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Budget and Appropriations

Trump Administration's "Skinny" Budget Request Foreshadows Massive Cuts, Changes to HUD Programs – Take Action!

TAG: Budget and Appropriations

Keywords: Appropriations, FY26

President Donald Trump released a “[skinny](#)” budget request on May 2 indicating the Administration will pursue cuts that would decimate HUD’s vital affordable housing, homelessness, and community development funding in its full fiscal year 2026 (FY26) spending request expected later this month. In total, the “skinny” request foreshadows a full request that will aim to slash HUD spending by 44% from FY25, including a proposal that would result in an unprecedented 43% cut to HUD’s rental assistance programs. For additional details, read NLIHC’s [analysis](#).

Every year, the Administration submits a budget request to Congress in advance of the annual appropriations process. Only Congress has the power to provide funding for federal programs, so the president’s budget request does not carry any legal weight, but it does provide an opportunity for the Administration to signal their priorities in the fiscal year ahead. During his first term, President Trump repeatedly called for [massive spending](#) cuts to HUD programs, including deep cuts to the Housing Choice Voucher (HCV) program that, if enacted, would have taken housing assistance away from 200,000 households who rely on their HCV to keep a roof over their heads. The previous Trump Administration also pushed Congress to enact policies that would increase barriers to accessing housing assistance, including work requirements, time limits, and minimum rent increases on HUD-assisted households. However, thanks to advocates and congressional champions who worked tirelessly to protect HCVs and other vital HUD programs, these proposed cuts and policy changes were never enacted.

The “skinny” budget request makes clear these threats will be raised again as FY26 negotiations take shape. The president’s full budget request is expected to be released later in May and will provide additional details of the White House’s recommendation for FY26 spending. Senate Appropriations Chair Susan Collins (R-ME) and Vice-Chair Patty Murray (D-WA) issued statements expressing concern over the cuts proposed in the request.

“Based on my initial review, I have serious objections to the proposed freeze in our defense funding...and to the proposed funding cuts to – and in some cases elimination of – programs like [the Low Income Heating and Energy Assistance Program],” [said](#) Chair Collins. “Ultimately, it is Congress that holds the power of the purse.”

“This is a proposal to raise costs and make life harder—and worse—for working people in every part of the country,” [said](#) Vice-Chair Murray. “Among other things, President Trump’s preliminary fiscal year 2026 budget request eviscerates [HUD], with a 43.6% cut. [It] slashes HUD rental assistance programs by 42.8% while foisting responsibility over those programs onto state and local governments. Over 10 million Americans rely on HUD rental assistance, the vast majority of whom are seniors, people with disabilities, and children. This will rip the roofs off Americans’ heads and put even more families at risk of homelessness.”

House Appropriations Committee Ranking Member Rosa DeLauro (D-CT) expressed similar concerns over the proposal, noting in a [statement](#) that the budget request will make the cost-of-living crisis worse by “attacking education, housing, cancer research, and investments in the middle class.”

Over the coming weeks, members of the President’s Cabinet – including HUD Secretary Scott Turner – will appear before the House and Senate Appropriations Committee to discuss and justify the President’s budget proposal. Secretary Turner’s hearing has yet to be scheduled.

The need for additional funding for the Emergency Housing Voucher program

In addition to the need for increased funding in FY26 to cover the cost of HCV renewals, Congress will need to provide funding to ensure the 60,000 households who receive an Emergency Housing Voucher (EHV) do not lose their assistance. The [EHV program](#) was created in the “American Rescue Plan Act of 2021,” which provided \$5 billion for 60,000 new tenant-based rental assistance vouchers specifically targeted to people experiencing or at immediate risk of homelessness, including people escaping intimate partner violence. 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, helping almost 60,000 people and families – and 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!

Use NLIHC’s toolkits and resources to take action on FY26 funding, including 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.](#)

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.

House Republicans Move Quickly to Draft Reconciliation Package, Including Proposal to Cut CFPB Budget by 70% and Rescind Unobligated Funding from HUD Green Housing Program

TAG: Budget and Appropriations

Keywords: Budget reconciliation, budget resolution

House Republicans are moving quickly to draft the legislative text of a massive budget reconciliation 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 cuts to other federal programs, including the Consumer Financial Protection Bureau (CFPB), Medicaid, and the Supplemental Nutrition Assistance Program (SNAP).

Following instructions in the budget resolution Republicans passed in the House and Senate last month (see *Memo*, [4/14](#)), the House Financial Services Committee (HFSC) drafted and approved along party lines a proposal that would slash funding for the CFPB and agencies under its jurisdiction by about 70% and eliminate the Public Company Accounting Oversight Board (PCAOB). The CFPB was created in the “Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010,” and charged with protecting consumers from unfair, deceptive, or abusive financial practices, including in the [housing market](#) and in [tenant screenings](#). The PCAOB is an independent nonprofit responsible for auditing publicly traded companies. It was created by Congress in the wake of several large-scale instances of financial reporting fraud that prompted a financial crisis in the early 2000s.

In addition, the proposal would rescind unobligated funding from HUD's Green and Resilient Retrofit Program, which provides funding for owners and operators of HUD-assisted multifamily housing to make energy efficient upgrades and needed repairs to increase disaster resiliency. In total, if enacted HFSC Republicans expect these cuts to save \$5 billion in federal spending over the next ten years.

The House committees responsible for tax policy, Medicaid, SNAP funding are expected to release and vote on their legislative text the week of May 12. 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

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

Congress

Senators Reintroduce Bipartisan Affordable Housing Credit Improvement Act

TAG: Congress

Keywords: LIHTC

Senators Maria Cantwell (D-WA), Todd Young (R-IN), Marsha Blackburn (R-TN), and Ron Wyden (D-OR) introduced the Senate version of the “Affordable Housing Credit Improvement Act of 2025” (AHCIA) ([S. 1515](#)) which would expand and reform the Low-Income Housing Tax Credit (LIHTC). An identical companion bill was introduced in the House of Representatives on April 8 (see [Memo 4/14](#)).

The AHCIA would enact reforms to make LIHTC a better tool for development in underserved communities, including a basis boost for developments that set aside at least 20% of units to be affordable to extremely low-income households, and a basis boost for properties in rural and tribal communities. It would also increase the allocation of credits by 50% over two years and adjust rules to facilitate the production and preservation of more homes financed with tax-exempt bonds.

The LIHTC program is the largest federal program designed to build and preserve affordable homes, supporting the construction or preservation of 4 million rental homes since the program's creation in 1986. However, apartments built using LIHTC are still too expensive for extremely low-income renters, who make up nearly half of LIHTC property residents.

“If enacted, the AHICIA would reform the tax credit to provide additional incentives to developers to build homes affordable to the extremely low-income households who are most impacted by the housing crisis, as well as underserved rural and Native American communities,” said NLIHC Interim President and CEO Renee Willis in a [press release](#). “These improvements to the LIHTC program are a necessary step toward addressing our nation’s affordable housing crisis.”

Read NLIHC’s press release here: <https://bit.ly/44cFUdG>

Read the bill text here: <https://bit.ly/4lZURX2>

Read more about needed reforms to LIHTC here: <https://bit.ly/42UkUpD>

State and Local Innovation

The State of Virginia Adopts New Laws Addressing Rental Fees While Also Requiring Written Notice for Lease Nonrenewal

TAG: State and Local Innovation, From the Field

Keywords: Virginia, tenant protections, evictions, rent, security deposit

During the 2025 legislative session, the State of Virginia adopted three new tenant protection policies that not only address the imposition of rental fees against tenants but would also require landlords to provide tenants with written notice stating nonrenewal of a lease agreement. Under the new rental fees law, which was passed through “[House Bill 2430](#),” landlords are required to disclose on the first page of a lease all applicable rental fees, while under “[House Bill 2218](#)”/“[Senate Bill 1356](#),” landlords are prohibited from charging tenants processing fees for rent or security deposit fees for certain payment methods while also being required to provide a written receipt to a tenant for paying rent or a security deposit with cash or a money order. Additionally, under “[House Bill 1867](#)”/“[Senate Bill 1043](#),” landlords who own more than four rental units must provide written notice indicating a decision to not renew a lease to tenants 60 days before the end of a lease term.

With the passage of Virginia’s new rental fees laws, [the state joins 21 additional states and 8 localities to have enacted legislation addressing excessive rental fees for tenants](#), commonly known as “junk” fees. Across the country today, a greater number of tenant households have been subjected to paying fees in addition to the common charges paid by renter households during their lease terms, including for rent or application fees that arise when securing new housing opportunities. According to the National Consumer Law Center (NCLC), a 2023 report titled “[Too Damn High: How Junk Fees Add to Skyrocketing Rents](#),” [the organization found that tenants are often charged a multitude of fees related to the rental and occupancy of a unit](#) – more than 25 in total. Through qualitative analysis that involved surveying legal aid service providers and nonprofit attorneys, NCLC found that tenants are charged fees that can include pet fees, trash fees, pest control fees, roommate fees, and other arbitrary fees that are often undisclosed to tenants when signing a lease agreement.

As evidenced by NLIHC’s “[*State and Local Tenant Protection Series: A Primer on Renters’ Rights: Junk Fees Toolkit*](#)” released in August 2024, the presence of non-optional and often surprise fees levied against tenants during their lease terms can have significant impacts for tenants. Such impacts can lead renters with the lowest incomes to become cost-burdened, while prospective renters who are attempting to establish housing are left with no guarantee that the money they put towards applying for a unit will result in securing a lease. In all, when rental housing costs are unpredictable to tenants, the resulting charge to tenants can often mean that tenants are paying more than hundreds of dollars on top of rent alone.

To offer respite to tenants against some of the fees encountered during their lease periods, Virginia’s two new rental fees laws offer transparency to tenants in knowing how much – and when – any applicable fees will be charged. First, under “House Bill 2430” landlords are required to provide – on the first page of the lease – an itemized list of applicable fees being charged to tenants for all leases entered into, extended, or renewed after July 1, 2025.

“House Bill 2218” addresses processing fees that can be charged to tenants related to rent, security deposits, or any other fees – in so long as the landlord or property offers to the tenant an alternative method of payment that does not levy any additional fees against a tenant. The law also stipulates that landlords who have four or fewer rental properties – or up to a 10% stake in four or fewer rental properties – are not required to only accept rental payments or any security deposit payment from a tenant through a debit or credit card. Meaning, tenants will be able to submit payment using cash or money order, which a landlord or property owner is then required to provide a tenant with a written receipt upon acceptance of payment.

As noted, the state also enacted “House Bill 1867” to require landlords and property owners to provide tenants with written notice 60 days prior to the end of the rental agreement that a lease will not be automatically renewed. Similar to “House Bill 2218,” the law also has an exemption for the number of units owned or controlled by a landlord or property owner, as the law only applies to landlords who own more than four rental units or have at least a 10% stake in more than four units.

Passing rental fees laws was a top priority for Allies for Housing Action (AHA), a statewide coalition of housing justice advocates and organizations which includes the [Virginia Poverty Law Center](#), the [Virginia Housing Alliance](#), [New Virginia Majority](#), and the [Legal Aid Justice Center](#) among others – signaling the critical importance of enacting such protections for renter households throughout the state.

More information on Virginia’s legislative session can be found in the Virginia Housing Alliance’s legislative wrap-up, found [here](#).

Disaster Housing Recovery

In a Victory for Disaster Recovery Reform Advocates, Trump Administration Appoints Members to FEMA Review Council

TAG: Disaster Recovery

Keywords: Disaster recovery, FEMA

Amid significant staff and capacity losses at FEMA, President Trump on April 28 announced the appointment of 13 individuals to the presidentially created FEMA Review Council tasked with “reforming and streamlining” the country’s disaster response and recovery system. The appointments come despite rumors that the Department of Homeland Security Secretary Kristi Noem was working to dismantle the agency outright. The apparent reversal will likely slow efforts to directly dismantle the agency during this year’s Atlantic hurricane season, which starts June 1. This development has occurred thanks to the direct outreach of hundreds of members of the NLIHC-led Disaster Housing Recovery Coalition (DHRC).

The review council was created by President Trump on January 24 via an Executive Order (EO); however, it is unclear if anyone, or who, had been appointed to the council since. The EO called for the council to analyze existing capacity of the agency and advise the president on potential changes to the agency. A Request for Information (RFI) did appear in the *Federal Register* under the auspices of the council last month. The RFI requests feedback on experiences with FEMA during recent disasters. NLIHC and its DHRC are coordinating comments to respond to that RFI.

The members appointed to the FEMA Review Council were:

- Co-Chair: Secretary of Homeland Security Kristi Noem
- Co-Chair: Secretary of Defense Pete Hegseth
- Greg Abbott, Governor, State of Texas
- Phil Bryant, Former Governor, State of Mississippi
- Jane Castor, Mayor, City of Tampa, Florida
- Mark Cooper, Former Chief of Staff, Governor John Bel Edwards
- Rosie Cordero-Stutz, Sheriff, Miami-Dade County
- Evan Greenberg, CEO, Chubb Limited
- Kevin Guthrie, Executive Director, Florida Division of Emergency Management
- W. Nim Kidd, Chief, Texas Division of Emergency Management
- Michael Whatley, Chairman, Republican National Committee
- Glenn Youngkin, Governor, Commonwealth of Virginia
- Robert J. Fenton, Jr., Region 9 Administrator and two-time Acting FEMA Administrator

Despite this victory, we continue to ask that members and partners [contact their members of Congress](#) to ask that they work to protect FEMA from potential dismantling.

Opportunity Starts at Home

Opportunity Starts at Home Campaign Sends Letter to Congress Urging Leaders to Advance Bipartisan Housing Policy Package

Tag: Opportunity Starts at Home

Keywords: Opportunity Starts at Home, multi-sectors

On April 24, the [Opportunity Starts at Home](#) (OSAH) campaign sent a [letter](#) to Congress urging them to advance a set of key legislation in any bipartisan housing package that moves forward in the Senate Banking, Housing, and Urban Affairs Committee. Sent by Campaign Director Chantelle Wilkinson, the letter calls for advancement of a [comprehensive bill package](#) that includes legislation to increase housing stability and economic mobility among low-income families, invest in cost effective eviction prevention tools; improve and streamline existing housing programs, cut red tape to build housing for people with the lowest incomes, improve oversight of federal disaster resources, expand and reform affordable housing development programs, and provide better access to fair and affordable housing. The bills highlighted in the letter include:

- The “Eviction Crisis Act,” endorsed by the campaign’s Steering Committee, builds on the successes and lessons learned from the more than 500 Emergency Rental Assistance (ERA) programs created during the pandemic that helped millions of households avoid eviction and homelessness. The bill would create ongoing funding for proven interventions to help low-income households facing housing instability due to an unexpected economic shock. If enacted, the Eviction Crisis Act would create a critical tool to help low-income households forced to live on the edge of what they can afford.
- The “Family Stability and Opportunity Vouchers Act,” endorsed by the campaign’s Steering Committee, would provide housing vouchers to 250,000 families with young children, along with mobility counseling, to help families with low-incomes access communities of their choice. Research shows that when children in families with low-incomes grow up in well-resourced neighborhoods with low poverty and crime, quality schools, and other resources they are significantly more likely to attend college and to earn more as adults over the course of their lifetimes. Expanding housing voucher access is critical to addressing our nation’s housing crisis, as only 1 in 4 households eligible for rental assistance currently receive it.
- The “Reforming Disaster Recovery Act” would permanently authorize the Community Development Block Grant-Disaster Recovery (CDBG-DR) program and provide important safeguards and tools to help ensure that federal disaster recovery efforts reach the lowest-income and most marginalized disaster survivors. Because the program is not currently authorized, HUD must issue new rules through a Federal Register Notice whenever Congress provides long-term disaster funding, slowing the distribution of funds and preventing states and municipalities from anticipating and preparing for the receipt of funding before disasters occur.
- The “Fair Housing Improvement Act” would expand the “Fair Housing Act” to prohibit discrimination based on source of income and military and veteran status.
- The “Choice in Affordable Housing Act” would reduce inspection delays, create landlord incentives, facilitate recruitment efforts with local property owners, and expand the use of Small Area Fair Market Rents. Such changes could increase voucher holders’ housing choices and reduce programmatic barriers to help attract and retain landlords in the program. To help renters on tribal land, the bill would also increase funding to the Tribal HUD-Veterans Affairs Supportive Housing (HUDVASH) program.
- The “Yes In My Backyard (YIMBY) Act” would require HUD Community Development Block Grant (CDBG) grantees to report on actions taken to address zoning and land use barriers. Developers are often burdened with restrictive zoning rules that delay or prevent

new housing and further restrict communities' economic development. The YIMBY Act would cut red tape that prevents the development of affordable housing.

- The “Yes In God’s Back Yard Act” would provide technical assistance to faith-based organizations and institutions of higher education wanting to use their existing land to increase or preserve the supply of affordable rental housing. It also creates challenge grants to provide additional resources to communities that adopt policies that remove barriers to the production and preservation of affordable rental housing on property owned by faith-based organizations and institutions of higher education.
- The “Rural Housing Service Reform Act” would improve the housing programs administered by the U.S. Department of Agriculture’s (USDA) Rural Housing Service (RHS) through several reforms, including decoupling rental assistance from maturing mortgages, permanently establishing the Multifamily Housing Preservation and Revitalization Demonstration (MPR), improving USDA’s Section 542 voucher program to better serve voucher holders, permanently establishing the Native Community Development Financial Institutions (CDFI) Relending pilot program, and improving staff training and capacity within RHS.
- Reauthorizing the “Native American Housing Assistance and Self-Determination Act” (NAHASDA) would provide critically needed updates and funding increases to the primary federal statute governing the development, operation and maintenance of housing in Tribal communities. Called “the backbone of Indian housing,” NAHASDA grants can be used for affordable housing activities that primarily benefit low-income Indian families living on Indian reservations and Alaska Native communities or in other Indian areas. Since its creation, Tribes and Alaska Native governments have used Indian Housing Block Grant (IHBG) funding to build or acquire almost 41,500 affordable homes and restore an additional 105,000 affordable homes on Tribal lands and Alaska Native communities. Despite its crucial role, NAHASDA has not been reauthorized in a decade.

Read the campaign letter [here](#).

Research

Fair Share Policies Expand Neighborhood Access for Lower-Income Households

TAG: Housing Assistance

Keywords: Neighborhood Choice, Zoning, Fair Share Policies

A recent article published in the *Housing Policy Debate*, titled “[Can Fair Share Policies Expand Neighborhood Choice? Evidence From Bypassing Exclusionary Zoning Under Massachusetts Chapter 40B](#),” analyzes whether fair share housing policies expand neighborhood access for lower-income households. The study focuses on Massachusetts Chapter 40B, a policy enacted in 1969 that enables developers to bypass restrictive local zoning laws for projects that include affordable housing units in municipalities where less than 10% of units constitute affordable housing. The article finds that projects built under this policy are in neighborhoods with greater indicators of social mobility and healthier environments than neighborhoods where other types of affordable housing are located.

To evaluate Chapter 40B's outcomes, the researchers constructed a dataset of 40B properties and linked it to local zoning data to examine the extent to which development occurred in restrictive, low-density zoned areas. These data were also combined with datasets that contained measures of neighborhood social mobility and health. The authors compared the characteristics of neighborhoods with 40B developments to neighborhoods housing residents of other affordable housing programs, including Housing Choice Vouchers (HCV), Low-Income Housing Tax Credit (LIHTC) units, and public housing.

The study finds that 40B developments are in neighborhoods with better social mobility characteristics compared to other affordable housing programs. Compared to HCV, public housing, or LIHTC neighborhoods, 40B neighborhoods had poverty rates 13% to 23% lower, median incomes two to three times higher, and unemployment rates up to twice as low. Additionally, the share of children living in two-parent households, which some researchers consider an indicator of upward mobility and community stability, was 20% to 30% higher in 40B neighborhoods compared to the neighborhoods of developments produced through other affordable housing programs.

Chapter 40B developments also tend to be located in neighborhoods with lower levels of all types of pollution exposure compared to neighborhoods where other affordable housing developments are concentrated. Unlike other subsidized housing developments, 40B projects are less frequently located near areas with large amounts of traffic, a known source of air pollution linked to asthma and other health issues. Life expectancy is also higher in 40B neighborhoods at 81.2 years, 1.5 to 3 years higher than in neighborhoods with other affordable housing.

Exclusionary zoning has historically kept more affluent, predominantly white neighborhoods out of reach for low-income and non-white families through large lot sizes and low-density requirements, creating large financial barriers for equitable neighborhood integration. The authors identify the ability to bypass exclusionary zoning through 40B as a central mechanism for developments to be constructed in affluent, predominantly white neighborhoods with stringent zoning regulations. Neighborhoods with 40B developments had significantly more white residents, with the median neighborhood being 91% white, up to 33% more than neighborhoods with other types of affordable housing. Over half of affordable 40B projects were located in areas previously zoned for large-lot, single-family residences, a portion two to three times higher than other affordable housing programs.

The study finds that fair share policies like Massachusetts Chapter 40B can be effective tools for expanding affordable housing access into higher-opportunity areas, offering substantially healthier environments and better social mobility compared to other affordable housing programs. The authors highlight the need for research into the demographics and outcomes of families living in 40B housing to evaluate the extent the program is reaching its goals of residential desegregation. The findings ultimately suggest that fair share policies could complement traditional affordable housing programs in promoting the equitable integration of low-income renters into exclusionary neighborhoods.

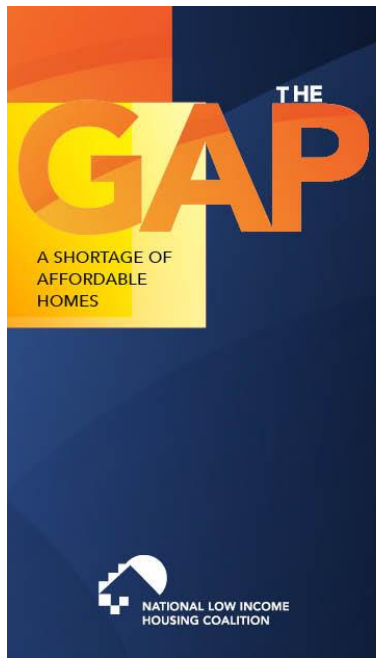
Read the full report at: <https://bit.ly/4jMbJ1o>.

Fact of the Week

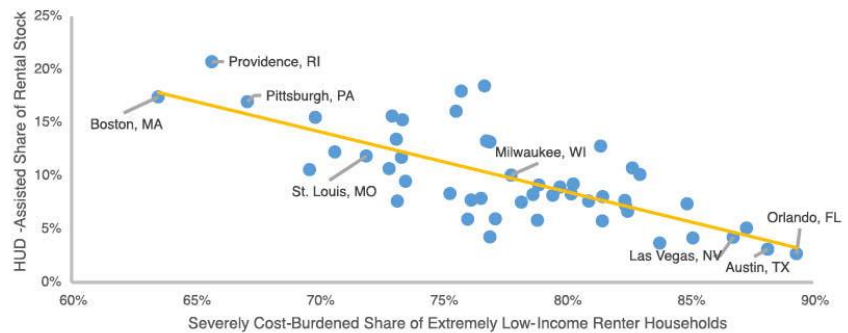
HUD-Assisted Share of Rental Housing Stock and Share of Severely Cost-Burdened Extremely Low-Income Renters in the Top 50 Metro Areas

TAG: Fact of the Week

Keywords: Rental housing stock, extremely low-income renters, top 50 metro areas



HUD-Assisted Share of Rental Housing Stock and Share of Severely Cost-Burdened Extremely Low-Income Renters in the Top 50 Metro Areas



Sources: 2023 ACS PUMS and 2023 HUD Picture of Subsidized Households.

Source: NLIHC, [The Gap](#), 2025.

From the Field

Join Today's (5/5) "Tenant Talk Live" on the Impact of AI on Tenant Rights and Housing Access

TAG: Tenant Talk Live

Keywords: Tenant Talk Live, AI, tenant rights, housing access

Join NLIHC's next "Tenant Talk Live," a meeting geared toward tenant and resident leaders, on Monday, May 5, at 6 pm ET (5 pm CT, 4 pm MT, and 3 pm PT). In this month's discussion, we will hear from Dr. Michael Akinwumi from the National Fair Housing Alliance about the role of AI in shaping housing access, affordability, and tenant rights. Attendees will also better understand how algorithm-driven rent and lending setting tools are affecting renters and homebuyers nationwide. Connect with fellow tenants and discuss how we can push for fairer, more representative tools in the housing system. Register for today's meeting [here](#).

Joining "Tenant Talk Live" this month is Dr. Michael Akinwumi, Chief AI Officer with the National Fair Housing Alliance. Dr. Michael Akinwumi translates values and principles to math

and code. He ensures critical and emerging technologies like AI and blockchain enhance innovation, security, trust, and access in housing and financial systems, preventing injustices. As a senior leader, he collaborates with policymakers and industry to strengthen protections and advance innovation. A Rita Allen Civic Science Fellow at Rutgers, he developed an AI policy tool for state-level impact and co-developed an AI Readiness (AIR) Index to help state governments assess their AI maturity. Michael also advises AI companies on developing, deploying, and adopting responsible innovations, driven by his belief that a life lived for others is most meaningful, aiming for lasting societal change through technology.

[Register](#) for today's "Tenant Talk Live" to learn more from these speakers.

Remember: Tenant Talk Live would not be possible without tenants like you! We strive to connect and engage with tenants and tenant leaders through our webinars. If you are a low-income tenant and have a topic you would like to propose for an upcoming Tenant Talk Live, or if you would like to participate as a speaker on an upcoming call or webinar, please email: sbetancourt@nlihc.org.

Stay up to date on Tenant Talk Live events via the [Facebook group](#).

NLIHC Careers

NLIHC Seeks Senior Vice President, Public Policy

The Senior Vice President of Public Policy reports to the President and Chief Executive Officer of the National Low Income Housing Coalition (NLIHC) and oversees the policy team. Direct reports include NLIHC's Senior Director of Policy and Director of Disaster Recovery. The salary range for this position is contingent upon experience and is from \$148,000 - \$185,000. This position requires physical time in the office, and the candidate must be in the metropolitan Washington D.C. area or be able to commute to our office located in D.C. for a hybrid work schedule.

Responsibilities/Duties

Team Management & Development

- Supervise and provide leadership to diverse, high-performing teams, including policy and disaster housing recovery, resilience, and research.
- Foster a collaborative, high-energy work environment where team members are encouraged to innovate, take initiative, and thrive.
- Provide regular coaching, mentorship, and professional development opportunities to ensure team members grow and succeed.
- Promote a culture of inclusion, transparency, and accountability among teams.

Cross-functional Collaboration

- Facilitate collaboration within the organization to ensure alignment with NLIHC's broader objectives.
- Leverage the full range of organizational resources—including policy expertise, compelling research, media relations, field engagement, cross-sector partners, and more—to build effective, integrated advocacy efforts to advance housing justice.
- Collaborate with external partners, coalitions, and stakeholders to strengthen campaigns and amplify national messages.

Policy Development, Analysis, Monitoring, and Influencing

- Oversee and provide strategic direction and support for policy team efforts to advocate, educate and influence federal policymakers in Congress and the Administration to support affordable housing and homelessness investments, programs, and policies and an equitable federal disaster response and recovery.
- Establish the vision and strategy for NLIHC's federal policy efforts, aligning them with our strategic plan and mission to serve the nation's lowest-income households.
- Develop and maintain relationships with legislative and executive branch offices, and with other organizations and coalitions.
- Track, analyze, influence, and report on policy developments.

Board & Senior Leadership Collaboration

- Provide updates and strategic insights to the board of directors.
- Participate actively in senior leadership meetings, contributing to organizational strategy, decision-making, and resource allocation.
- Advise on emerging opportunities, potential risks, and innovative approaches to strengthen NLIHC's influence and reach.

Organizational Support

- Participate in staff meetings, retreats, trainings, and NLIHC events; convene and lead staff meetings in the absence of the President/CEO, as needed.
- Coordinate planning and implementation of aspects of annual conference.
- Represent NLIHC on boards, committees, task forces and work groups, and with media. Engage in public speaking on NLIHC priorities at meetings and conferences, and on Capitol Hill.
- Other duties as assigned.

Qualifications

- 10-15 years of experience in policy, legislative, and/or advocacy campaigns, with a demonstrated record of success at the national level.
- Ability to identify and strategize around shifting political climates to advance housing justice legislatively and administratively.
- Strong understanding of the political, legal, and cultural landscape affecting the lowest-income and most marginalized households and their housing needs.

- Proven ability to lead and motivate diverse teams, with experience managing cross-functional and geographically dispersed staff.
- Excellent strategic thinking, problem-solving, and decision-making abilities, with a knack for balancing long-term vision with short-term operational needs.
- Experience working in or alongside advocacy, grassroots, and coalition-building organizations.
- Unwavering commitment to racial and social equity in all aspects of work, and a demonstrated ability to develop strategies and tactics to create equitable and inclusive outcomes.
- Highly adaptable, initiative-taking, and strategic, with the ability to thrive in fast-paced, high-pressure environments.
- Persuasive communication skills, both written and verbal, with the ability to engage diverse stakeholders, including the media, policymakers, funders, and supporters.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. Interested candidates should submit a resume, cover letter with salary requirement, and a writing sample to Jamaal Gilani, Director of People and Culture, via email at jgilani@nlihc.org.

NLIHC Seeks Director of Communications

NLIHC seeks a Director of Communications to work closely with the NLIHC Vice President of External Affairs to support the implementation of NLIHC's communications strategies. The Director of Communications will manage communication plans, media, brand, and public relations and expand overall visibility and reach in support of the Coalition's mission, vision, goals, and objectives. The Director of Communications will supervise two positions: a Graphic Communications Manager and a Graphic Communications Sr. Coordinator. The salary range for this position is contingent upon experience and is from \$92,000 - \$118,000. This position requires physical time in the office, and the candidate must be located in the metropolitan Washington D.C. area or be able to commute to our office located in D.C. for a hybrid work schedule.

Responsibilities/Duties

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

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

Qualifications

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

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

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

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

NLIHC News

NLIHC in the News for the Week of April 28

The following are some of the news stories to which NLIHC contributed during the week of April 28:

- “Trump Administration to Use Federal Lands for Affordable Housing,” *New York Times*, April 29, at: <https://tinyurl.com/ebmhx27p>
 - “After disasters, FEMA leases apartments for survivors. But not after the L.A. fires,” *Los Angeles Times*, May 1, at: <https://tinyurl.com/y387b9v8>
 - “Infill development holds its own against urban sprawl at housing forum,” *Yahoo! News*, May 2, at: <https://tinyurl.com/2z3t7mke>
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Where to Find Us – May 5

- [National Association of Latino Elected and Appointed Officials](#) (NALEO) Educational Fund Policy Institute: Shaping Economic Success for Latinas – Los Angeles, CA, May 7 (Kayla Blackwell)
 - [Housing & Homelessness Alliance of Vermont](#) Membership Meeting – virtual, May 13 (Lindsay Duvall)
 - [Ulster County CoC Annual Membership Meeting](#) – Kingston, NY, May 13 (Lindsay Duvall)
 - [SWTHA Tri-Annual Meeting](#) – Flagstaff, AZ, May 12 - 14 (Tia Turner)
 - [Bringing It Home Conference](#) – Raleigh, NC, May 15 - 16 (Billy Cerullo)
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NLIHC Staff

Sarah Abdelhadi, Senior Research Analyst

Millen Asfaha, Operations Coordinator

Andrew Aurand, Senior Vice President for Research, x245

Sidney Betancourt, Project Manager, Inclusive Community Engagement, x200

Kayla Laywell, Housing Policy Analyst, x231

Hannah Botts, Our Homes, Our Votes Intern

Victoria Bourret, Project Manager, State and Local Innovation, x244

Jen Butler, Vice President, External Affairs, x239
Alayna Calabro, Senior Policy Analyst, x252
Billy Cerullo, Housing Advocacy Organizer
Adelle Chenier, Director of Events
Esther Colón-Bermúdez, Research Analyst
Lakesha Dawson, Director of Operations
Lindsay Duvall, Senior Organizer for Housing Advocacy, x206
Thaddaeus Elliott, Housing Advocacy Coordinator
Dan Emmanuel, Manager, Research, x316
Sarah Gallagher, Vice President, State and Local Policy Innovation, x220
Jamaal Gilani, Director of People and Culture
Ed Gramlich, Senior Advisor, x314
Raquel Harati, Research Analyst
Danita Humphries, Senior Executive Assistant, x226
Nada Hussein, Project Coordinator, State and Local Innovation, x264
Kenza Idrissi Janati, Tenant Leader Intern
Kim Johnson, Senior Director of Public Policy, x243
Nara Kim, Policy Intern
Sasha Legagneur, Field Intern
Mayerline Louis-Juste, Senior Communications Specialist, x201
Meghan Mertyr, Disaster Housing Recovery Analyst
Khara Norris, Vice President of Operations and Finance, x242
Libby O'Neill, Senior Policy Analyst
Noah Patton, Manager, Disaster Recovery, x227
Mackenzie Pish, Research Analyst
Benja Reilly, Development Coordinator, x234
Katie Renzie, Research Intern
Dee Ross, Tenant Leader Fellow
Gabrielle Ross, Project Manager, Diversity, Equity, and Inclusion, x208
Craig Schaar, Data Systems Coordinator
Brooke Schipporeit, Director, Field Organizing, x233
Carlton Taylor, Jr., Senior Graphic Communications Coordinator
Tejas Telkar, Homelessness and Housing First Policy Intern
Cecily Thomas, Development Coordinator
Tia Turner, Housing Advocacy Organizer
Julie Walker, OSAH Campaign Coordinator
Brandon Weil, Graphic Communications Manager
Chantelle Wilkinson, OSAH Campaign Director, x230
Renee Willis, Interim President and CEO, x247
Tiara Wood, External Affairs Coordinator