fact of the Week

Displacement of Households from Florida Manufactured Home Units Increased Post-COVID

TAG: Fact of the Week

Keywords: Manufactured homes, evictions, displacement



Source: Haas and Hepburn. 2025. Eviction from manufactured home parks, *Urban Studies*. Based on analysis of American Community Survey and Shimberg Center for Housing Studies data. Available at: <http://bit.ly/4kjWj1F>

From the Field

Indiana Advocates Successfully Defeat Three Iterations of Homelessness Criminalization Legislation

TAG: From the Field

Keywords: Homelessness, criminalization, advocacy, Cicero

By Tori Bourret, NLIHC Manager, State and Local Innovation Outreach and Billy Cerullo, NLIHC Housing Advocacy Organizer

After an intensive and prolonged advocacy campaign, the [Hoosier Housing Needs Coalition](#) (HHNC) defeated three versions of a [Cicero Institute](#)-sponsored bill to criminalize homelessness in the Indiana General Assembly. Efforts to criminalize homelessness on a state and local level have increased over the past year following the U.S. Supreme Court’s controversial decision in the [City of Grants Pass, Oregon v. Johnson](#) case allowing jurisdictions to arrest and ticket unhoused people for sleeping outside, even when adequate shelter or housing is unavailable.

The effort to criminalize homelessness began with the introduction of HB 1662 (Rep. Michelle Davis, District 54). The bill ultimately failed when it was not called down for a final House vote by the February 20 deadline in the first half of the legislative session. Criminalization language was then added as an amendment to SB 197 introduced by Sen. Aaron Freeman without opportunity for public comment. Following thousands of calls from members and allies of

HHNC, the amendment was ultimately removed from the bill in Conference Committee. The third and final effort to pass criminalization language took form in HB 1014 (Rep. Alex Zimmerman, District 67) with language clandestinely added to the bill. That language was also subsequently defeated and removed in Conference Committee one day before the close of the 2025 Indiana General Assembly.

“Defeating Cicero-backed criminalization of homelessness bills three times in a single legislative session was a huge relief for Hoosiers and their communities, but the debate should never have happened,” said Andrew Bradley, NLIHC Board Member and Senior Director of Policy and Strategy at [Prosperity Indiana](#). “Indiana already has one of the lowest rates of affordable and available housing in the Midwest and the legislature has yet to implement their own housing and homelessness task force recommendations. But with coordination among housing advocates, homeless service providers, and people with lived experience alongside faith groups, veterans, law enforcement, local governments, and other community partners, we ultimately convinced the legislature to reject all three Cicero bills.”

Not only did HHNC mobilize its membership of 2,500 individuals to take action, they also partnered with a broad group of allies and stakeholders that included the Indiana Sheriffs Association, Helping Veterans and Families (HVAF), and the Indiana Association of Counties, all of whom gave public testimony and voiced opposition to the criminalization of homelessness legislation. The agreement among the diverse stakeholders that criminalizing homelessness is not only inhumane, but impractical was pivotal in pushing the General Assembly to pull the language threefold.

"I am pleased that the cookie-cutter legislation has been defeated," said Leslea Townsend-Cronin, Executive Director of the [Homeless Coalition of Southern Indiana](#). "Taking unhoused people to jail causes additional trauma that will decrease the likelihood of housing, not increase it. I am hopeful that Indiana continues to keep its more vulnerable populations in mind in the next legislative session."

Learn more about strategies to defeat homelessness criminalization legislation [here](#).

NLIHC

NLIHC Welcomes Brendan McKalip as *Our Homes, Our Votes* Campaign Intern

TAG: NLIHC

Keywords: Intern, new staff, welcome

By Brendan McKalip, NLIHC Intern, *Our Homes, Our Votes*

NLIHC is pleased to welcome Brendan McKalip as *Our Homes, Our Votes* intern for the summer of 2025. Brendan is currently pursuing dual degrees in Urban and Regional Studies and Planning and Political Science from Virginia Commonwealth University (VCU) in Richmond, Virginia. His interest in housing policy originated during a high school project on the

criminalization of homelessness in his hometown of Washington, D.C. Before joining NLIHC, Brendan supported refugee resettlement efforts as a Housing and Logistics Intern with the International Rescue Committee where he coordinated housing logistics and collaborated with local housing providers and community partners to secure safe, affordable housing placements for refugees.

Before the 2024 election, Brendan joined VCU Votes, where he worked on a nonpartisan voter engagement project with the support of the League of Women Voters to address gaps in student turnout through targeted outreach, testimonials, and social media. For this project, Brendan conducted research to better understand challenges that prevent different student groups from voting. Most recently, Brendan served as an intern in the Virginia General Assembly supporting the staff of Delegate Briana Sewell, where he provided input on housing and urban planning issues. Brendan is excited to be working at NLIHC and is passionate about voting as a powerful tool to build civic power and impact policies that will provide people with affordable, safe, and secure housing options.

NLIHC Welcomes Saatvik Amravathi as State and Local Innovation Intern

TAG: NLIHC

Keywords: Intern, new staff, welcome

By Saatvik Amravathi, NLIHC Intern, State and Local Innovation

NLIHC is pleased to welcome Saatvik Amravathi as a State and Local Innovation Intern for Summer 2025. Saatvik is a rising senior and Rawlings Presidential Research Scholar at Cornell University, where he is pursuing a bachelor's degree in industrial and labor relations with a concentration in public policy. He originally hails from the San Francisco Bay Area.

Before joining NLIHC, Saatvik was a research intern at the National Zoning Atlas for almost two years, where he contributed to building a comprehensive, nationwide database of zoning and land use regulations. Additionally, Saatvik was also a summer intern at the University of Chicago's Inclusive Economy Lab, where he provided research support for multiple social policy field experiments, including a universal basic income (UBI) pilot in Cook County. Prior to these research experiences, he interned at various levels of state and local government. All these experiences have made him extremely passionate about leveraging high-quality research to improve and inform public policy. This summer at NLIHC, he hopes to do just that, contributing to NLIHC's work of collecting and using data to shape housing policy.

NLIHC Welcomes Sasha Legagneur as State and Local Innovation Intern

TAG: NLIHC

Keywords: Intern, new staff, welcome

By Sasha Legagneur, NLIHC Intern, State and Local Innovation

NLIHC is pleased to welcome Sasha Legagneur as one of our Summer 2025 State and Local Innovation Interns. Sasha is currently completing a master's degree in public administration at American University with a concentration in urban and housing policy. She holds a bachelor's degree in economics and political science from the University of South Florida. Before joining the State and Local Innovations Team, Sasha served as NLIHC's Field Intern from September 2024 to May 2025. Some highlights from her experience were co-moderating the Generation Housing Justice Panel at the 2025 Housing Policy Forum, equipping members with advocacy toolkits, and improving her relationship-building skills.

Before NLIHC, she was a fundraising and development intern at Move for Hunger, based in Neptune, NJ, and the Anti-Racism Commitment Coalition, based in Chaska, MN. Her interest in housing policy originated during an internship with the City of Tampa's Code Enforcement Division in Spring 2023, during which she learned about land use policies and their often exclusionary nature. During her time at NLIHC, Sasha aims to strengthen her policy analysis skills and deepen her understanding of the various policies that states and localities are implementing to further equitable housing.

NLIHC Welcomes Christol Wright as Policy Intern

TAG: NLIHC

Keywords: Intern, new staff, welcome

By Christol Wright, NLIHC Policy Intern

NLIHC is pleased to welcome Christol Wright as a Summer 2025 policy intern. Christol holds a bachelor's degree in community and human services and a master's in social and public policy from Empire State University. Her personal and professional experiences have laid a strong foundation for her commitment to advocating for Housing First policies and addressing homelessness at both systemic and individual levels. Having grown up in poverty in Rochester, NY, Christol experienced the challenges of economic insecurity firsthand. For her, poverty meant living in a household that constantly faced financial instability. These early experiences ignited a deep passion for understanding public policy and advocating for structural change.

Christol completed a ten-week program and a 20-hour homeless certification focused on housing-supportive practices to further her expertise. These programs prepared her to work with individuals navigating homelessness or major housing transitions. Christol began her professional journey by assisting formerly incarcerated individuals in securing stable housing through resources such as Section 8 and tax credit properties, intending to reduce recidivism and promote community reintegration. This experience solidified her decision to pursue a social and public policy graduate degree.

At NLIHC, Christol is eager to deepen her understanding of affordable housing systems, policy challenges, and advocacy strategies. She is dedicated to advancing housing justice and building

and sustaining affordable housing solutions that eliminate homelessness and promote long-term community stability.

NLIHC Welcomes Kayla Springer as Policy Intern

TAG: NLIHC

Keywords: Intern, new staff, welcome

By Kayla Springer, NLIHC Policy Intern

NLIHC is pleased to welcome Kayla Springer as a summer 2025 policy intern. Kayla is a rising senior at Harvard University studying Social Studies with a focus on housing and urbanization. From a suburb of Boston, her interest in housing policy was sparked while working for her town's Department of Planning and Development, where she supported community engagement efforts around a transformative zoning redesign aiming to combat the local housing crisis. Since then, Kayla has worked with several housing and land use organizations, including Community Solutions and the Massachusetts Zoning Atlas, seeking to imagine a reparative and affordable future for housing and land use in the United States.

On campus, Kayla collaborates with community partners to advocate for Harvard to engage in more equitable land and development practices from Boston to Brazil. She is excited to join NLIHC and contribute to policies that center the needs of low-income households. This summer, Kayla hopes to deepen her understanding of how federal legislative structures shape the housing policy landscape across national, state, and local scales and how communities and organizations are fighting to ensure affordable, accessible, and safe housing 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 2

The following are some of the news stories to which NLIHC contributed during the week of June 2:

- “How to build more affordable housing? Tax vacant properties, say University of Chicago students,” *The Chicago Sun-Times*, June 3, at: <https://tr.ee/ByeAjR>
- “Ground broken on new low-income housing units in Jackson,” *WBBJ-TV* (Jackson, TN), June 4, at: <https://tr.ee/RcPARU>
- “America Urgently Needs New Affordable Housing Agenda,” June 5, *The Seattle Medium*, at: <https://tr.ee/FD6Ha7>

Where to Find Us – June 9

- [COHHIO](#) Tenant Protections Roundtable - virtual, June 9 (Lindsay Duvall)

- [Kingston Housing Task Force](#) Community Housing Series – Kingston, NY, June 24 (Lindsay Duvall)
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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
Thaddaeus Elliott, Housing Advocacy Organizer
Dan Emmanuel, Director, Research, x316
Jamaal Gilani, Director of People and Culture
Ed Gramlich, Senior Advisor, x314
Raquel Harati, Research Analyst
Danita Humphries, Executive Operations Manager, x226
Nada Hussein, Research Analyst, State and Local Innovation, x264
Kenza Idrissi Janati, Tenant Leader Intern
Kim Johnson, Senior Director of Policy, x243
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
Brendan McKalip, *Our Homes, Our Votes* Intern
Meghan Mertyris, Disaster Housing Recovery Analyst
Khara Norris, Senior Vice President of Operations and Finance, x242
Libby O'Neill, Senior Policy Analyst
Noah Patton, Director, Disaster Recovery, x227
Mackenzie Pish, Research Analyst
Benja Reilly, Development Coordinator, x234
Katie Renzi, Research Intern
Dee Ross, Tenant Leader Fellow
Gabrielle Ross, Manager, IDEAS, x208
Craig Schaar, Data Systems Analyst
Brooke Schipporeit, Senior Director, Field Organizing and Innovation, x233
Kristen Stehling, Fund Development Director
Carlton Taylor, Jr., Senior Graphic Communications Coordinator
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