



Memo To Members & Partners

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Budget and Appropriations

- Last FY26 Spending Bill Signed into Law as Appropriators Continue Work on FY27

HUD

- NLIHC Submits Comments Opposing Repeal of 30-Day Termination Notice Requirement for Nonpayment of Rent
- HUD Proposes to Rescind LGBTQ+ Anti-Discrimination Protections in HUD Programs; Advocates 4 Trans Equality Launches Campaign Opposing Rule

Disaster Housing Recovery

- NLIHC Endorsed Bill on Disaster Assistance Eligibility Reforms Reintroduced in the Senate

Native Housing

- Senator Murkowski and Representative Downing Introduce NAHASDA Modernization Act; NLIHC Urges Congress to Reauthorize NAHASDA with National Congress of American Indians

Opportunity Starts at Home

- Harvard Joint Center for Housing Studies Examines Rising Cost Burdens Impacting Older Women

Our Homes, Our Votes

- Supreme Court Decision in *Louisiana v. Callais* Weakens Voting Rights Protections and Threatens Fair Representation
- From Housing Justice to Civic Power: Vermont Action Summit Builds Momentum for Tenant-Centered Civic Engagement

Research

- Community-Based Organizations Can Play an Essential Role in the Recovery of Public Housing Residents After Disasters

Fact of the Week

- Renters in Public Housing Are Far More Likely to Report Illness or Disability as a Reason for Not Working Compared to All Other Renters

NLIHC News

- NLIHC Seeks Senior Vice President, Advancement
- NLIHC in the News for the Week of April 27

- Where to Find Us – May 4
-

Budget and Appropriations

Last FY26 Spending Bill Signed into Law as Appropriators Continue Work on FY27

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: Budget and Appropriations, THUD, HUD, FY27

The U.S. House of Representatives passed by [voice vote](#) and President Donald Trump signed into law the fiscal year (FY) 2026 Department of Homeland Security (DHS) spending bill on April 30, ending a 76-day shutdown of the department and concluding the FY26 appropriations season.

Funding for DHS lapsed on February 14 after lawmakers were unable to reach an agreement on a final bill following violent actions by DHS sub-agencies, Immigration and Customs Enforcement (ICE) and the Customs and Border Patrol (CBP), in Minneapolis, Maine, and communities across the country. The DHS appropriations bill also provides funding for the Federal Emergency Management Agency (FEMA) to carry out disaster response and recovery efforts.

NLIHC strongly [condemned](#) ICE and CBP for their use of deadly force in vulnerable and marginalized communities, and our Disaster Housing Recovery Coalition (DHRC) urged Congress to avoid letting concerns over FEMA funding [stall negotiations](#) over DHS and needed reforms to address [abuses of power](#) by ICE and CBP (see *Memo*, [2/17](#)). The final FY26 spending bill does not include funding for ICE and CBP, after congressional Democrats withheld their support for the final bill until funding for the agencies was removed. The DHRC continues to advocate for the “[Fixing Emergency Management for Americans \(FEMA\) Act](#),” a bipartisan bill to remove FEMA from DHS and institute common-sense reforms to improve the agency’s programs. Once an independent agency, FEMA has been under DHS since 2003, when the department was created.

While some conservative Republicans, particularly in the House, objected to enacting a final spending bill without ICE and CBP funding, Republicans are also planning on using a legislative tool called “[reconciliation](#)” to provide an additional \$70 billion for the agencies (see *Memo*, [4/27](#)). Reconciliation allows a bill to pass the Senate with a simple majority of 51 votes, rather than the 60 usually required; as a result, if one party controls the House, Senate, and White House, a reconciliation bill can be enacted into law without any support from the minority party.

Work Continues on FY27 Spending Bills, with House FY27 HUD Spending Bill Expected by May 21

Appropriators have also continued their work on spending bills for the upcoming fiscal year. In the House, the Transportation, Housing and Urban Development (THUD) Appropriations Subcommittee is expected to release their FY27 spending bill for HUD programs by May 21, when the Subcommittee is slated to meet to review and vote on the bill in a process known as a “markup.” While the Senate Appropriations Committee’s markup schedule has not been announced, Committee Chair Susan Collins (R-ME) is aiming to finish markup of all 12 spending bills for FY27 before the end of June.

Take Action: Tell Congress to Provide the Highest Possible Funding for Affordable Housing and Homelessness Programs in FY27!

NLIHC is calling on Congress to provide the highest possible funding for HUD’s affordable housing, homelessness, and community development programs, including for NLIHC’s top priorities:

- Full funding to renew all existing Housing Choice Voucher (HCV) contracts, including ensuring continued assistance for Emergency Housing Voucher holders.
- At least \$5.1 billion for HUD’s Homeless Assistance Grants program to address the needs of people experiencing homelessness.
- Increased funding for public housing operations and capital needs, to help maintain and efficiently operate public housing.
- Increased investments in programs that support the construction and preservation of deeply affordable, accessible housing, including full funding for all Section 811 Project Rental Assistance (PRA) and PRA Contract renewals, at least \$424 million for new Section 811 PRA contracts, and full funding to renew all existing contracts under the Section 202 Housing for the Elderly program.
- At least \$15 million for HUD’s Eviction Prevention Grant Program (EPGP) to provide communities grants to establish right to counsel and other programs that help people avoid eviction and remain housed.
- At least maintained funding of \$1.1 billion for the Indian Housing Block Grant (IHBG) program and increasing funding to \$150 million for the IHBG-Competitive program.

Advocates can take action today by:

- **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.](#)
- **Organizations can also join CHCDF’s sign on letter** calling for the highest possible funding for HUD and USDA affordable housing, homelessness, and community development programs in any final FY27 spending bills. [Read the letter and sign your organization on here.](#)

Visit [NLIHC’s Advocacy Hub](#) for more information and resources that can help you take action and help protect the affordable housing programs people rely on.

HUD

NLIHC Submits Comments Opposing Repeal of 30-Day Termination Notice Requirement for Nonpayment of Rent

By Renee Williams, Senior Advisor for Public Policy, NLIHC

Keywords: housing assistance, HUD, eviction

On April 27, NLIHC submitted [comments](#) to HUD opposing [rescission](#) of a current requirement that public housing agencies and Project-Based Rental Assistance owners provide at least a 30-day termination notice for nonpayment of rent in certain HUD programs. Twenty-two organizations co-signed the letter.

The letter urged HUD to withdraw its proposed changes out of concern that less time to catch up on rent would result in evictions and possible homelessness during an affordable housing crisis. The comments described the nature of that crisis and the failure of HUD’s proposal to address systemic barriers that people with the lowest incomes face to stay housed. Additionally, the comments outlined the benefits of current HUD protections, the need to retain the protections, and the lack of clear benefit of removing these protections.

HUD’s proposal garnered more than 2,500 comments during the public comment period, which concluded April 27.

What’s Next

HUD now will enter the next phase of the rulemaking process by reviewing submitted comments. It will then respond to comments submitted and issue a final rule.

HUD initially sought to make the rule effective during the comment period. However, after a litigation challenge, HUD announced via *Federal Register* [notice](#) that the proposal will not go into effect until after a final rule is published.

Read comments submitted on behalf of NLIHC and 22 co-signatories [here](#).

Read additional background about HUD’s proposal [here](#) and [here](#).

HUD Proposes to Rescind LGBTQ+ Anti-Discrimination Protections in HUD Programs; Advocates 4 Trans Equality Launches Campaign Opposing Rule

By NLIHC Policy Team

Keywords: HUD, Equal Access, gender identity, sexual orientation, assisted housing, LGBTQ+, transgender, single-sex

On April 28, HUD published a Notice of Proposed Rulemaking (NPRM), “[Equal Access to Housing in HUD Programs Revisions](#).” The NPRM seeks to remove regulatory provisions that protect access to HUD shelter and housing programs regardless of sexual orientation or gender identity. The comment period for the NPRM is open until June 29 at 11:59 pm ET.

If finalized, the rule would remove protections for LGBTQ+ people trying to access HUD programs, invite invasive questioning about a person’s sex assigned at birth, and attempt to override state and local anti-discrimination laws. The proposed rule follows an earlier attempt under the first Trump administration to allow for discrimination against transgender people within HUD-assisted housing. Furthermore, HUD has chosen to not enforce the 2016 Equal Access Rule (EAR) since February 2025 (see *Memo*, [2/10/2025](#)).

NLIHC supports Advocates 4 Trans Equality (A4TE)’s Housing with Dignity Campaign and urges advocates to use the toolkit available at transequality.org/EARcomment.

Background on Equal Access

When [one in three](#) transgender people experience homelessness in their lives, LGBTQ+ youth [make up 40%](#) of the homeless youth population, and transgender people report [feeling unsafe](#) in emergency shelters, these realities demand an intentional commitment to creating pathways to safe, decent, affordable housing that addresses inequities.

HUD’s history of administratively ensuring equal access to federally assisted shelter for LGBTQ+ people started with the [2012 Equal Access Rule](#), where the final regulation [prohibited](#) inquiring about an individual’s sexual orientation or gender identity when determining eligibility. While inquiring about an applicant’s sex was allowed for the purpose of determining placement

in temporary, emergency shelters (with shared bedrooms/bathrooms) and the number of bedrooms a household may be entitled to, the 2012 rule was guided by making core housing programs accessible “without regard to actual or perceived sexual orientation, gender identity, or marital status.”

HUD [updated the rule](#) in 2016 to add the terms “sexual orientation” and “gender identity,” with the latter defined as “the gender with which a person identifies, regardless of the sex assigned at birth.” The updates largely focused on the barriers transgender and gender non-conforming people face in securing equal access to shelter. The 2016 rule required that all housing/services funded by the Office of Community Planning and Development (CPD) ensure equal access to programs for individuals based on their gender identity without being asked to provide documentation; this consisted of removing the provision from the 2012 rule that permitted inquiring about an applicant’s sex and adding a provision protecting against intrusive questioning and asking for anatomical information, physical, or medical documentary proof of one’s gender identity.

Trump Administration Targets LGBTQ+ People, Fails to Enforce Equal Access to Housing

However, in 2020, the Trump administration attempted to weaken protections for transgender individuals experiencing homelessness and seeking emergency shelter through [proposed changes](#) to the EAR. While the rule was not finalized, its features consisted of 1) reducing the definition of gender identity to mean actual or perceived gender-related characteristics (rather than how an individual identifies) and 2) allowing shelter providers to house or deny individuals depending on their own policies for determining sex, their own ascertainment of an individual’s sex using a “good faith belief,” and physical characteristics like height or the presence of an Adam’s apple as “reasonable considerations” as indicators of a person’s sex. The 2020 proposal received over 66,000 comments, an overwhelming response signifying public resistance to the rule. In 2021, then-President Biden’s [Executive Order 13998](#) reinforced laws that prohibited sex discrimination, and the 2020 proposed rule was withdrawn.

Yet in 2025, President Trump’s [EO 14168](#) expressed the administration’s intent to roll back civil rights protections for transgender and gender nonconforming individuals—and in February, HUD Secretary Scott Turner announced the halting of ongoing or future enforcement actions for the 2016 EAR, describing the rule as linking “housing programs, shelter, and other facilities funded by HUD to far-left gender ideology” (see [Memo, 2/10/25](#)). The proposed rule acts as a continuation of this effort. NLIHC strongly opposes this latest attempt by the administration to roll back critical protections for the LGBTQ+ community.

Early Analysis of the Proposed Rule

The proposed rule would eliminate LGBTQ+ protections across a range of HUD programs. Components of the rule include:

- Removing all references to “gender,” “gender identity,” and “sexual orientation,” and replacing them with “sex,” eliminating protections for LGBTQ+ individuals’ nondiscriminatory access to shelter and HUD programs, including Section 8 housing/other housing programs, fair housing enforcement and administration, mortgage programs, homelessness and domestic violence programs, and community development programs.
- Allowing facilities, like single-sex shelters, to “require reasonable assurances or evidence to establish a person’s sex.”
- Attempting to preempt any conflicting state or local laws (i.e., laws that offer protections based on sexual orientation and gender identity) within the context of HUD CPD programs.

HUD’s reasoning for these provisions is not evidence-based and draws conclusions that demonstrate anti-transgender rhetoric, where:

- In making the claim that women experiencing homelessness are at risk of sexual harassment, assault, and re-traumatization when sharing space with transgender women, HUD devalues gender identity and vilifies transgender women when suggesting that “biological men may exploit the process of self-identification under the current rule to gain access to women’s shelters.”
 - Notably, HUD does not back up this assertion with any findings that the 2016 EAR (i.e., equal access for transgender women in CPD programs) resulted in women experiencing sexual harassment or assault.
- HUD argues that housing transgender individuals burdens faith-based shelters and providers—violating their sincerely held religious beliefs that consequently “reduces the amount of help available to homeless individuals.”
 - Contrarily, numerous faith-based organizations opposed the rule in 2020 and continue to affirm the rights of LGBTQ+ neighbors seeking safety.

While HUD’s discussion is centered on single-sex spaces, the proposed rule’s erosion of protections for LGBTQ+ individuals has dangerous implications. This rulemaking would deny individuals’ access to shelters while impeding organizations’ commitment to LGBTQ+ rights and justice.

Read the proposed rule [here](#).

Learn more about the Equal Access Rule’s history [here](#).

Explore [Chapter 6](#) of NLIHC’s *Advocates’ Guide* to learn about LGBTQ+ access to housing assistance.

Disaster Housing Recovery

NLIHC Endorsed Bill on Disaster Assistance Eligibility Reforms Reintroduced in the Senate

By Oliver Porter, Disaster Housing Recovery Intern, NLIHC

On April 27, the NLIHC-endorsed “Housing Survivors of Major Disasters Act” was [reintroduced](#) by Senator Elizabeth Warren (D-MA). Twelve of the senator’s Democratic colleagues co-sponsored the bill, which would reform post-disaster housing documentation requirements so that disaster survivors face fewer administrative hurdles to recovery.

Under current Federal Emergency Management Agency (FEMA) requirements, disaster survivors seeking home repair or replacement assistance must provide FEMA proof of ownership of the disaster damaged home. If a home was inherited informally, important documents destroyed during a disaster, or if a disaster survivor doesn’t have quick access to copies of the documents, these requirements can leave survivors stranded without a clear path to recovery. The “Housing Survivors of Major Disasters Act” would remedy this problem by requiring that driver’s licenses, pay stubs, utility bills, and other more commonly available documentation be accepted as ways to demonstrate residency. The bill would also allow applicants to self-declare eligibility for aid under penalty of perjury. Together, these reforms would close a crucial gap that many survivors fall through, helping families stabilize faster and avoid being left behind during recovery.

The proposed bill serves as a companion bill to Representative Adriano Espaillat’s (D-NY) identical bill in the House, [H.R.426](#), which was introduced last January. Senator Warren and Representative Espaillat have introduced this legislation to their respective chambers during each of the last four Congresses.

The importance of removing this barrier gained national prominence after Hurricane Maria devastated Puerto Rico in 2017. Following the disaster, approximately [77,000](#) households across the island were improperly denied FEMA assistance over title documentation issues. Although exceptions were later made for informal housing arrangements and documents lost in the hurricane, these were inconsistently enforced and did not result in reconsideration of the earlier denials. In the wake of this crisis, NLIHC and the NLIHC-led [Disaster Housing Recovery Coalition](#) (DHRC) helped support development of early versions of the “Housing Survivors of Major Disasters Act.” They urge Congress to pass the bill to this day.

Importantly, the bill would also allow individuals who were previously denied assistance under the old requirements to reopen their cases using the new documentation requirements. This offers a critical recourse for survivors who were wrongfully denied assistance during prior years.

In a [press release](#) announcing the bill's introduction, NLIHC President and CEO Renee M. Willis said, "For decades, title documentation barriers have wrongfully prevented many of the lowest-income and most marginalized disaster survivors from accessing FEMA assistance despite owning and residing in disaster-damaged homes. A family that lives in a mobile home park or a home built by their grandparents deserves the same type of housing assistance offered to all disaster survivors—it is time that FEMA program rules reflect this. The 'Housing Survivors of Major Disasters Act' addresses these issues, providing greater flexibility to ensure disaster survivors receive the assistance for which they are eligible. NLIHC and our Disaster Housing Recovery Coalition of more than 900 organizations urge Congress to quickly advance this bill."

NLIHC and the DHRC will continue to monitor the progression of the "Housing Survivors for Major Disasters Act" and highlight its importance during engagements with Congress.

Native Housing

Senator Murkowski and Representative Downing Introduce NAHASDA Modernization Act; NLIHC Urges Congress to Reauthorize NAHASDA with National Congress of American Indians

By Kayla Blackwell, NLIHC Senior Housing Policy Analyst & Sarita Kelkar, NLIHC Policy Intern

Keywords: NAHASDA, reauthorization, modernization, Tribal, native, affordable housing, sovereignty

Senator Lisa Murkowski (R-AK), chair of the Senate Committee on Indian Affairs (SCIA), and Representative Troy Downing (R-MT) introduced legislation to reauthorize and modernize the "Native American Housing Assistance and Self-Determination Act" (NAHASDA). NAHASDA is the primary federal statute governing the development, operation, and maintenance of housing in Tribal communities, and though it was enacted 30 years ago (see [Memo, 2/17](#)), the programs created by NAHASDA have lacked congressional authorization since 2013. NLIHC joined a [letter](#) led by the National Congress of American Indians supporting NAHASDA's reauthorization, and NLIHC's Tribal Partners, the United Native American Housing Association (UNAHA) and the Association of Alaska Housing Authorities (AAHA), were featured in press releases announcing the legislation.

NAHASDA is the primary federal statute addressing housing assistance for Native communities—significantly, the legislation recognizes Tribal sovereignty and the unique needs of Tribal Nations, who operate within and navigate a distinct legal framework and political relationship with the United States. NAHASDA provides annual, formula-driven funding to Tribal Nations and Tribally Designated Housing Entities (TDHEs), who are empowered to oversee and develop their own affordable housing programs for their citizens. While NAHASDA created an opportunity for Native communities to respond to local housing needs, such as issues of overcrowding, poverty, and unemployment, its enactment also restricted Tribes from accessing other HUD programs, like homeless assistance grants. NAHASDA has not been reauthorized since 2013, and while programs in the legislation receive annual appropriations, reauthorization is key in strengthening Tribes’ response to current infrastructure, economic, and housing challenges.

Rep. Downing [introduced](#) the “Native American Housing and Self-Determination Modernization Act” to modernize and reauthorize NAHASDA, and Sen. Murkowski [introduced](#) a more comprehensive Senate version of the bill, the “Native American Housing Assistance and Self-Determination Modernization Act of 2026 (NAHASDA Modernization Act).” Sen. Murkowski’s proposal is endorsed by housing providers in Alaska, including two NLIHC State and Tribal Partners—the Alaska Coalition on Housing and Homelessness and AAHA—while Rep. Downing’s legislation is endorsed by NLIHC Tribal Partner the United Native American Housing Association.

Read the [NCAI letter](#) urging Congress to reauthorize NAHASDA.

Read the [House](#) and [Senate](#) versions.

Read [“Native American, Alaska Native, and Native Hawaiian Housing Programs”](#) from NLIHC’s 2026 *Advocates’ Guide* to learn more about NAHASDA’s history.

Opportunity Starts at Home

Harvard Joint Center for Housing Studies Examines Rising Cost Burdens Impacting Older Women

Ella Izenour, Opportunity Starts at Home Intern

The Harvard University Joint Center for Housing Studies recently published an [article](#), “Living Longer with Less: The Financial Burdens on Older Women,” that examines the rising financial burdens on older women. Using data from the 2024 American Community Survey, the report

reveals a growing number of older women who are heading households while grappling with lower incomes, gender-based wage gaps, and material hardship.

Analysis of the 2024 American Community Survey reveals that, over the past decade, the number of older women who rent or own their own homes has risen by 37%, 7% higher than the number of households headed by older men. However, older women are more likely to live alone, rent rather than own, and have lower incomes. These findings raise concerns around loneliness, isolation, and access to care, as access to professional at-home care is often unaffordable. Median income for older female-headed households is \$48,000, two-thirds that of male-headed households. As women age, this gap widens, with households headed by women over 79 making a median income of \$36,000. The majority of older renters are women, and for female renters 65 and older the median income is \$27,000. Hispanic and Black older women have much lower median incomes than white or Asian women.

As a result of these factors, older female-headed households are more likely to face housing cost burdens or severe burdens than older male-headed households. Among older female renters, half experience cost burdens, and the rate is even higher for women renters living alone at 66%. As people age, these burdens worsen. After age 89, 49% of women householders are cost-burdened, compared to 37% of men. These cost burdens are linked with housing instability and tradeoffs between paying for housing and covering other essentials like food and healthcare.

The article concludes by calling for policies to address disparities in economic stability. It highlights the “[21st Century ROAD to Housing Act](#),” passed by the Senate, as one pathway to new affordable housing. The article also warns against recent cuts to Medicaid and SNAP, which will further strain household budgets and limit access to care, and calls for expanding subsidies to support households headed by older women.

Read the article [here](#).

To learn more about the intersections of housing, gender, and aging, read the OSAH fact sheets [here](#).

Our Homes, Our Votes

Supreme Court Decision in *Louisiana v. Callais* Weakens Voting Rights Protections and Threatens Fair Representation

By Tia Turner, NLIHC Project Manager, *Our Homes, Our Votes*

In a deeply concerning decision, the U.S. Supreme Court ruled in [*Louisiana v. Callais*](#), significantly weakening one of the nation’s most critical civil rights protections under Section 2 of the “[Voting Rights Act \(VRA\)](#).” While the Court did not eliminate Section 2 outright, advocates warn the ruling severely limits its effectiveness by allowing claims of partisan intent to serve as a broad defense against allegations of racial discrimination in redistricting. As a result, the decision makes it far more difficult to challenge maps that dilute the political power of Black voters and other communities of color.

Civil rights leaders have described the decision as a major setback that threatens the foundation of fair representation in the United States. Section 2 of the VRA has long been considered a cornerstone of the Civil Rights Movement and a key tool for ensuring that voters of color have an equal opportunity to elect representatives of their choice. The Court’s decision undermines that protection and opens the door for states to draw maps that entrench political power while weakening accountability to the communities most impacted by policy decisions.

For NLIHC, this decision is directly connected to our work. The communities most impacted by the nation’s affordable housing crisis; low-income renters, renters of color, seniors, people with disabilities, and rural communities are the same communities whose political power is at risk when voting rights protections are weakened. When representation is diluted, so too is the ability to influence policies that shape housing affordability, tenant protections, and access to resources. Decisions about housing are made by elected officials, and when those officials are not representative of the communities they serve, the needs of renters are more likely to be overlooked or deprioritized.

This moment underscores the importance of strengthening the connection between housing justice and civic engagement. Through the nonpartisan [Our Homes, Our Votes \(OHOV\) campaign](#), NLIHC works to ensure that renters are informed, engaged, and able to fully participate in the democratic process. As legal protections narrow, the need for community-based organizing, voter education, and sustained engagement becomes even more critical. As emphasized in advocacy responses to the ruling, the path forward will require continued action in legislatures, in the courts, and at the ballot box to protect and advance a multiracial democracy.

In response to the decision, NLIHC joined a [joint statement](#) led by The Leadership Conference on Civil and Human Rights alongside national partners condemning the ruling and reaffirming a shared commitment to protecting voting rights and fair representation.

While this decision presents new challenges, it also reinforces the urgency of our work. NLIHC will continue to monitor developments, support our partners, and advocate for policies that protect both housing stability and access to the ballot. Ensuring that renters are informed, organized, and engaged remains essential to advancing housing justice and building a more equitable democracy.

To support our network in understanding this decision and its implications, NLIHC’s *Our Homes, Our Votes* campaign will host an upcoming webinar, “[Understanding Louisiana v. Callais: What the Supreme Court Decision Means for Housing & Democracy](#),” on **May 11 at 3:00 pm ET**. The webinar will provide a legal breakdown of the decision and explore what it

means for nonpartisan voter engagement moving forward. We encourage members to join us for this important conversation.

From Housing Justice to Civic Power: Vermont Action Summit Builds Momentum for Tenant-Centered Civic Engagement

By Tia Turner, NLIHC Project Manager, *Our Homes, Our Votes*

On April 25, partners from across Vermont gathered for the [*From Housing Justice to Civic Power: Vermont Action Summit*](#), a collaborative event bringing together tenant leaders, advocates, service providers, and policymakers to explore the intersection of housing justice and civic engagement. That more than two dozen participants joined on a sunny Saturday afternoon is a testament to the urgency of this work and the commitment across the state to building a more equitable and inclusive democracy.

The summit opened with grounding reflections that invited participants to connect their personal journeys to the broader movement for housing justice and civic participation. This framing carried into a powerful panel discussion moderated by NLIHC's *Our Homes, Our Votes* campaign project manager, Tia Turner, featuring David Foss, Rev. Mark Hughes, Lindsay St. Amour, Alex Karambelas, and Rep. Saudia LaMont. Panelists offered a candid and insightful conversation on the real-time challenges facing Vermont communities, including threats to voting access, housing instability, and the need for stronger tenant-centered advocacy. Rep. LaMont underscored the importance of accountable leadership and centering the lived experiences of Vermonters in policymaking, while panelists collectively emphasized that advancing housing justice requires protecting and expanding access to the ballot.

Following the panel, participants moved into interactive Action Labs designed to translate discussion into action. Sessions focused on policy rapid response, tenant power and storytelling, local civic engagement planning, and broader power-building strategies for housing justice and voter access. These breakout discussions created space for participants to think critically about their roles, identify concrete next steps, and build shared strategies for advancing tenant-centered civic engagement across Vermont. The report-back session reinforced a collective commitment to action and highlighted opportunities for continued collaboration.

The summit concluded with remarks from Sen. Tanya Vyhovsky, who provided practical guidance on engaging with legislators and emphasized the importance of sustained advocacy in advancing housing and voting rights. Participants were then invited to take immediate civic action through a voter registration effort supported by the League of Women Voters, the Burlington Board of Voter Registration, and the Vermont Secretary of State's Office.

Beyond the content of the day, a key outcome of the summit was the strengthening of relationships across organizations and individuals working at the intersection of housing and democracy. Building and sustaining these connections will be critical to continuing this work and ensuring that renters across Vermont are informed, engaged, and empowered.



Pictures from the Vermont Action Summit event, courtesy of Jessica Hyman with Champlain Valley Office of Economic Opportunity (CVOEO)

[NLIHC's *Our Homes, Our Votes* campaign](#) is deeply grateful to all who contributed to making this event possible. This summit reflects the core of OHOV's work: connecting housing justice to civic participation and equipping communities with the tools and strategies needed to build power. We look forward to continuing this momentum and working alongside partners to strengthen coordination, uplift tenant voices, and expand civic engagement efforts across Vermont.

Research

Community-Based Organizations Can Play an Essential Role in the Recovery of Public Housing Residents After Disasters

Keywords: disaster preparedness, post-disaster recovery, public housing

By Esther Y. Colón-Bermúdez, Research Analyst

A study published in *Planning Research*, "[The Role of Community-Based Organizations in Recovery of Public Housing Residents Following Compounding Disasters: Case Study of Ponce, Puerto Rico](#)" examines the role of community-based organizations (CBOs) in supporting public housing residents' recovery following the 2020 southwest earthquakes and COVID-19 in Puerto Rico. Using a qualitative case study and participatory methods, the authors found that CBOs provided emergency response assistance, basic needs support, housing transition services, and infrastructure repair, while also establishing collaborative networks to support disaster recovery. These findings point to how nonprofits and CBOs can improve public housing recovery efforts and inform strategies for better engagement.

As disasters occur more frequently and impact the same communities repeatedly, their compounding effects increase social vulnerability and strain recovery systems. Public housing

residents are especially affected, often living in areas with high natural hazard risks and experiencing slower recovery from disasters, which amplifies existing housing insecurity, unemployment, health disparities, and unequal access to resources and services.

The authors employed various methods to examine the roles CBOs played in promoting public housing residents' recovery, the extent to which they were engaged in formal public housing recovery programs, and the challenges they faced in their work. The authors were also interested in how CBOs coordinated with other entities in a recovery context. To examine these topics, the authors used a combination of archival research and key informant interviews with social service providers and housing institutions. For their archival research, they reviewed 32 documents from 2019–2022 on post-disaster recovery from a variety of federal and local government agencies. For the interviews, the authors partnered with a local nonprofit, Ponce Neighborhood Housing Services, to identify relevant CBOs and public housing authorities that could share their experiences with recovery efforts.

The authors found that CBOs adapted and extended far beyond their traditional social and health service provision roles by actively participating in housing and overall recovery efforts for public housing residents. Some of these efforts included coordinating emergency response assistance, securing temporary and permanent housing, and meeting residents' other basic needs. Central to the effectiveness of CBOs was their ability to build collaborative partnerships and networks with housing authorities, municipalities, nonprofits, government agencies, and other CBOs. They filled need-based gaps that public housing administrators couldn't address and provided additional resources through other organizations for residents. CBOs were challenged in these roles by the constraints of being small organizations, as well as by the nature of the disasters themselves. Disaster impacts were often felt both at home and at work for CBO staff. In response, they adapted in various ways, including pivoting to virtual services, developing continuity plans, and further integrating technology into their work.

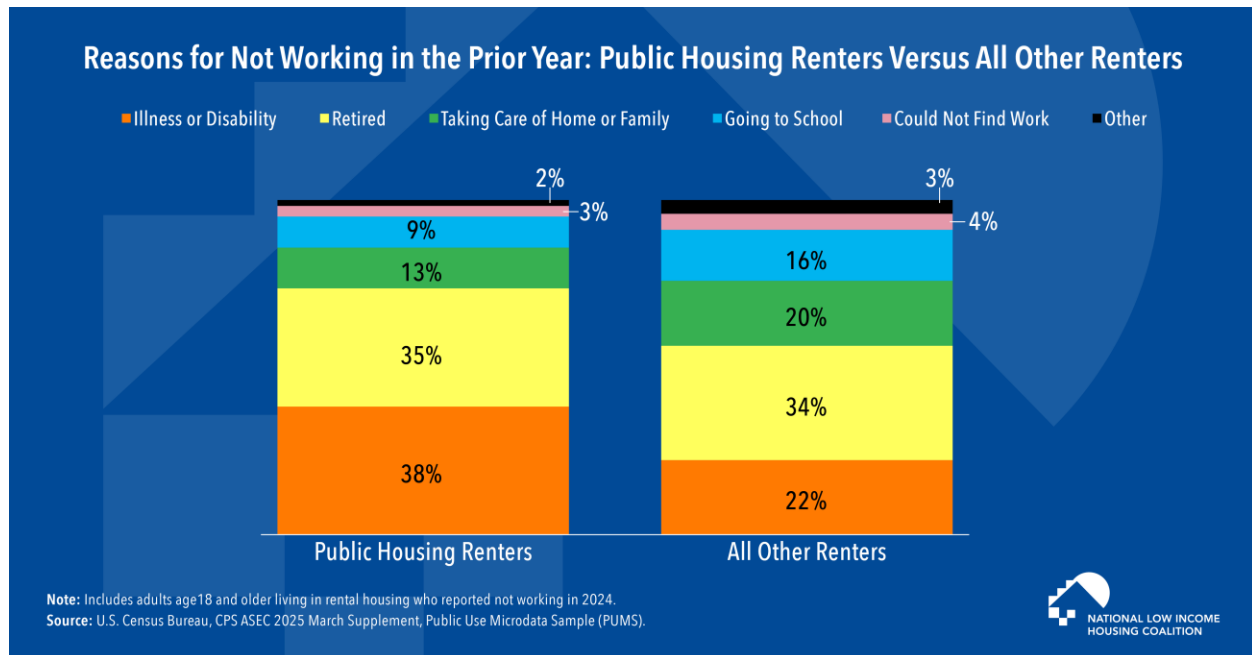
While grounded in Puerto Rico, the study's findings related to CBOs are increasingly relevant across disaster-affected communities throughout the United States in the context of limited state and federal support for housing and disaster recovery. As compounding disasters become more frequent, investing in and integrating CBOs into coordinated recovery planning is essential to ensuring that public housing residents are not left behind.

Read the full article at: <https://bit.ly/3Oy7xsp>

Fact of the Week

Renters in Public Housing Are Far More Likely to Report Illness or Disability as a Reason for Not Working Compared to All Other Renters

Keywords: Public Housing, Employment



Source: U.S. Census Bureau, CPS ASEC 2025 March Supplement, Public Use Microdata Sample (PUMS).

NLIHC News

NLIHC Seeks Senior Vice President, Advancement

The [Senior Vice President, Advancement](#) will report to the President and Chief Executive Officer of the National Low Income Housing Coalition (NLIHC) and will lead the organization's comprehensive advancement strategy, overseeing all philanthropic revenue and donor engagement efforts to sustain and grow NLIHC's impact.

This position is responsible for designing and executing a multi-year resource development strategy aligned with NLIHC's strategic priorities. The role will lead all aspects of development, including major gifts, planned giving, institutional fundraising, sponsorships, and fund development campaigns. The SVP will serve as a key member of the senior leadership team, contributing to organization-wide strategy and ensuring alignment between revenue generation and programmatic goals.

The salary range for this position is contingent upon experience and is from \$165,000 - \$185,000. This is a remote position with regular travel to Washington, DC required. Regular travel to Washington, DC is required for senior leadership retreats, board meetings, and key organizational events. The SVP is expected to travel significantly for face-to-face cultivation and solicitation of principal and major gift prospects across the country. The nature of the role also requires a proactive communication style to maintain a deep integration with the DC-based staff and the organizational culture.

For more information on this position and other opportunities at NLIHC, visit:
<https://nlihc.org/about/opportunities>

NLIHC in the News for the Week of April 27:

The following are some of the news stories to which NLIHC contributed during the week of April 27:

- “Nevada’s bipartisan housing model sets an example for the nation to follow,” *Las Vegas Sun*, April 24, at: <https://tr.ee/bhD83g>
 - Beyond The Checkbox: How Inclusive Design Is Reshaping Housing Across The U.S.” *Forbes*, April 27, at: <https://tr.ee/cThNVv>
 - “Avoiding Evictions: How State and Local Policy Can Keep Tenants in Their Homes,” *Shelterforce*, April 29, at: <https://tr.ee/R54fiY>
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Where to Find Us – May 4

- [National VOAD Conference](#) – Reno, NV, May 4-7 (Noah Patton & Meghan Mertyris)
 - [52nd Annual Convention & Tradeshow and the Housing Our Relatives Summit: Collaborative Solutions for Native Communities](#) – Anchorage, Alaska, May 4-8 (Renee M. Willis, Mayerline Louis-Juste & Kayla Blackwell)
 - [National Adaptation Forum](#) – Pittsburgh, PA, May 12-14 (Noah Patton)
 - [NeighborWorks Montana Housing Conference](#) – Fairmont Hot Springs, MT, May 18-20 (Nada Hussein)
 - ABA, [Forum on Affordable Housing & Community Development Law 2026 Annual Meeting](#) – Washington, DC, May 21 (Renee Williams)
 - [Minnesota's Affordable Housing Summit 2026](#) – Minneapolis, MN (in-person), June 4 (Renee M. Willis, Keynote Speaker)
 - [Influencing Social Policy](#) – virtual, June 10 (Tia Turner)
 - [AASC Conference](#) – Austin, TX, August 23-24 (Tia Turner)
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NLIHC Staff

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Bridgette Barbosa, Graphic Design Intern
Sidney Betancourt, Manager, Inclusive Community Engagement, x200
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Alayna Calabro, Senior Policy Analyst, x252
Billy Cerullo, Manager, Training and Innovation

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Ramina Davidson, Vice President of Field Strategy & Innovation
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Gabrielle Ross, Manager, IDEAS, x208
Craig Schaar, Data Systems Analyst
Brooke Schipporeit, Senior Director, Field Organizing and Innovation, x233
Kristen Stehling, Fund Development Director
Carlton Taylor, Jr., Senior Graphic Communications Coordinator
Cecily Thomas, Development Coordinator, x810
Tia Turner, Project Manager, *Our Homes, Our Votes*
Julie Walker, Project Manager, *Opportunity Starts at Home*
Brandon Weil, Graphic Communications Manager
Chantelle Wilkinson, Vice President, Strategic Partnerships & Campaigns, x230
Renee Williams, Senior Advisor for Public Policy
Renee M. Willis, President and CEO, x247
Tiara Wood, Communications Coordinator