



# Memo To Members & Partners

*A weekly newsletter from the National Low Income Housing Coalition*

**Volume 30, Issue 9**  
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## HUD

### Hundreds Join NLIHC's Hands Off Housing Event at HUD Headquarters

**TAG: NLIHC News, HUD**

*Keywords: HUD, Hands Off Housing, advocacy, events, DOGE, Waters, Scott Turner*

The National Low Income Housing Coalition, along with 13 members of Congress, 275 in-person advocates, and over 3,000 live streamers, stood together at HUD headquarters on March 3 speaking out against threats to vital housing and homelessness programs. The “Hands Off HUD” event, led by NLIHC, was a powerful showcase of resistance to diminishing vital services for those who need them most.

House Financial Services Committee Ranking Member Maxine Waters (D-CA) and several other congressional champions attempted to hand deliver a letter to HUD Secretary Scott Turner, demanding he stop Elon Musk and the Department of Government Efficiency (DOGE)'s efforts to decimate federal housing programs. Although the congressional delegation was told by HUD staff that Mr. Turner was busy and that the representatives could not come inside, but this did not stop attendees from communicating their message. Ranking Member Waters said, if the HUD Secretary will not come out, “We’ll just give the message to Mr. Turner from out here.” The following congressional champions joined her in delivering their message to the crowd in front of HUD:

- Congresswoman Maxine Waters (D-CA)
- Senator Van Hollen (D-MD)
- Congresswoman Nydia Velazquez (D-NY)
- Congressman Emanuel Cleaver (D-MO)
- Congresswoman Sylvia Garcia (D-TX)
- Congresswoman Rashida Talib (D-MI)
- Congresswoman Joyce Beatty (D-OH)
- Congresswoman Alma Adams (D-NC)
- Congressman Steven Horsford (D-NV)
- Congresswoman Yassamin Ansari (D-AZ)
- Congresswoman Becca Balint (D-VT)
- Congressman Danny Davis (D-IL)
- Congresswoman Jill Tokuda (D-HI)
- Congressman Jonathan Jackson (D-IL)

Several national organizations representing people impacted by the proposed funding cuts also spoke at the event, including the National Fair Housing Alliance, National Coalition for the Homeless, National ADAPT, American Federation of Government employees, and American Association of Service Coordinators.

NLIHC sends our deepest gratitude to all who contributed to the Hands Off Housing event and who continue to advocate for the protection of housing and homelessness programs. Advocates can take the following actions to keep the pressure on:

- [Contact](#) your members of Congress.
  - [Add](#) your organization to a national sign on letter.
  - Participate in a National Day of Action, today, March 10, by contacting your members of Congress again, hosting an event in your community, and more!
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## Budget and Appropriations

## House Republicans Release Year-Long Stopgap Funding Bill Underfunding HUD's Vital Programs – Take Action!

**TAG: Budget & Appropriations**

*Keywords: FY25, appropriations*

House Speaker Mike Johnson (R-LA) released on March 7 a [long-term continuing resolution](#) (CR) that would serve as a seven-month funding patch and keep the federal government funded until the end of September, when fiscal year (FY) 2025 ends. The CR would extend the funding levels provided for federal programs in the [previous year's FY24 funding bill](#) through the remainder of FY25, and provide funding increases for a limited number of key programs.

Overall, the bill would cut \$13 billion in domestic spending from the previous fiscal year, while also proposing funding adjustments for some federal programs, including an additional \$6 billion in defense spending and additional spending for some key HUD programs:

- **\$32.14 billion to renew contracts under HUD's Tenant-Based Rental Assistance (TBRA) program**, a \$3.65 billion increase from the previous fiscal year. This increase would likely not be sufficient to cover the needed cost of voucher renewals, and would result in an [estimated loss of 32,000 vouchers](#) from the program if enacted.
- **\$16.49 billion for HUD's Project-Based Rental Assistance (PBRA) program**, a \$48 million increase from FY24.
- **\$931.4 million for Section 202**, an \$18 million increase from the last fiscal year. Section 202 provides affordable, accessible housing and supportive services for older adults.
- **\$256.7 million for Section 811**, an increase of \$48.7 million from the previous fiscal year. Section 811 provides affordable, accessible housing and supportive services to help people with disabilities live in communities, rather than institutionalized settings.
- Rather than calling for additional funding for HUD's Homeless Assistance Grants (HAG) program, the CR gives the HUD Secretary the authority to "repurpose funds made available" for the [Continuum of Care \(CoC\) Builds](#) program to instead fund CoC renewals. A Notice of Funding Opportunity (NOFO) for the CoCBuilds program was released last year, but the funds were never awarded. **This maneuver is expected to shortfall HUD's homeless assistance programs by an estimated \$168 million.**
- **\$3.43 billion for HUD's Community Development Fund**, a \$3.29 billion cut from the previous fiscal year. Most of the funding lost in the proposal would be the result of lost "earmarks," or congressionally requested funding for community development projects. Some of these, like a \$5 million request from Senator Lisa Murkowski (R-AK), would fund programs that provide shelter and other lifesaving services to families at risk of or experiencing homelessness, survivors of domestic violence, older adults, veterans, and people with disabilities.
- The bill would not provide additional spending for disaster recovery, nor would it address the looming early summer deadline to raise the federal debt ceiling and avoid a potentially catastrophic default on the national debt.

The House is expected to take up the CR on Tuesday (3/11). President Donald Trump expressed his support for the bill and called on Republicans to pass it so they could begin work on a FY26 spending bill, which will need to be enacted by October 1. During his previous administration, President Trump [repeatedly](#) called on Congress to [enact steep cuts](#) to HUD's vital programs; if past is prologue, it is likely the President's FY26 budget request will once again call for deep cuts to federal affordable housing and homelessness programs.

It is not currently clear whether the CR has the support it will need to pass. While Republicans hold a narrow majority in both chambers, the Senate’s “filibuster” rule requires a three-fifth majority (60 affirmative votes) to enact a bill into law; with Republicans occupying 53 seats in the Senate, bipartisan support will be required for this – or any – funding extension to be enacted.

In response to the proposed CR, House Appropriations Committee Ranking Member Rosa DeLauro (D-CT) and Senate Appropriations Committee Vice Chair Patty Murray (D-WA) released a [joint statement](#) in opposition, and expressing their commitment to continuing negotiations on a bipartisan spending agreement. House Appropriations Committee Chair Tom Cole (R-OK) shared his [support](#) for the CR as a “simple” extension to “[maintain] critical services,” while Senate Appropriations Committee Chair Susan Collins (R-ME) released a [statement](#) reiterating the need to avoid a government shutdown, but not commenting explicitly on the proposed funding extension. Rather than a full-year CR, Committee leaders DeLauro, Murray, and Collins have been calling for another temporary funding measure that would extend federal funding until mid-April, giving them just a few more weeks to reach a final FY25 spending agreement.

Lawmakers will only have until March 14 – this Friday – to pass the proposed or another, shorter-term CR, or there will be a partial shutdown of the federal government.

## Take Action

*Urge Congress to pass a short-term CR and a final FY25 spending bill with increased funding for HUD’s affordable housing and homelessness programs!*

Advocates can use NLIHC’s resources to take action today and urge Congress to pass increased funding for affordable housing and homelessness in FY25, including for NLIHC’s top priorities:

- Full funding to renew all existing contracts for the Housing Choice Voucher (HCV) program.
- \$6.2 billion for public housing operations and \$5.2 billion for public housing capital needs.
- \$4.7 billion for HUD’s Homeless Assistance Grants (HAG) program.
- \$20 million for the Eviction Protection Grant Program.
- At least \$1.3 billion for Tribal housing programs, plus \$150 million for competitive funds targeted to tribes with the greatest needs.

## Use NLIHC’s toolkits and resources to take action on FY25 funding, including by:

- **Emailing or calling members’ offices** to tell them about the importance of affordable housing, homelessness, and community development resources important to you, your family, your community, or your work. You can use [NLIHC’s Take Action page](#) to look up your member offices or call/send an email directly.
- **Sharing stories of 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](#).
- **Using our “[Oppose Dramatic Cuts to Federal Investments in Affordable Housing](#)” toolkit:** This toolkit includes resources, talking points, advocacy ideas, and other helpful information on defending funding for affordable housing and homelessness resources in the FY25 federal budget. Meet with your representatives and urge them to provide the most possible funding for these vital programs in any final FY25 budget agreement.

Because CRs maintain level funding from the previous fiscal year, and because the cost of housing rises every year, long-term CRs act as a cut, reducing the number of people and communities served by HUD's vital affordable housing and homelessness programs.

NLIHC and our partners have been [raising the alarm for months](#) among advocates and members of Congress about the potential shortfall in HCV renewal funding – the Senate FY25 draft bill [proposed](#) a \$2.9 billion increase to HCV funding, and the House FY25 bill would have [provided](#) a paltry \$115 million increase. According to an [analysis](#) from the Center on Budget and Policy Priorities (CBPP), if enacted, the Senate bill would result in around 62,000 fewer households (about 141,000 fewer people) receiving rental assistance, while the House bill would cost almost 283,000 households (nearly 645,000 people) their housing voucher. This would represent the largest loss of vouchers since the program's creation.

Moreover, under the confines of the *Fiscal Responsibility Act of 2023*, without a final FY25 agreement the federal budget may be subject to “sequestration,” or mandatory, across-the-board spending cuts across federal programs. However, sequestration would disproportionately hit the defense side of the federal budget, which would face a \$40 billion cut under sequestration. The threat to defense spending is motivating lawmakers and the White House to find a work-around to avoid sequestration. House Appropriations Committee Chair Tom Cole (R-OK) noted that he received “verbal assurances” from the Trump administration's budget office that automatic spending cuts would be “turned off” under a full-year CR.

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## Disagreements Among Congressional Republicans Slow Reconciliation Process

**TAG: Budget and Appropriations**

*Keywords: budget reconciliation, budget resolution*

Republicans in the House and Senate are working to reach an agreement on a final budget resolution that will be the blueprint for a massive bill that would move through a special legislative process known as “reconciliation,” allowing the bill to be enacted without any support from Democrats. Both the House and Senate have adopted their own budget resolutions (see *Memo*, [3/3](#) and [2/24](#)), but in order to begin drafting the legislative text, both chambers must first adopt the same budget resolution.

The House's proposal would enact many of the Trump Administration's top priorities, including providing over \$4.5 trillion in additional spending for defense, immigration enforcement, and extending tax cuts for the wealthy and corporations that were included in the “Tax Cuts and Jobs Act of 2017” (TCJA) and are slated to expire later this year. To help pay for this new spending, the bill also calls for at least \$2 trillion in cuts to federal spending, primarily targeting Medicaid and the Supplemental Nutrition Assistance Program (SNAP), as well as clawing back funding provided in the “Inflation Reduction Act of 2022” and other provisions.

The Senate passed their own “skinny” budget resolution that would advance some of the Administration's priorities around defense and border security while modifying Medicaid and SNAP in the name of cost savings by enacting burdensome new requirements for participation. The Senate's resolution would be the first of two reconciliation bills aimed at advancing the Trump Administration's priorities, while the House resolution attempts to address all of the Administration's priorities through one massive bill.

While President Trump has stated he would prefer Congress enact “one big, beautiful bill” containing all of his Administration's priorities, disagreements among Republicans are making it difficult for negotiators to reach an agreement on a final resolution. Senators Lindsey Graham (R-SC) and Mike Crapo (R-ID), who hold leadership

positions in key Senate committees, are calling for the TCJA extensions included in the House blueprint to instead be made permanent without offsetting costs, which would significantly drive up the price tag of the bill.

Senator Rick Scott (R-FL) also noted he would like to see additional spending cuts beyond the minimum of \$1.5 trillion set in the House's outline. However, with growing concern about, and public opposition to, the potential for significant cuts to Medicaid, SNAP, and other vital safety net programs, some Republicans are beginning to voice concerns.

While housing assistance has not been named as a potential target for cuts, the anti-poverty programs being considered play a crucial role in economic stability for people and families with low incomes, helping them put food on the table and receive necessary medical care. The financial assistance these programs provide also promotes housing stability by helping families afford the cost of food and other necessities so that 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.

The threats to Medicaid, which serves over 7.2 million low-income people around the country, have triggered widespread outcry from advocates, including people who rely on Medicaid for healthcare and other needs. Public opposition to the proposed cuts to Medicaid and SNAP is pressuring moderate and swing-district Republicans to express concerns about the bill to leadership; as negotiations continue, it will be crucial for advocates – especially those in Republican districts and states – to keep up the pressure on their members of Congress to vote against any reconciliation bill that would cut vital safety net programs.

The National Alliance to End Homelessness launched a [Take Action page](#) for advocates to quickly and easily contact their elected officials and urge them not to support cuts to Medicaid. Take action here: [tinyurl.com/3c2ntnnw](http://tinyurl.com/3c2ntnnw).

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## Congress

### Senate Banking Committee to Hold Hearing on Housing Affordability

**TAG: Congress**

*Keywords: Senate Banking Committee, housing affordability, hearing*

The U.S. Senate Committee on Banking, Housing, and Urban Affairs [will hold a hearing](#), “Housing Roadblocks: Paving a New Way to Address Affordability,” on March 12 at 10 am ET. Witnesses will include NLIHC's interim president and CEO, Renee Willis. Further information, including a witness list and a link to watch the hearing are available on the Committee's website [here](#).

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### House Financial Services Committee Holds Hearing on Housing Supply with Focus on Costly Regulations

**TAG: Congress**

*Keywords: House Financial Services Subcommittee on Housing and Insurance*

The U.S. House Financial Services Subcommittee on Housing and Insurance held a hearing on March 4, “Building Our Future: Increasing Housing Supply in America.”

The impact of regulations on the cost of housing construction was a central topic of discussion at the House Financial Services Committee hearing on housing supply. Subcommittee members and witnesses provided examples of costly regulations related to environmental standards and zoning and shared examples from communities where de-regulation has resulted in the construction of more housing supply. Dr. Emily Hamilton from the Mercatus Center at George Mason University discussed the need for reforms that allow for more manufactured housing, noting that many current policies limit where manufactured homes can be sited and drive up costs.

While material costs, labor costs, and financing challenges for smaller builders were discussed as causes of the affordable housing supply crisis, Ms. Nikitra Bailey from the National Fair Housing Alliance reminded the committee that the nation is facing “not only an affordable housing crisis, but a fair housing crisis.” Complaints of housing discrimination – primarily being raised by people facing housing discrimination because of a disability – are at a record high, while at the same time the Department of Government Efficiency (DOGE) is calling for eliminating fair housing staff at HUD, and contracts for fair housing investigations and enforcement have been terminated.

NLIHC supports legislation that incentivizes state and local zoning reforms, which will encourage the construction of low- and middle-income housing, as well as legislation that would result in the creation of standardized models and best practices for zoning reforms. However, zoning and regulatory reforms alone will not address the housing needs of renters with the lowest incomes – housing providers cannot afford to construct, maintain, and operate housing that is deeply affordable enough for people with the lowest incomes. Government subsidies are needed to fill in the gap between the cost of housing and what these households can afford to pay. In addition to incentivizing state and local zoning reforms, NLIHC urges Congress to fully fund and adequately staff HUD and U.S. Department of Agriculture (USDA) Rural Housing Service programs in order to ensure affordable housing is reaching people with the greatest and clearest needs.

Information about the hearing, witness list, and a link to watch a replay of the hearing can be found [here](#). Read NLIHC’s statement submitted in advance of the hearing [here](#).

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## **Ranking Member Waters Leads 122 Lawmakers in Demanding Transparency on HUD and DOGE**

**TAG: Congress**

*Keywords: Maxine Waters, HUD, DOGE, AFFH*

On March 3rd, Congresswoman Maxine Waters (D-CA), Ranking Member of the House Financial Services Committee, led 122 House Democrats in delivering a [letter](#) to HUD Secretary Scott Turner demanding transparency regarding recent staff terminations, funding freezes, and the involvement of the Department of Government Efficiency (DOGE), headed by Elon Musk.

In the letter, the lawmakers emphasized the importance of HUD’s role in addressing the “one of the worst housing and homelessness crises in history,” and that “plans to terminate HUD staff across the country, freeze HUD funding (which makes up less than 1% of all federal spending), as well as the decision to ‘[go] after’ the Affirmatively Furthering Fair Housing (AFFH) rule and halt fair housing enforcement efforts under the Equal Access Rule, are cause for deep concern about the future of fair and affordable housing in this great nation.”

The letter also highlighted potential conflicts of interest, noting that DOGE personnel assigned to HUD, including Scott Langmack and Michael Mirski, have ties to industries that could benefit from the weakening of federal housing protections. Langmack is the COO of Kunkun, a property technology startup with a potential conflict of interest in “Fair Housing Act” compliance enforced by HUD, while Mirski manages TCC Asset Management LLC, an unregistered private fund in manufactured housing communities.

The full list of signers includes: Representatives Adams (D-NC), Amo (D-RI), Ansari (D-NV), Balint (D-VT), Barragán (D-CA), Beatty (D-OH), Bishop (D-GA), Bonamici (D-OR), Brownley (D-CA), Brown (D-OH), Bynum (D-OR), Carbajal (D-CA), Carson (D-IN), Carter (D-LA), Casar (D-TX), Casten (D-IL), Castor (D-FL), Castro (D-TX), Cisneros (D-CA), Clarke (D-NY), Cleaver (D-MO), Cohen (D-TN), Costa (D-CA), Crow (D-CO), Davis (D-IL), Dean (D-PA), DeGette (D-CO), DeSaulnier (D-CA), Dexter (D-OR), Doggett (D-TX), Escobar (D-TX), Evans (D-PA), Fields (D-CA), Figures (D-AL), Foster (D-IL), Frost (D-FL), García (D-IL), Garamendi (D-CA), Garcia (D-CA), Garcia (D-TX), Goldman (D-NY), Gomez (D-CA), Gonzalez (D-TX), Goodlander (D-PA), Gottheimer (D-NJ), Green (D-TX), Grijalva (D-AZ), Hernández (D-IL), Himes (D-CT), Horsford (D-NV), Hoyle (D-OR), Jackson (D-IL), Jacobs (D-NY), Jayapal (D-WA), Jeffries (D-NY), Johnson (D-GA), Jayapal (D-WA), Johnson (D-TX), Keating (D-MA), Kelly (D-IL), Khanna (D-CA), Krishnamoorthi (D-IL), Landsman (D-OH), Larsen (D-WA), Lee (D-PA), Leger Fernandez (D-NM), Liccardo (D-CA), Lynch (D-MA), Magaziner (D-RI), McBride (D-DE), McClellan (D-VA), McCollum (D-MN), McGarvey (D-KY), McGovern (D-MA), McIver (D-NC), Meeks (D-NY), Menendez (D-NJ), Meng (D-NY), Moore (D-WI), Moulton (D-MA), Mullin (D-OK), Nadler (D-NY), Neguse (D-CO), Norton (D-DC), Ocasio-Cortez (D-NY), Omar (D-MN), Pallone (D-NJ), Peters (D-CA), Pettersen (D-CO), Pingree (D-ME), Pocan (D-WI), Pressley (D-MA), Ramirez (D-IL), Randall (D-CO), Raskin (D-MD), Ross (D-NC), Sánchez (D-CA), Scanlon (D-PA), Schakowsky (D-IL), Scott (D-GA), Scott (D-VA), Sewell (D-AL), Sherman (D-CA), Simon (D-NC), Smith (D-WA), Stansbury (D-NM), Subramanyam (D-VA), Takano (D-CA), Thanedar (D-MI), Thompson (D-MS), Titus (D-NV), Tlaib (D-MI), Tokuda (D-HI), Tonko (D-NY), Torres (D-CA), Torres (D-NY), Turner (D-OH), Underwood (D-IL), Vargas (D-CA), Velázquez (D-NY), Watson Coleman (D-NJ), Williams (D-GA), Wilson (D-FL).

Read the letter here: <https://tinyurl.com/2rerxm4u>.

Read Ranking Member Waters’ press release here: <https://tinyurl.com/vs6rj2z4>.

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## HoUSed

### Join Tuesday’s (March 11) National HoUSed Campaign Call with Congresswoman Maxine Waters!

**TAG: HoUSed**

*Keywords: House Financial Services Subcommittee on Housing and Insurance*

[Join](#) Tuesday’s (March 11) national HoUSed campaign call from 4:00 to 5:00 pm ET. The call will feature remarks from special guest Congresswoman Maxine Waters (D-CA), who will talk about NLIHC’s March 3 rally outside of HUD offices and the urgent work that remains to protect HUD programs. The call will also feature advocates directly impacted by the federal government suddenly cancelling contract agreements, and how the funding shortfall will impact their ability to serve their communities. We will also hear how state and local advocates are pushing back against the chaos and working to defend the affordable housing and homelessness programs their communities rely on. [Register here](#).



- Welcome & Introductions
  - Renee Willis, Interim President & CEO, NLIHC
- Defending HUD’s Vital Programs
  - Congresswoman Maxine Waters (D-CA)
- Communities Taking Action to Defend Housing & Homelessness Resources
  - Rachel Fee & Shakti Robbins-Cubas, New York Housing Conference
  - Kelly Sue Waller, Community Organizer, Tennessee Renters United
- Policy Update
  - Kim Johnson, Policy Manager, NLIHC
- Resources & Next Steps

Please note that NLIHC’s national calls will now take place on the second and last Tuesday of every month, from 4-5 pm ET. [Register for the series here](#). Our March 25 call will be cancelled due to a scheduling conflict with NLIHC’s annual Policy Forum.

Access NLIHC’s archive of HoUsed Campaign calls and other webinar recordings [here](#).

## State and Local Innovation

### Several States, Including Maryland, Introduce Just Cause Eviction Protections This Legislative Session

**TAG: State and Local Innovation, From the Field**

*Keywords: tenant protections, just cause, Connecticut, Maryland, Hawai’i, Minnesota, evictions, state and local innovation*

Several states across the country have introduced legislation in 2025 to strengthen renters’ rights and protect tenants against arbitrary, discriminatory, and retaliatory eviction practices. Known commonly as “just cause” – or good cause – eviction standards, such laws limit the reasons for which a landlord can evict a tenant or refuse to renew a tenant’s lease when the tenant is not in violation of any law(s) or stipulations as outlined by a lease agreement. By establishing a well-defined set of reasons for which a landlord or property owner can evict a tenant, including for reasons such as nonpayment of rent or breach of a tenant’s lease, just cause eviction laws target both [informal](#) and formal eviction practices, reigning in illegal evictions that exist outside of a court of law and giving tenants a sense of stability during all stages of their lease term. Housing advocates in [Connecticut](#), [Hawai’i](#), [Maryland](#), and [Minnesota](#) have introduced just cause bills this legislative session, hoping to [join](#) 11 other states (including the District of Columbia) and 27 local jurisdictions that have all passed similar protections for tenants in recent years.

Evictions – or the forced displacement of a tenant – can have lasting and sometimes permanent consequences for tenants. Even when an eviction case does not result in a tenant vacating their residence under duress, the physical and mental impacts of an eviction can follow a tenant well into the future, even after securing new housing opportunities.

According to a 2022 study published by the National Institutes of Health, researchers [established](#) a link between evictions and negative health outcomes, including stress, depression, and anxiety. For children, [evictions – and even the initial risk of an eviction – can have long-term health effects](#) including low birth weight, premature birth, and slowed cognitive development. Across space, evictions can have detrimental impacts on

communities, especially in areas where eviction filings are [clustered](#). Not only can evictions result in a loss of social cohesion for neighborhoods, but [higher eviction rates can also result in an increased likelihood of violent crime occurring in residential areas](#), including robbery and burglary.

Such circumstances contribute to a cycle of poverty and housing instability for tenants, especially for the lowest-income and most marginalized renters – including Black households – who are already at a [higher risk](#) of eviction threat. Out of the 2.7 million households that receive an eviction filing each year, Black renters comprise more than half (51.1%) of those who are threatened with an eviction filing, despite only accounting for only 18.6% of all renters in the country. In comparison, white households account for 26.3% of the population that is threatened with eviction, yet account for 50.5% of all renters. These numbers are more pronounced among Black women with children, who comprise 28.3% of all eviction filings making this group the [highest](#) of any race or gender to experience the threat of eviction.

Just cause eviction laws are a critical anti-displacement tool to help tenants assert their rights against the threat of eviction. When just cause eviction laws are passed, they act as a mechanism for long-term housing stability in two primary ways. First, just cause laws ensure that tenants are aware of what rights exist for them during their lease term, which can give tenants a sense of security in knowing they cannot be evicted without cause. Second, just cause laws provide tenants who have been served with an eviction notice with a legal standing in court to fight for their tenancy if they are being evicted through no fault of their own. As noted in NLIHC’s [“Just Cause Eviction Laws Toolkit”](#) released in fall 2024, just cause laws offer tenants a number of benefits, including by: (1) protecting renters from evictions at no fault of their own; (2) delivering a sense of stability to tenants; (3) discouraging renters from self-evicting when they receive eviction notices from landlords; and (4) empowering tenants experiencing poor living conditions, discrimination, or other illegal landlord behavior to advocate for improvements with landlords or file complaints without fear of retaliation.

[In the State of Maryland, renter advocates in 2025 are hoping to enact just cause protections in eviction cases and lease holdovers](#) and in turn, overturn an established state law that preempts the passage of such laws at the local or county level. Preemption laws and policies remove the power of cities, counties, and towns to enact certain laws, instead making it a power granted solely to the state. In Maryland, the introduction of [“House Bill 709,”](#) introduced by Delegate Jheanelle K. Wilkins (D-Montgomery) in the House of Representatives and [“Senate Bill 651,”](#) which was cosponsored by Senators C. Anthony Muse (D-Prince George’s County) and Clarence Lam (D-Anne Arundel and Howard) in the Senate, would remove this preemption and allow counties, as well as the City of Baltimore, to enact their own good cause policies making such a right a reality after a decade’s worth of efforts to do so. Under Maryland’s proposed law, there are ten “good” cause reasons for eviction, including a substantial breach of the tenant’s lease terms, disorderly conduct, documented evidence of illegal activity, refusal of the tenant to grant a landlord access to the premise, among others.

Efforts to enact just cause protections in Maryland are tenant-led and tenant-centered, with coordination efforts led by the [Renters United Maryland](#) coalition, a broad-based coalition of housing advocates supporting affordable housing initiatives and secure tenancies free from the threat of discrimination and harassment. The coalition is comprised of founding members, including [Communities United](#), the [Montgomery County Renters Alliance, Inc.](#), [Jews United for Justice](#), and the [Public Justice Center](#).

Speaking to the importance of just cause protections for renters in Maryland, Detrese Dowridge, Executive Director of [Baltimore Renters United](#) said, “As a tenant organizer with years of experience, I have witnessed firsthand the unfair and unjust treatment that tenants often face. When tenants organize, raise legitimate concerns, or simply request necessary repairs, they are frequently met with the threat of lease non-renewal, often without any explanation. With “Just Cause” eviction protections in place we are hoping this would be the first step to bring an end to this systemic issue and will provide stronger protections.”

If passed, Maryland's just cause law would go into effect on October 1, 2025 and would allow cities and counties to opt-in to the law, much like in the State of New York. In 2024, the State of New York passed through its budget bill "[Senate Bill 8306](#)"/"[Assembly Bill 8806](#)" to allow localities to adopt their own good cause ordinances, though New York's law includes exemptions embedded into the law for small landlords, rent regulated properties, "co-ops" and condos, and Section 8 delineated public housing properties. Maryland's law would also require landlords to provide tenants with written notice of intent to terminate a lease. Though the notice period requirement varies based on the term length of the lease, for tenants with a typical year-to-year lease, 90 days' notice must be given.

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

For more information on NLIHC's efforts to track just cause protections – and tenant protections passed at the state and local levels, please visit NLIHC's State and Local Tenant Protections Database, linked [here](#).

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## Opportunity Starts at Home

### School District in North Carolina Launches Affordable Housing Initiative for Educators

Tag: Opportunity Starts at Home

Keywords: *Opportunity Starts at Home, multi-sectors*

School systems around the country are navigating rising housing costs and stagnant teacher salaries, and a recent [article](#) in *19<sup>th</sup> News* highlights how Charlotte-Mecklenburg Schools (CMS) in North Carolina are responding to nearly 300 job vacancies in 2024 with a three-phase initiative to ensure teachers can afford housing. Charlotte is the most expensive city in North Carolina, and the "At Home in CMS" initiative will offer apartments at rent below market rate, homeownership opportunities, and eventually build a housing development for teachers. The effort comes in response to a district-wide survey in which half of the responders reported that they are extremely cost-burdened, spending more than 50% of their monthly income on housing costs. The CMS initiative is modeled after similar programs in California that provide affordable housing for teachers, including the Santa Clara Unified School District which offers rental units at 80% of the market rate.

The article highlights how the availability of affordable housing impacts educators' ability to live in the communities they teach in, which impacts the quality of education for students. "All students deserve a caring, qualified and committed teacher in their classroom. Unfortunately, inadequate pay, the rising cost of living, and skyrocketing student debt have made it much more difficult to attract and retain educators because they cannot afford to stay in the education profession they love," said National Education Association (NEA) President Becky Pringle. A 2023 study from the National Council on Teacher Quality found that teachers are unable to afford housing in many metropolitan areas across the country. The shortage of affordable housing has a disparate impact on women educators as well, with women making up 77% of K-12 public school teachers. The "At Home in CMS" initiative is one example of a nationwide trend of school districts seeking to address the housing affordability crisis faced by their workforce. Housing affordability is a challenge for many low wage workers, and NLIHC's Out of Reach [report](#) shows how wages across low wage occupations are not keeping up with the rising cost of rental housing. State and local responses to the housing affordability crisis must be supported by expanded resources at the federal level. The Opportunity Starts at Home (OSAH) campaign seeks to expand federal housing resources to bridge the gap between rents and incomes, increase the supply of affordable housing, and prevent housing instability and eviction to ensure that households with the lowest incomes have access to stable, accessible, and affordable housing.

Read the article [here](#). Read the OSAH campaign's education fact sheet [here](#)

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## Research

### Los Angeles Tenants in Rent-Controlled Properties May Face More Landlord Harassment, but Better-Maintained Units

**TAG: Housing Market**

*Keywords: gentrification, harassment, rent control*

A recent study published in *Urban Studies*, “Harassment or neglect? How market dynamics and rent control shape landlord behavior in Los Angeles,” examines how housing market conditions in Los Angeles, CA influence landlord profit-seeking behaviors, particularly harassment and neglect. The researchers collected and analyzed tenant survey data to assess whether differences between market and contract rents, rent control protections, and gentrification patterns affect landlord behavior. The study found that tenants in rent-controlled units are more likely to experience harassment and illegal eviction attempts while those in gentrifying neighborhoods report more landlord harassment. However, the study did not find strong evidence that rent-controlled tenants experience greater landlord neglect, suggesting that systematic code enforcement may help maintain housing conditions.

Depending on the housing market contexts, landlords may be motivated to raise rents or displace current tenants to increase profits. The study examines these dynamics in Los Angeles, which has two primary policies addressing housing costs and quality: the Rent Stabilization Ordinance (RSO) and the Systematic Code Enforcement Program (SCEP). The RSO limits rent increases to 3-8% per year and includes a just-cause eviction ordinance that prohibits terminations of tenancies without a good or just cause and entitles residents to relocation assistance. On the other hand, the RSO does not prevent landlords from resetting rents to market rate once a tenant moves out. The SCEP monitors housing quality through inspections of RSO properties. The researchers hypothesize that larger gaps between market and contract rents (“market-contract rent differentials”) may incentivize landlords to defer maintenance, that gentrification may encourage harassment as landlords attempt to remove tenants for higher-paying renters, and that rent control policies may reduce neglect but increase harassment as landlords seek to push out long-term tenants.

Between January and October 2019, the researchers conducted a door-to-door survey of randomly selected units in Central and South Los Angeles – areas with high poverty rates, large immigrant populations, and substantial rent burdens. Surveys were conducted in both English and Spanish. They obtained a total of 794 completed surveys (a 20% response rate), which included information on tenant housing history in the two years prior, maintenance issues, and experiences with landlord harassment or neglect. Using this information, the researchers classified tenants' experiences with two key landlord behaviors: neglect and harassment. Neglect was measured by the number of maintenance issues experienced in participants' homes over the past six months and whether landlords refused to make necessary repairs. Harassment included landlord threats, intimidation, assault, refusal to collect rent checks, illegal rent increases, illegal eviction, or discrimination.

Market rent estimates from *Rentometer* were used to calculate each unit's market-contract rent differential in 2019, defined as the difference between what tenants pay (contract rent) and the estimated market rent for each survey participant's address. Household market-contract rent differentials ranged from -\$1,280 to \$3,900, with 89% of tenants surveyed paying a contract rent lower than the estimated market rent for their units. Neighborhood-level data from the Urban Displacement Project's Gentrification Index were used to assign each

participant's address to a particular gentrification and displacement typology. The authors define gentrification as a process of neighborhood change driven by rising real estate investment, higher-income in-movers, and demographic shifts. Neighborhoods were classified into five gentrification categories, ranging from low-income stable to advanced gentrification. Units were also categorized as either rent-controlled or non-rent-controlled under the RSO.

The researchers found that tenants with large rent differentials (paying below market rent) reported higher maintenance issue rates but were not significantly more likely to have landlords neglect repairs required to meet building codes than tenants with smaller rent differentials. Those with a rent differential over \$900 were 17.5 percentage points less likely to experience any landlord harassment in general. Tenants living in rent-controlled units were 4.0 percentage points more likely to experience three or more forms of landlord harassment and 3.9 percentage points more likely to endure illegal eviction practices, such as refusal to accept rent checks or other means of pushing people out compared to tenants in non-rent-controlled units. However, rent-controlled tenants did not report higher rates of landlord neglect, which indicates that systematic inspections under Los Angeles' Rent Stabilization Ordinance (RSO) may be successful in helping to maintain housing quality.

The findings also suggest that harassment was more prevalent in gentrifying neighborhoods where landlords may seek to displace existing tenants in anticipation of rising market rents. Tenants in gentrifying neighborhoods were 2.5 percentage points more likely to report having three or more issues with landlord harassment and 7.4 percentage points more likely to report experiencing landlord threats and assault. Furthermore, the study found that Latinx households reported harassment at significantly higher rates, at 3.8 percentage points more likely to experience three or more forms of harassment, highlighting the importance of targeted outreach and services for populations that may be less aware of their rights.

The high harassment and neglect rates revealed by the study signal a need for proactive strategies to address harmful landlord behaviors like tenant anti-harassment ordinances and systematic code enforcement programs. Mandated inspections seem to be effective as rent control tenants do not report neglect at a higher rate than those without rent control, preventing neglect in rent-controlled units. However, Latinx households experience harassment at significantly higher rates, highlighting the need for targeted outreach and legal protections for tenants who may be less aware of their rights or may fear retaliation for reporting violations. Finally, expanding legal support mechanisms, such as guaranteeing legal counsel or enabling lawyers to recoup fees when they prevail in court, could further strengthen tenant protections, particularly for households unable to afford legal services upfront.

This article can be found at: <https://bit.ly/3XsERCm>.

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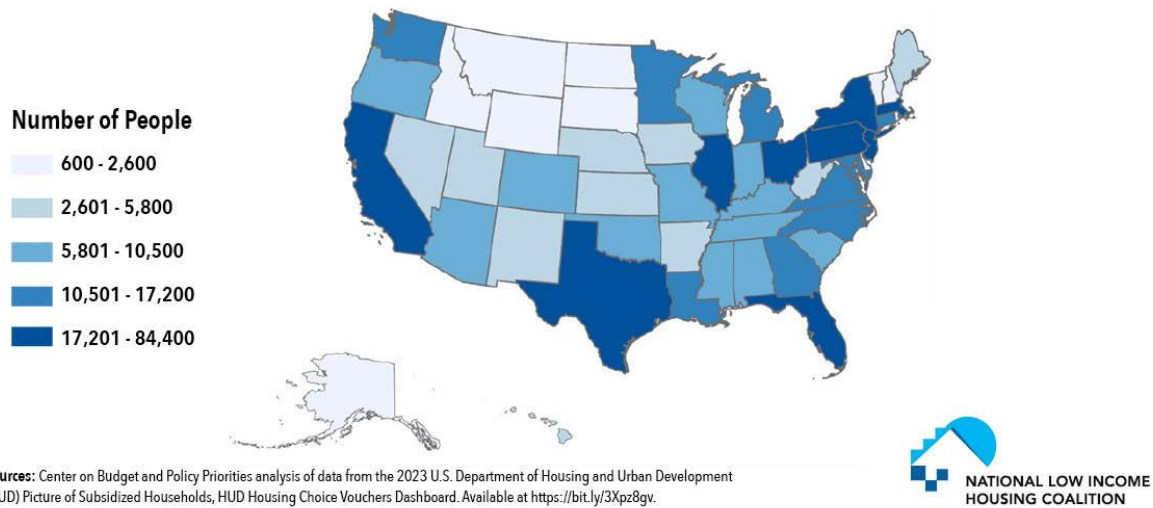
## **Fact of the Week**

### **Thousands to Lose Housing Assistance Under Proposed 2025 Funding Cuts**

**TAG: Fact of the Week**

*Keywords: Housing Choice Voucher, appropriations bill*

## Estimated Number of People Impacted by Lost Housing Vouchers Under the House's Proposed 2025 Appropriations Bill



**Source:** Center on Budget and Policy Priorities analysis of 2023 U.S. Department of Housing and Urban Development (HUD) Picture of Subsidized Households data, HUD Housing Choice Vouchers Dashboard. Available at <https://bit.ly/3Xpz8gv>.

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## NLIHC Careers

### NLIHC Seeks Director of Communications

NLIHC seeks a Director of Communications to work closely with the NLIHC Vice President of External Affairs to support the implementation of NLIHC's communications strategies. The Director of Communications will manage communication plans, media, brand, and public relations and expand overall visibility and reach in support of the Coalition's mission, vision, goals, and objectives. The Director of Communications will supervise two positions: a Graphic Communications Manager and a Graphic Communications Sr. Coordinator. The salary range for this position is contingent upon experience and is from \$92,000 - \$110,00. This position requires physical time in the office, and the candidate must be located 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

- Manage the development and implementation of the Coalition's internal and external communication strategies, including publications, e-communications, media, digital, public relations, and marketing.
- Develop and maintain key communication channels, adapting and improving the approach in coordination with external trends and housing policy priorities.
- Lead efforts to drive and execute external digital communications, including websites, social media, email campaigns, multimedia.
- Develop and oversee implementation of external marketing and communications strategies, tactics, and deliverables.
- Oversee development and implementation of creative assets.

- Manage content and editorial needs for all digital platforms.
- Collaborate with team leads to drive internal communications to support initiatives and programs.
- Manage communications team workflows for requests, publications, and campaigns.
- Develop/maintain strong relationships with reporters, writers, and opinion leaders in print, broadcast, online, and social media.
- Maintain up-to-date database of all media contacts.
- Pitch stories and secure regular media interviews and editorial board meetings for President/CEO and other Coalition staff and members as appropriate.
- Collaborate with team leads to develop and implement messaging strategy.
- Prepare and distribute press releases and media alerts; manage press events for NLIHC and state partners.
- Manage the process of placing op-eds, letters-to-the-editor, blogs pieces, and other opinion pieces for president/CEO and other Coalition staff and members as appropriate.
- Approve articles for Coalition staff and members as appropriate for placement in partner publications.
- Curate new activation opportunities with media organizations.
- Manage media performance strategy and metrics.
- Develop and implement a comprehensive strategy for use of social media.
- Monitor print, broadcast, online, and social media for coverage of NLIHC, NLIHC campaigns, and NLIHC policy priorities; reach out to amplify or correct as needed.
- Stay abreast of new developments in social media and recommend advances and changes to NLIHC platforms. Maintain records of all media work; produce metrics of all social media contacts; prepare monthly reports.
- Manage content development, writing, and editing of NLIHC publications.
- Manage internal staff and state partners in development of media strategies.
- Develop and implement webinars, workshops, and written materials to aid NLIHC members in use of social media and press strategies.
- Collaborate with teams across the organization to amplify programs, projects, and campaigns.
- Supervise communications team and interns.
- Facilitate opportunities for professional development.
- Assist in implementation of the annual Housing Policy Forum, Leadership Awards Reception, and other events.

### **Qualifications**

This is a full-time position, and candidates must be physically located in the metropolitan Washington, DC area. Applicants must have a bachelor's degree. Applicants must have a strong commitment to social justice and NLIHC's mission. This position would be ideal for someone with five or more years of communications and management experience. Proficiency with Microsoft Office suite and Adobe Creative Cloud is required.

A person will be most successful in this role if you have knowledge and experience in all aspects of communications, digital media, social media, media relations, PR, and brand management.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and a generous benefits package.

Interested candidates should submit a resume, cover letter with salary requirement, and one writing sample to Jen Butler, NLIHC VP of External Affairs, via email at [jbutler@nlihc.org](mailto:jbutler@nlihc.org).

## NLIHC in the News for the Week of March 3

The following are some of the news stories to which NLIHC contributed during the week of March 3:

- “Rent is rising sharply in the most affordable areas, stressing low, middle-income tenants” *USA Today*, March 3, at: <https://tinyurl.com/4u5dzjjs>
  - “How wood gathered from federal forests heats Native American homes — and can help reduce wildfires” *CBS News*, March 6, at: <https://tinyurl.com/2rjutrvc>
  - “DOGE’s Cuts to HUD Will Only Make the Housing Crisis Worse” *Mother Jones*, March 7, at: <https://tinyurl.com/zdhapu4h>
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## Where to Find Us – March 10

- Organizing 101 Training – West Virginia Coalition to End Homelessness, March 10 (Billy Cerullo)
  - [United Native American Housing Association](#)’s Annual Meeting – Denver, Colorado, March 31 (Raquel Harati)
  - [Humane Society Animal Care Expo](#) – Las Vegas, NV, April 17 (Julie Walker)
  - [Kansas Statewide Homeless Coalition 2025 Summit](#) – Topeka, KS, April 22-23 (Tia Turner)
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## NLIHC Staff

Sarah Abdelhadi, Senior Research Analyst  
Millen Asfaha, Operations Coordinator  
Andrew Aurand, Senior Vice President for Research, x245  
Sidney Betancourt, Project Manager, Inclusive Community Engagement, x200  
Kayla Laywell, Housing Policy Analyst, x231  
Hannah Botts, Our Homes, Our Votes Intern  
Victoria Bourret, Project Manager, State and Local Innovation, x244  
Jen Butler, 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  
Courtney Cooperman, Project Manager, Our Homes Our Votes, x263  
Lakesha Dawson, Director of Operations  
Lindsay Duvall, Senior Organizer for Housing Advocacy, x206  
Thaddaeus Elliott, Housing Advocacy Coordinator  
Dan Emmanuel, Manager, Research, x316  
Sarah Gallagher, Vice President, State and Local Policy Innovation, x220  
Jamaal Gilani, Director of People and Culture  
Ed Gramlich, Senior Advisor, x314  
Raquel Harati, Research Analyst  
Danita Humphries, Senior Executive Assistant, x226  
Nada Hussein, ERASE Project Coordinator, x264  
Kenza Idrissi Janati, Tenant Leader Intern  
Kim Johnson, Public Policy Manager, x243  
Nara Kim, Policy Intern



Sasha Legagneur, Field Intern  
Mayerline Louis-Juste, Senior Communications Specialist, x201  
Meghan Mertyris, Disaster Housing Recovery Analyst  
Khara Norris, Vice President of Operations and Finance, x242  
Libby O'Neill, Senior Policy Analyst  
Noah Patton, Manager, Disaster Recovery, x227  
Mackenzie Pish, Research Analyst  
Benja Reilly, Development Coordinator, x234  
Katie Renzie, Research Intern  
Dee Ross, Tenant Leader Fellow  
Gabrielle Ross, Project Manager, Diversity, Equity, and Inclusion, x208  
Sarah Saadian, Senior Vice President for Public Policy and Field Organizing, x228  
Craig Schaar, Data Systems Coordinator  
Brooke Schipporeit, Director, Field Organizing, x233  
Carlton Taylor, Jr., Senior Graphic Communications Coordinator  
Tejas Telkar, Homelessness and Housing First Policy Intern  
Cecily Thomas, Development Coordinator  
Tia Turner, Housing Advocacy Organizer  
Julie Walker, OSAH Campaign Coordinator  
Brandon Weil, Graphic Communications Manager  
Chantelle Wilkinson, OSAH Campaign Director, x230  
Renee Willis, Interim President and CEO, x247  
Tiara Wood, External Affairs Coordinator