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## **NLIHC**

### **Renee M. Willis Named President and CEO of the National Low Income Housing Coalition**

The NLIHC Board of Directors is proud to announce the appointment of Renee M. Willis as the organization's new president and chief executive officer, effective immediately. This historic appointment makes Willis the first Black woman to lead the Coalition in its 51-year history.

“At our core, NLIHC will continue to lead with excellence – grounded in our people, our data, and our policy. We will defend and advance the housing programs that millions rely on, and we will do so with clarity and courage. But we will also unlock our untapped power – reimagining our work by using narrative and culture as catalysts for systemic change. I look forward to working alongside our incredible staff, our Board of Directors, our tenant leaders, state and Tribal partners, and all our national, state, and local allies. Together, we will continue to push for bold and lasting solutions to the housing crisis,” said Renee Willis at the announcement of her position as president and CEO.

Following the departure of NLIHC's previous president and CEO, the Board of Directors partnered with BoardWalk Consulting to launch a nationwide search for the next permanent president and CEO. The selection process was completed with the appointment of Willis.

Willis brings nearly a decade of leadership and commitment to NLIHC's mission, having joined the organization in 2015 as Vice President for Field and Communications. She later served as Senior Vice President for Racial Equity, Diversity, and Inclusion before being named Interim President and CEO in January 2025. Renee has over 30 years of experience in affordable housing, including establishing and leading successful community and region-wide initiatives. She has extensive experience in strategic planning, financial management, marketing, organizational development, staff management, and program operations.

Renee previously served as housing services chief with Arlington County, Virginia, as administrator of the Office of Landlord-Tenant Affairs for Montgomery County, Maryland, and as advocate and manager for the Public Justice Center's Tenant Advocacy Project. Renee earned dual BA degrees in English and Spanish from the University of Maryland. She also holds a Certificate in Public Management from George Washington University.

Throughout her tenure, Willis has led with strategic vision, deep collaboration, and an unshakable commitment to centering people with lived experience in the fight for housing justice. It is a commitment reinforced, as Willis leads NLIHC into its next chapter.

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## **HUD**

## **Join “Fight Back to Protect HUD! Day of Action” in DC and Nationwide on Tuesday, May 20**

**TAG: From the Field**

*Keywords: National Day of Action, HUD, DC*

Housing advocacy networks from around the country are holding a National Day of Action on Tuesday May 20 to show support for federal housing and homelessness programs and demand safe, stable, accessible and affordable homes for all. The day of action is organized by Popular Democracy, Right to the City, People’s Action, and PowerSwitch Action.

The Washington, D.C. event will begin with a rally at noon ET at the Capitol, followed by visits to elected officials. There will also be satellite events taking place around the country.

Federal housing programs are under threat with President Trump’s “skinny” budget request proposing significant cuts to several HUD programs and programmatic changes that would create barriers for people to access housing assistance (see *Memo 5/2*). Join the May 20 day of action to make your voice heard and stand up for affordable housing and homelessness programs!

Learn more about the May 20 event and sign up here:

<https://www.mobilize.us/mobilize/event/772122/>

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## **Budget and Appropriations**

### **Congress Must Provide Sufficient Funding for Vouchers in FY26 to Continue Assisting 60,000 Households Served Through EHV Program – Take Action!**

**TAG: Budget and Appropriations**

*Keywords: Appropriations, FY26*

The May 2 [release](#) of President Donald Trump’s “skinny” budget request for fiscal year (FY) 2026 signaled the beginning of the federal FY26 appropriations cycle. While the Trump Administration’s full budget request is expected out in June, Appropriators will begin their work divvying up funding for federal programs, including HUD’s vital affordable housing and homelessness assistance programs, for FY26. Appropriators will need to enact a new budget by October 1, the beginning of FY26.

The president’s “skinny” budget request proposes an historic cut of 44% to HUD overall, including cutting HUD rental assistance programs by 43%, combining five different rental assistance programs into one State Rental Assistance Block Grant, and imposing a two-year time limit on receiving assistance. If enacted, this proposal would result in a historic loss of housing assistance.

Importantly, the president's budget request – “skinny” or not – represents the wishes and priorities of the president and his Administration; it is not a mandate, and only Congress has the power to appropriate funding for federal programs. While there is reportedly little interest among members of Congress in block granting HUD's rental assistance programs, appropriators have a steep road ahead to securing sufficient funding to ensure the renewal of all existing housing vouchers in FY26. The final FY25 spending bill for HUD programs underfunded HUD's Housing Choice Voucher (HCV) program, and over time, is expected to result in a loss of 32,000 HCVs through turnover. In addition to the cost of renewing existing vouchers, in FY26 Congress should provide sufficient funding to make up for the gap left by the FY25 spending bill.

It is also vital that Congress provide sufficient funding to continue existing assistance under HUD's Emergency Housing Voucher (EHV) program. The [EHV program](#) was created in the “American Rescue Plan Act of 2021,” which provided \$5 billion for 70,000 new tenant-based rental assistance vouchers specifically targeted to people experiencing or at immediate risk of homelessness, including people escaping intimate partner violence or human trafficking. The EHV program mandates that public housing authorities (PHAs), which are responsible for administering the program, work with their local Continuums of Care (CoCs) to identify people and families at risk of or experiencing homelessness and connect them to an EHV, plus wrap-around services when needed for long-term housing stability.

The EHV program has been extremely successful and currently helps almost 60,000 households – in particular families with children – find and maintain stable housing. While funding for the program was originally slated to last until 2030, the rapid increase in the cost of rent over the last four years has caused funding to run out much more quickly than expected. Unless additional funding is allocated by Congress, HUD estimates that funding for the program will likely run out in 2026.

## **Take Action**

As Congress begins their work on FY26, NLIHC will continue to monitor developments and provide updated materials for advocates to take action and demand increased funding for HUD's vital programs in any final FY26 spending bill.

***Urge Congress to pass a FY26 spending bill with increased funding for HUD's affordable housing and homelessness programs!***

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

- **Using the “[Reject Housing Cuts and EHV Funding Cliff: Action Toolkit](#)”** for talking points, resources, advocacy ideas, and more! Developed in partnership with the Center on Budget and Policy Priorities, National Alliance to End Homelessness, and National Housing Law Project, the toolkit will be updated as additional information and resources become available.
- **Emailing or calling members' offices** to tell them about the importance of affordable housing, homelessness, and community development resources to you, your family, your community, or your work. You can use [NLIHC's Take Action page](#) to look up your member offices or call/send an email directly!

- **Sharing stories of those directly impacted** by homelessness and housing instability. Storytelling adds emotional weight to your message and can help lawmakers see how their policy decisions impact actual people. [Learn about how to tell compelling stories with this resource.](#)

National, state, local, tribal, and territorial organizations can also [join over 2,300 organizations](#) on CHCDF's national letter calling on Congress to support the highest level of funding possible for affordable housing, homelessness, and community development resources in FY26.

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## **House Republicans Introduce Key Provisions of Massive Reconciliation Bill, Including Reforms to LIHTC, Medicaid, Food Assistance, and More**

**TAG: Budget and Appropriations**

*Keywords: Reconciliation bill*

House Republicans introduced last week key provisions of a massive reconciliation bill, with the goal of finalizing and passing the bill through the House before members adjourn for Memorial Day recess. The bill proposes reforms to the Low-Income Housing Tax Credit (LIHTC) program, as well as harmful changes to Medicaid, the Supplemental Nutrition Assistance Program (SNAP), and other vital anti-poverty programs.

Congressional Republicans are using a special legislative process called “budget reconciliation” to pass a bill that would spend over \$5 trillion to extend tax cuts, increase funding for immigration enforcement, and fund other Trump Administration priorities, while also cutting at least \$1.5 trillion in the federal budget through funding cuts to other federal programs.

The House Ways and Means Committee introduced tax-related provisions of the reconciliation bill on May 12, which include key pieces of the “Affordable Housing Credit Improvement Act” (AHCIA) ([H.R. 2725/S. 1515](#)) that would expand and reform the LIHTC program. NLIHC [supports](#) the AHCIA, which includes two [key reforms to LIHTC](#) to help the program better serve people and communities with the most urgent affordable housing needs: a basis boost for rural and tribal communities, and an extremely low-income (ELI) basis boost for properties that set aside at least 20% of units for ELI renters. These provisions would make it easier for developers to use LIHTC to build deeply affordable homes, and affordable homes in rural and tribal communities.

The bill would provide a 12.5% allocation increase for three years, lower the bond-financing threshold from 50% to 25%, and designate rural and tribal areas as “Difficult to Develop Areas,” which makes developments in these areas eligible for a basis boost. However, the bill does not include a basis boost for developing rental homes affordable to ELI households.

LIHTC is our nation’s largest source of financing for affordable housing. While an important tool, rental homes built with the tax credit are typically too expensive for ELI households. ELI renters make up almost half (49.1%) of LIHTC renters, but only a small share of new LIHTC apartments, about 16%, are affordable to them. As a result, the majority (58%) of ELI renters

who do not receive additional rental assistance but are living in developments financed with LIHTC are severely housing cost-burdened, paying more than half their limited income on rent. By providing an ELI basis boost, Congress can make it more financially feasible for developers to build apartments at rents that are affordable to households with the greatest needs. NLIHC will continue working to ensure any bill with LIHTC reforms includes these key provisions.

In addition to LIHTC expansion and reforms, the tax portion of the reconciliation bill proposes [changes](#) to the Child Tax Credit (CTC) program, including new immigration restrictions that would potentially cut the number of children eligible for the CTC by 4.5 million. House Republicans on the Energy & Commerce Committee and Agriculture Committee also released draft bill text that would slash funding for Medicaid and SNAP, respectively. According to an [analysis](#) from the Center on Budget and Policy Priorities (CBPP), the Medicaid provisions would cut \$715 billion in healthcare spending, taking away health care coverage for at least 8.6 million people. In addition, the SNAP provisions would “[radically alter the structure](#)” of the program by requiring states to share in the cost of the program, while also increasing bureaucratic hurdles to receiving assistance by dramatically expanding SNAP work requirements.

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 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.

The threats to Medicaid, which serves over 72 million low-income people around the country, and SNAP, which serves over 42 million people, have triggered widespread outcry from advocates around the country. 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](https://tinyurl.com/3c2ntnnw).

Learn more about how you can advocate for continued SNAP funding at the Food, Research, and Action Center’s (FRAC) website: [tinyurl.com/2mzr5pb3](https://tinyurl.com/2mzr5pb3).

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## Congress

**Representatives Clarke (D-NY), Pressley (D-MA), and Tlaib Introduce Bill to Ban Facial Recognition and Biometric Technology in Public Housing**

**TAG: Congress**

*Keywords: Legislation, Clarke, Pressley, Tlaib, Biometric, public housing*

Representatives Yvette D. Clarke (D-NY), Ayanna Pressley (D-MA) and Rashida Tlaib (D-MI) reintroduced the “No Biometric Barriers to Housing Act of 2025” ([H.R.3060](#)), which, if enacted, would prohibit the use of facial and biometric recognition technology in most federally funded housing, including public housing. Additionally, this bill would require HUD to submit a comprehensive report to Congress regarding how this emerging technology impacts the housing sector. NLIHC endorsed the bill.

Civil Rights and fair housing advocates have voiced concerns about the use of biometrics, such as facial recognition technology in federally funded housing. While the new technology may offer enhanced security, there are risks about potential racial bias in misidentification, privacy concerns, and unwarranted surveillance which may lead to housing discrimination.

The “No Biometric Barriers to Housing Act” would prohibit the use of physical biometric technology in federally assisted rental housing. The bill also requires HUD to report to Congress on the use of biometric technology in federally funded housing, and any adverse impacts of such technology on tenants. Read the bill [here](#).

Read the press release [here](#).

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## **House Financial Services Subcommittee Holds Hearing on Housing Supply and Innovation**

**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 May 14, “Expanding Choice and Increasing Supply: Housing Innovation in America.” Witnesses were Mr. Bill Boor, President and CEO, Cavco Industries, testifying on behalf of the Manufactured Housing Institute as Chairman of the Board; Mr. Eric Schaefer, Chief Business Development Officer, Fading West; Dr. Andrew P. McCoy, PhD, professor and director of the Virginia Center for Housing Research (VCHR) at Virginia Tech University; and Mr. Colten Lewis Fleu, Senior Attorney, Mountain State Justice, Inc.

The hearing focused on manufactured housing and other innovative, off-site construction methods, including modular housing and 3-D printed houses, barriers to implementing modular housing, and how modular housing and other innovations could help address the nation’s severe shortage of affordable, accessible homes. Several Democratic subcommittee members raised concerns about recent proposed cuts to housing programs in the [President’s “skinny budget”](#) that will further exacerbate the affordable housing crisis, emphasizing that while innovation positive, we need robust, fully funded federal housing programs to help low-income Americans have stable, affordable, accessible housing. Democratic members and Mr. Fleu also highlighted the issue of private equity firms and hedge funds purchasing manufactured housing communities and then imposing drastic rent increases on residents, who are often living on fixed incomes.

The witnesses shared examples of the benefits of manufactured, modular, and 3-D printed housing, including significantly faster production compared to site-built housing, and less construction waste. They also shared challenges, including local zoning laws excluding manufactured housing; outdated construction requirements, such as the requirement for a permanent chassis on manufacture homes; and a lack of affordable financing options. In many cases, especially with older or smaller homes, manufactured homes are considered personal property and therefore not eligible for home mortgages, which have lower interest rates than personal property loans. The witnesses brought up the need for changes at the Government Sponsored Entities (GSEs – Fannie Mae and Freddie Mac) to expand financing to include more types of manufactured housing. Mr. Fleu also stated that any GSE commercial financing for manufactured housing communities needs to require tenant protections.

Manufactured housing is an important source of affordable housing for millions of Americans, especially people with low incomes and those living in rural areas. Expanding manufactured housing and other off-site construction can be a piece of the puzzle to address the affordable housing crisis, but sustained, significant federal investments in affordable housing and homelessness programs will be required to address the housing needs of people with the lowest incomes.

Information about the hearing, witness list, and a link to watch a replay of the hearing can be found [here](#).

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## **Senator Warren (D-MA) and Representative Waters (D-CA) Introduce Bill to Restore Fair Housing Protections**

**TAG: Congress**

*Keywords: Fair housing, civil rights, legislation, Waters, Warren, fair housing month*

Senator Elizabeth Warren (D-MA) and Representative Maxine Waters (D-CA) [introduced](#) the “Restoring Fair Housing Protections Eliminated by Trump Act,” ([S.1621/H.R.3086](#)) which, if enacted, would require HUD Secretary Scott Turner to repeal the recently enacted Affirmatively Furthering Fair Housing (AFFH) Interim Final Rule and replace it with the AFFH Interim Final Rule enacted in 2021. The recent Interim Final Rule took effect on April 2, 2025 and merely requires HUD grantees to self-attest to their commitment to fair housing (see [Memo, 3/3](#)). NLIHC endorsed the bill.

The legislation would require Secretary Turner to replace the weakened AFFH Interim Final Rule with a final rule that adopts the AFFH definition from HUD’s 2021 Interim Final Rule. The legislation also requires HUD to create a public database of fair housing complaints filed under both the “Fair Housing Act” (a component of the “Civil Rights Act of 1968”) and the “Violence Against Women Act” on a quarterly basis. Lastly, the bill requires HUD to issue a report to Congress regarding complaints related to digital platforms and artificial intelligence systems used for tenant screening, rent setting, real estate listings, and more.

Read the press release [here](#).

Read the bill [here](#) and section by section [here](#).

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## Fair Housing

### **NLIHC Joins Sign-On Letter Raising Alarm about HUD and FHFA Actions that Will Worsen the Fair and Affordable Housing Crisis**

**TAG: Fair Housing**

*Keywords: Fair housing*

NLIHC joined a [letter](#) sent May 15 to HUD Secretary Scott Turner and Federal Housing Finance Agency (FHFA) Director William Pulte raising concerns about recent and proposed actions taken by HUD and FHFA that will weaken and undermine fair housing laws and worsen the nation's fair and affordable housing crisis. The letter was led by the Consumer Federation of America, Americans for Financial Reform, National Consumer Law Center, National Fair Housing Alliance, and the Lincoln Institute.

The letter cites the recent rescinding of HUD's Affirmatively Furthering Fair Housing (AFFH) rule, the announcement that HUD will no longer enforce the Equal Access Rule, and recent staff dismissals and reductions, including a proposed 75% reduction of staff at HUD's Office of Fair Housing and Equal Opportunity. The letter also warns of the impact of cutting staff and funding for essential housing programs at a time when more households than ever are struggling to afford rent.

"Housing discrimination makes it even harder for millions of families - particularly people with disabilities and people of color - to find housing and worsens our housing crisis. Secretary Turner has taken all of these actions without any public explanation as to how HUD proposes to address their negative impact on our nation's fair and affordable housing crisis," the letter states.

Director Pulte has also taken steps at FHFA that will make it more difficult to provide mortgage financing in underserved communities, including waiving the requirement for Fannie Mae and Freddie Mac to implement their Equitable Housing Finance Plans, and placing FHFA's fair lending and consumer protections teams on administrative leave.

"The Trump Administration promised to address the high cost of housing, but so far has proposed policies that will increase the cost of rent, shred the nation's housing safety net, and push more people into homelessness," said Renee Willis, President and CEO of the National Low Income Housing Coalition in a [press release](#). "At a time when more people than ever are struggling to afford the cost of rent and a record number of people are experiencing homelessness, rolling back fair housing protections and cutting funding for rental assistance, homelessness services, and affordable housing development – and gutting the workforce responsible for administering these programs – will only create more hardship. Our families, neighbors, and communities deserve better than these untenable and unconscionable proposals."

The National Fair Housing Alliance reported that in 2023, there were [34,105 fair housing complaints](#) received by non-profit fair housing organizations, HUD, Fair Housing Assistance

Program (FHAP) agencies, and the Department of Justice. There is a clear need for strengthening, not weakening, fair housing protections and enforcement to put an end to housing discrimination and to address our nation's fair and affordable housing crisis.

Read the letter here: <https://bit.ly/4diD3T7>

Read the press release here: <https://bit.ly/3S7VgJd>

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## **NLIHC Joins National Fair Housing Alliance Comment Letter on Affirmatively Furthering Fair Housing (AFFH) Interim Final Rule**

**TAG: Fair Housing**

*Keywords: Fair housing, Affirmatively Furthering Fair Housing, AFFH, Turner, HUD, comment period*

NLIHC joined a [comment letter](#), led by the National Fair Housing Alliance (NFHA) to the Secretary of Housing and Urban Development Scott Turner, in opposition to 2025 Affirmatively Fair Housing Interim Final Rule (AFFH IFR) and reinstate the 2021 AFFH IFR. The comment letter, submitted on May 2, is supported by 136 organizations from 35 states, including many of [NLIHC's State and Tribal partners](#). The Trump Administration's 2025 AFFH [Interim Final Rule](#) took effect on April 2, 2025. The letter made two central arguments: 1) People in America are already experiencing a fair and affordable housing crisis and 2) HUD's 2025 AFFH IFR will only make matters worse.

The "Fair Housing Act of 1968" established fair housing as the national policy of the United States and enacted two promises: ensuring the right of all people to access housing free of discrimination, and the creation of thriving, inclusive communities for all. HUD's 2025 AFFH IFR falls short in two critical ways:

1. The IFR's definitions gut the Fair Housing Act's promise of creating thriving, inclusive communities.
2. The IFR fails to provide localities with a meaningful framework to develop thriving, inclusive communities.

NFHA highlights that the United States has a deep history of racially discriminatory housing, banking, and other policies that have systematically disadvantaged people of color, such as redlining under the New Deal's Federal Home Owners Loan Corporation (HOLC), which promoted a system that included race as a fundamental factor in determining the value of a neighborhood in order to gain access to credit. The letter states: "Outside of majority-white neighborhoods, well-resourced schools with expanded learning opportunities are less common, unemployment and poverty are higher, health is worse (as the coronavirus pandemic made plain), and access to financial institutions remains inadequate." These inequities are exacerbated by today's housing crisis, with the number of cost-burdened renter households reaching record levels.

Consistent with the current administration’s anti-civil rights framework, HUD and the administration are taking actions that will decrease housing opportunities and increase homelessness. Affirmatively Furthering Fair Housing means ensuring that every person and child can live in a neighborhood with ample affordable and accessible housing, fresh air, clean water, public transportation, living wage jobs, quality health care, healthy foods, and affordable credit. HUD’s 2025 AFFH IFR acknowledges the Fair Housing Act’s first purpose regarding nondiscrimination, but guts the second purpose regarding creating healthy, thriving, and inclusive communities. The comment letter criticizes the 2025 AFFH IFR for omitting crucial language from the 2021 rule, such as commitments to:

- Overcoming patterns of segregation;
- Fostering inclusive communities;
- Addressing significant disparities in housing needs and in access to opportunity;
- Replacing segregated living patterns with truly integrated and balanced living patterns; and
- Transforming racially or ethnically concentrated areas of poverty into areas of opportunity.

Under the new rule, jurisdictions are no longer required to engage in meaningful fair housing planning. They are not expected to review local data on segregation or disparities, seek community input, set actionable goals, or document progress—undermining HUD’s duty to enforce the Fair Housing Act. In response, the letter signers urge local governments to continue effective AFFH planning—despite HUD’s retreat from its legal responsibilities—and reaffirms its call for HUD to rescind the 2025 AFFH IFR and reinstate the 2021 version, which aligns with the Fair Housing Act’s full intent: to ensure access to safe, inclusive, and equitable communities for all.

Read the comment letter [here](#).

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## Resource

### NLIHC Releases Rural Housing Fact Sheet with Housing Assistance Council and National Alliance to End Homelessness

**TAG: Rural Housing, Resource**

*Keywords: Rural housing, new resource, Housing Assistance Council, HAC, National Alliance to End Homelessness, NAEH*

NLIHC released a new [fact sheet](#) on rural housing, “Rural American Cannot Address Housing Needs Without Federal Investments.” The fact sheet summarizes data and barriers to rural housing development, including persistent poverty, higher infrastructure costs and a history of economic disinvestment in rural communities, and chronically declining federal investments in the U.S. Department of Agriculture’s Rural Housing Service. Read the fact sheet and learn about policy solutions [here](#).

Download the fact sheet on our [Rural Housing page](#).

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## State and Local Innovation

### Lawmakers in Missouri Vote to Advance Preemption Policy Targeting Source-of-Income Protections and Other Tenant Rights

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

*Keywords: Tenant protections, preemption, Missouri, security deposit laws, eviction*

In May, lawmakers in Missouri passed a harmful preemption bill that would limit the power of local cities and towns from enacting several tenant protection policies by a 23-10 vote. Under “[House Bill 595](#),” no county or city is permitted to enact laws that: (1) prohibit landlords or property owners discriminating against tenants based on their lawful and verifiable income source, including Section 8 housing voucher holders or tenants who receive any other form of government funded housing assistance; (2) restrict a landlord from using information related to a tenant’s background, including credit scores or credit checks, to determine whether to lease a unit to a prospective tenant; (3) would limit the amount of money that a landlord or property owner can charge for a security deposit; or (4) would require tenants to receive the right of first refusal when a property goes for sale. The bill is now on Governor Mike Kehoe’s desk for final approval on May 7.

If signed into law, Missouri’s new preemption bill would have devastating consequences for renter households across the state. Not only would “House Bill 595” limit the ability of housing advocates to enact future legislation that would strengthen renters’ rights, the bill, if signed into law by Governor Kehoe, would impact already existing tenant protection policies that prohibit source-of-income (SOI) discrimination and allow landlords to deny housing opportunities to tenants based on their background or credit history. In 2024, lawmakers in Kansas City passed “[Ordinance No. 231019](#)” a source-of-income anti-discrimination bill that would prohibit landlords and property owners from discriminating against tenants for the verifiable source of income that they use to pay rent, which can include a Section 8 housing choice voucher or another form of government-based housing assistance. The law also [prohibits](#) the denial of housing to prospective applicants based on a tenant’s history, including past convictions for non-violent crimes, a tenant’s credit history, or information on past evictions as well.

Kansas City’s [long-awaited](#) SOI law took effect in August 2024 with opponents of the law working swiftly to prohibit the enforcement of the ordinance. In a [suit](#) filed by Kansas City residential landlords in a federal district court, the ordinance was upheld in February 2025, with the final ruling stating that a landlord does not have to opt-into accepting a tenant’s housing choice voucher, though the law would still limit the usage of a tenant’s background or credit history in renting a unit to a prospective tenant. Under “House Bill 595,” the law would completely do away with Kansas City’s law, as well as other laws that target SOI discrimination or clarify tenant screening practices.

Source-of-income anti-discrimination laws are important in ensuring that the lowest-income and most marginalized renters are able to find – and secure – housing options of their choice. When

passed, SOI laws state that a landlord or property owner cannot deny a tenant housing based on their status as a voucher holder, instead making “source-of-income” a protected class within a state or locality’s fair housing laws. Moreover, the enactment of SOI laws also work to ensure that housing assistance recipients do not face the [stigma](#) associated with holding a voucher, which can pose a significant housing barrier to prospective housing applicants. Indeed, the presence of a Section 8 housing choice voucher can result in a landlord or property owner refusing to rent a unit to a tenant outright.

[When a tenant is unable to secure housing, they run the risk of their housing voucher expiring.](#) Because housing vouchers have a limited lifespan, the expiry of the voucher means that the voucher can be returned to the public housing authority (PHA) who issued it, requiring in the end for the tenant to rejoin the waiting list to reapply to receive assistance. According to [Empower Missouri](#), the NLIHC Missouri State Partner and a statewide justice-based advocacy group, as of 2024, the state has 130 PHA’s, with only 20 PHA’s even accepting applications for assistance. In the state, the group [reports](#) that households can wait years to be interviewed for assistance.

[In 2025, there are 24 states and more than 110 localities with source-of-income protections in place.](#)

Sponsored by Senator Nick Schroer (R-District 2) and Representative Chris Brown (R-District 16), “House Bill 595” also targets laws that would limit excessive security deposit fees, as well as any law that allows tenants the “right of first refusal” when a housing unit is put up for sale. When the right of first refusal laws are passed, tenants are given the first opportunity to purchase the property. Such laws are often passed as “Tenant Opportunity to Purchase Act” (TOPA) laws, with such laws in place in the [District of Columbia](#).

Since the introduction of “House Bill 595” in February 2025, housing advocates across the State of Missouri have rallied in opposition of the bill. In April 2025, Empower Missouri released an [action alert](#) urging constituents to contact their representatives to vote ‘NO’ on the bill. Speaking to the passage of “House Bill 595,” Misha Smith, affordable housing policy manager at Empower Missouri noted “We are disappointed with the passage of [HB 595](#) and the impact it will have on low-income renters' in Missouri. This bill, once it becomes effective on August 28th, will increase housing insecurity for our most at-risk neighbors: children, older adults, and people living with disabilities. It will also be a setback to the progress we have seen with veteran homelessness, which saw [record breaking lows](#) due to the work of the VA and use of housing vouchers. As we are seeing [record-breaking increases in rent](#) and homelessness, we need to be supporting policy that addresses these issues, not contributes to them.”

Preemption policies have been gaining traction since the federally declared end of the Covid-19 pandemic in May 2023. Not only have states preempted the passage of source-of-income anti-discrimination laws, including [Idaho](#) (“House Bill 545”) and [Kentucky](#) (“House Bill 18”), states have also limited localities from enacting tenant protection policies altogether. In 2023, Florida passed “[House Bill 1417](#)” to restrict the passage of laws that strengthen renters’ rights and [do away with over 30 existing tenant protection policies](#), such as tenant bill of rights policies.

More information on Missouri’s “House Bill 595” can be found [here](#).

For more information on state and local tenant protection policies in place, please visit NLIHC’s State and Local Tenant Protections database at: <https://nlihc.org/tenant-protections>.

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## Opportunity Starts at Home

### New Study Examines the Impact of Historical Redlining on Residents' Mental Health

**TAG: Opportunity Starts at Home**

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

A study published this month in *Social Science & Medicine* explores the impact of historic redlining practices on the contemporary housing market and how the housing market affects prevalence of poor mental health in neighborhoods. The authors examined features of today's housing markets, including property values, home loan denial rates, and homeownership rates, in 12,047 census tracts in the U.S., and found significant indirect effects of redlining on contemporary prevalence of poor mental health. The findings suggest that properties in neighborhoods historically graded "A" are valued more today and contribute to higher contributions of wealth than in neighborhoods that received lower grades, and this exacerbates disadvantage in neighborhoods graded as "hazardous," with downstream consequences for mental health. The indirect effect of redlining via property values was also found to be conditional on neighborhood racial makeup. The benefit to property values and its subsequent impact on residents' mental health is greater in neighborhoods where Black residents are underrepresented.

This analysis builds on existing research linking historical redlining practices to contemporary economic, social, health, and mental health outcomes. Neighborhoods appraised by the Homeowners' Loan Corporation (HOLC) in the 1930s and 1940s and graded as "hazardous" for investment and lending have higher rates of poor health and mental health outcomes compared to neighborhoods that received a favorable grade. There is little research that looks at the factors that might mediate relationships between structural racism's indicators and health, and the authors of this study assessed whether the features of contemporary housing markets explain the established association between redlining patterns and neighborhood prevalence of poor mental health. The study also examines whether the effects of redlining on mental health differ based on the relative population of Black residents in a neighborhood. The study used data from the American Community Survey, Home Mortgage Disclosure Act Database, and Center for Disease Control PLACES Project to examine features of contemporary housing markets as possible mediators of historical redlining patterns and prevalence of poor mental health.

The results of the study align with earlier research showing that redlined neighborhoods continue to have lower homeownership rates, lower property values, and higher rates of home loan denial than neighborhoods that were graded more favorably. Residents of historically redlined neighborhoods have higher rates of poor mental health and other negative health outcomes, which reinforce the long-term consequences of structural racism in housing markets on public health. Features of contemporary housing markets function as pathways connecting historical redlining to poor mental health outcomes, and these pathways are conditional on racial

composition. The authors recommend that property appraisal processes be restructured to ensure that racial composition is not factored into valuation and recommend policy interventions that target investments in historically redlined areas in ways that prioritize existing residents and prevent displacement.

Read the article [here](#).

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## Research

### **Black, Hispanic, and Asian and Pacific Islander Older Adult Households Move to Higher Poverty Areas, On Average, than Non-Hispanic White Counterparts**

#### **TAG: Housing-Related Data**

*Keywords: Older adults, neighborhood inequality, urban planning, residential mobility, segregation*

A recent study published in the *Journal of Planning Education and Research*, “Disparities in Residential Mobility Outcomes Among Older Adults in the United States,” considers if residential relocation patterns among older adults aged 65 and older differ by demographic types. The authors found significant disparities in residential mobility outcomes across racial and socioeconomic lines. Between 2011 and 2019, Black, Hispanic, and other non-white older adult households were more likely than their non-Hispanic white counterparts to relocate to higher-poverty neighborhoods. The study’s findings suggest that increased funding for affordable housing options for older adults and greater consideration for aging-friendly infrastructure is essential to promote racial and socioeconomic equity as the population of older adults in the U.S. increases.

The authors used confidential microdata from the U.S. Census Bureau American Community Survey (ACS) between 2011–2019 to compare the characteristics of older adult movers’ origin and destination neighborhoods. Census tracts were used as a proxy for neighborhoods. In addition to examining neighborhood poverty rates, the study explored other neighborhood characteristics such as educational attainment rates, median household income, median gross rent, and access to neighborhood amenities such as grocery stores, hospitals, libraries, and senior centers.

The sample examined included approximately 7.8 million older adult households that moved to a different neighborhood during the study period. Black, Hispanic, and Asian and Pacific Islander households were significantly more likely to move to higher poverty neighborhoods than non-Hispanic White households. Specifically, Black older adult households experienced an average increase of 6.4 percentage points in neighborhood poverty rates, Hispanic households an increase of 3.6 percentage points, and Asian and Pacific Islander households an increase of 1.8 percentage points.

Older adult householders with a college degree moved to neighborhoods with poverty rates about 3.9 percentage points lower, on average, than householders without a high school diploma.

However, racial disparities persisted across educational attainment levels. Black college-educated householders still on average moved to higher-poverty neighborhoods than white college-educated householders and even white householders without a high school diploma. While data availability limited this study to examining older adult moves between neighborhoods – not within neighborhoods – the authors believe that their findings underscore the role of systemic inequalities from current and past urban planning decisions in shaping residential mobility outcomes for older adults.

They encourage planning and housing policy interventions that promote housing stability and equitable access to neighborhood resources for older adults across the country, such as expanding affordable and accessible housing options, improving neighborhood infrastructure, and supporting community-based aging-in-place strategies and programs to help alleviate the disparities in residential mobility.

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

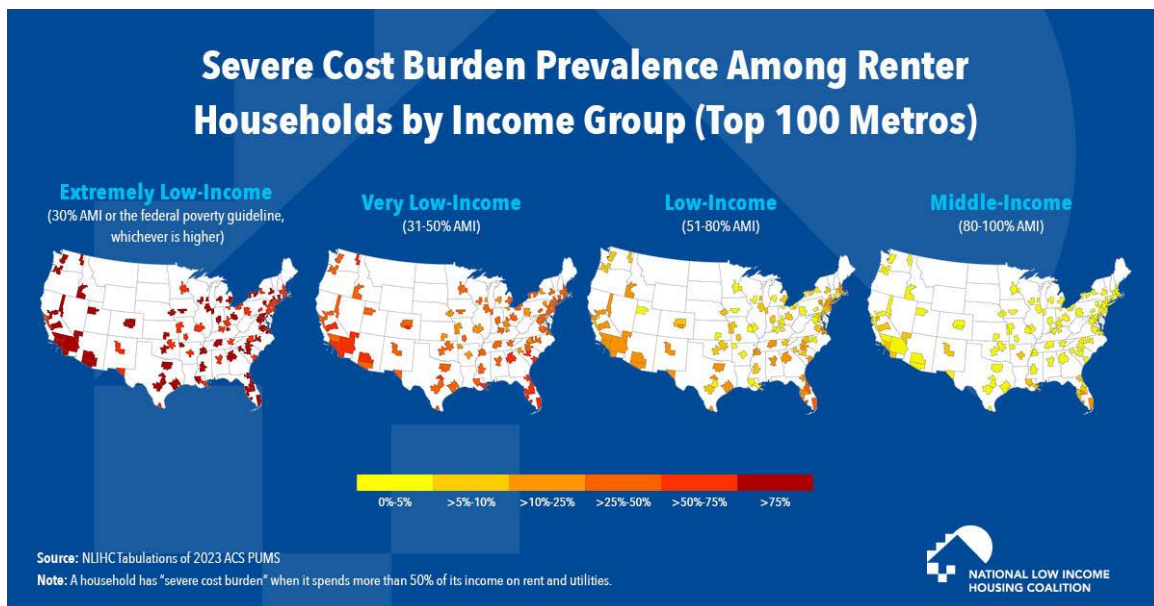
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## Fact of the Week

### Extremely Low Incomes Renters Face Greatest Prevalence of Severe Cost Burdens Compared to Other Income Groups

**TAG: Fact of the Week**

*Keywords: Housing cost burdens, renters, metros, ELI renters*



**Source:** NLIHC Tabulations of 2023 ACS PUMS

**Note:** A household has “severe cost burden” when it spends more than 50% of its income on rent and utilities.

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## From the Field

### Join NLIHC’s Second Policy Advisory Committee Meeting of 2025

**TAG: From the Field**

*Keywords: Member, policy, Policy Advisory Committee*

NLIHC members are invited to join NLIHC’s second Policy Advisory Committee (PAC) meeting of the year on Wednesday, May 21 from 4 to 5 pm ET. PAC meetings offer NLIHC members a space to weigh in on the formation, direction, and implementation of NLIHC’s policy priorities and advocacy activities.

We will use our May PAC meeting to discuss tips on bridging divides between urban and rural organizing and advocacy efforts. Speakers will include:

- Housing Action Illinois
- Georgia ACT
- Tennessee Renters United

Our two remaining PAC meetings will take place on:

- Wednesday, August 20, 2025, 4-5 pm ET
- Wednesday, November 19, 2025, 4-5 pm ET

*Please note that **PAC meetings are only open to NLIHC members**. If you are not already a member, you can [join online](#).*

Register for the May 21 Policy Advisory Committee meeting and future PAC meetings at: <https://tinyurl.com/3hyemwk5>.

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## Advocates in Erie, Pennsylvania Successfully Pass Tenants Bill of Rights Including Just Cause Eviction Standards

**TAG: From the Field**

*Keywords: Pennsylvania, tenant protections, just cause eviction, national tenants bill of rights*

Earlier this year a coalition of advocates in Erie, Pennsylvania celebrated the adoption of a city-wide [Tenant Bill of Rights](#). The ordinance, which was unanimously passed by the Erie city council, clarifies many existing federal and state tenant protections and codifies new just cause eviction protections for the city which limits the reasons for which landlords can evict tenants.

Erie is now the second [municipality](#) in Pennsylvania to enact just cause eviction standards for tenants. Advocates hope the legislation will make it easier for tenants to understand their rights and establish a common framework for how these rights are enforced.

The Tenant Bill of Rights is required to be distributed to tenants by landlords in all rental lease agreements and renewals and is required to be published on the City of Erie website, along with guidance to landlords and tenants regarding compliance requirements. The specific rights outlined in Erie's Tenant Bill of Rights include:

1. The right to safe and sanitary housing
2. The right to reasonable accommodations for tenants with disabilities
3. The right to a returned security deposit and application fee
4. The right to clear and fair leases
5. The right to transparent and fair utility costs
6. The right to residential privacy
7. The right to service maintenance and inspection
8. The right to a fair hearing
9. The right to organize
10. The right to just cause eviction, with acceptable grounds for eviction including nonpayment of rent, violation of lease terms, illegal activity and/or criminal behavior, end of lease/refusal to renew on new terms, owner move-in or family occupancy, significant renovations and/or repairs, and the sale of the property

Advocacy to create the Tenant Bill of Rights was led by the [Erie Spiritual Coalition](#), a group of spiritually grounded residents who strive to bridge the gap between people, organizations, and government by advocating for policies that foster human flourishing and thriving communities. Recognizing that poor housing conditions and housing instability were at the core of many problems faced by residents, the coalition organized for a year to better understand the challenges and build support for solutions, which resulted in drafting the Tenant Bill of Rights. They held community meetings, canvassed throughout the city, spoke to renters, gave public presentations, engaged with the media, and worked with students and faculty at Mercyhurst University. The coalition was also influenced by the Biden-Harris Administration's launch of a [Blueprint for a Renters Bill of Rights](#). They worked with City Counselor Tyler Titus to strengthen, sponsor, and champion the Tenant Bill of Rights, which ultimately passed unanimously by the City Council on Jan 8.

During their organizing for the Tenant Bill of Rights, the Erie Spiritual Coalition also advocated for other housing issues, including greater public input in how the City of Erie allocates its funding from the Department of Housing and Urban Development. Coalition leaders say that their members feel really energized and motivated to get engaged locally right now. The listserv has grown to more than 125 people and new teams have been created to assist with research, alliance building, and organizing neighbors. This work has also sparked conversation and policy changes in other areas, including establishing a vacancy fee and updating zoning regulations.

"The ordinance passed because lots of community members came out over the course of months to support this initiative," said the Very Rev. Melinda Hall of the Erie Spiritual Coalition, an NLIHC member. "We hope it is a step towards more conversation and legislation that addresses the poor rental housing conditions many of our neighbors are forced to live in. We look forward

to building on that momentum as we embark on a summer of being present at city events and offering educational presentations in community spaces.”

The power imbalance between renters and landlords continues to put renters at greater risk of housing instability, eviction, harassment, and homelessness, fueling racial inequities. Clear, strong, and enforceable renter protections are needed at all levels to protect renters for abusive and predatory actions by landlords. NLIHC has tracked more than 400 state and local [tenant protections](#) passed since 2021 and works in [various ways](#) to support state and local partners in advancing, implementing, and enforcing tenant protections. Additionally, NLIHC encourages advocates, organizations, and policymakers to [endorse](#) the National Tenants Bill of Rights, a comprehensive policy agenda to ensure essential rights are guaranteed for the nation’s 114 million renters.

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## **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](mailto:jgilani@nlihc.org).

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## NLIHC News

### Now Open: Application for 2025-2026 Collective Cohort!

#### TAG: NLIHC News

*Keywords: Collective, 2025-2026, tenant leaders, community leaders*

NLIHC is currently recruiting members of its next Collective cohort! The Collective is a group of tenant advocates and community leaders with lived experience of housing insecurity who work towards housing justice and racial equity in their neighborhoods and greater communities. This group meets regularly with NLIHC staff to address the needs of the nation's low-income people and their families.

Apply to join NLIHC's Collective [here](#).

The application window is May 15, 2025, to June 6, 2025. Applicants selected for interviews will be contacted by mid-June, and all applicants will be notified of final decisions in July.

Those interested in joining the Collective are encouraged to view this [application guide](#) before beginning their application. **Please note:** This document is **NOT** the application. The application must be completed online. This document instead provides an overview of the questions included in the application. Please feel free to use the document to help prepare your answers for the online application.

If you need assistance or have questions about the application, please e-mail: [sbetancourt@nlihc.org](mailto:sbetancourt@nlihc.org).

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## NLIHC in the News for the Week of May 12

The following are some of the news stories to which NLIHC contributed during the week of May 12:

- “60,000 people set to prematurely lose federal housing assistance” *The Washington Post*, May 13, at: <https://tr.ee/17Gbei>
  - “Housing attorneys sue over rental price gouging in LA after the fires,” *Public News Service*, May 15, at: <https://tr.ee/6A3tRV>
  - “40-unit St. Cloud housing proposal aims to help those facing mental health, homelessness” *Yahoo! News*, May 15, at: <https://tr.ee/yAt9uB>
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## Where to Find Us – May 19

- RAD Learning Session with [South Carolina Tenants Union](#) – Charleston, SC (virtual), May 21 (Billy Cerullo)
  - Federal Budget Training w/ [Empower DC](#) – Washington, DC (virtual), May 22 (Billy Cerullo)
  - [Uncharted: Navigating the New Federal Landscape – Southern Economic Advancement Project](#) (SEAP) – virtual, May 22 (Billy Cerullo)
  - [Kingston Housing Task Force](#) Community Housing Series – Kingston, NY, June 24 (Lindsay Duvall)
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## NLIHC Staff

Sarah Abdelhadi, Senior Research Analyst  
 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  
 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  
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 Kim Johnson, Senior Director of Policy, x243

Nara Kim, Policy Intern  
Sasha Legagneur, Field Intern  
Mayerline Louis-Juste, Senior Communications Specialist, x201  
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Mackenzie Pish, Research Analyst  
Benja Reilly, Development Coordinator, x234  
Katie Renzie, Research Intern  
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Cecily Thomas, Development Coordinator  
Tia Turner, Housing Advocacy Organizer  
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Brandon Weil, Graphic Communications Manager  
Chantelle Wilkinson, OSAH Campaign Director, x230  
Renee Willis, Interim President and CEO, x247  
Tiara Wood, External Affairs Coordinator