

Volume 30, Issue 38
October 27, 2025

Budget and Appropriations

- Food Assistance Threatened and Federal Workers Miss First Paycheck as Government Shutdown Reaches Day 27 with No Funding Deal in Sight

Congress

- Senate Banking Subcommittee Holds Hearing, “Innovation in U.S. Housing: Solutions and Policies for America’s Future”

Public Housing

- Council of Large Public Housing Authorities Report: An Estimated \$169 Billion is Needed to Preserve Nation’s Public Housing

HoUsed

- Join Tomorrow's (October 28) National HoUsed Campaign Call Featuring Updates on Government Shutdown Impacts on Healthcare and Domestic Violence Survivors

Opportunity Starts at Home

- Children’s HealthWatch Releases Article on the Intersection of Household Hardship and Health

State and Local Innovation

- Massachusetts Eviction Sealing Law Strengthens Housing Access for Renters

IDEAS

- NLIHC Holds Its Third Tenant Leader Retreat

Our Homes, Our Votes

- SCOTUS hears challenge to “Voting Rights Act of 1965”
- Celebrate Vote Early Day Tomorrow (10/28)!
- NLIHC’s *Our Homes, Our Votes* Launches New Mini-Grant Program

Research

- Housing Insecurity Harms the Mental Well-Being of Children

Fact of the Week

- Children Accounted for Nearly 40% of the 7.6 Million Individuals Evicted From 2007 to 2016

Event

- Join the National Congress of American Indians' Webinar on Addressing the Native Housing Crisis on October 28

NLIHC News

- NLIHC Welcomes Renee Williams as Senior Advisor for Public Policy
- NLIHC Welcomes Janelle Flowers as Operations Coordinator
- NLIHC in the News for the Week of October 20
- Where to Find Us—October 27

Food Assistance Threatened and Federal Workers Miss First Paycheck as Government Shutdown Reaches Day 27, with No Funding Deal in Sight

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: Office of Management and Budget (OMB), mass layoffs, government shutdown, FY26 spending bills, continuing resolution (CR), PPAs, RIF

An estimated [1.4 million federal employees](#) did not receive a paycheck last week because of the ongoing federal government shutdown. Today (October 27) marks the 27th day of the shutdown, the second longest in U.S. history.

Congress has not passed funding bills for fiscal year (FY) 2026, which began on October 1, or a continuing resolution (CR) to temporarily maintain funding for federal programs and services. Democrats are withholding their support of a CR to pressure Republicans into agreeing to an extension of Affordable Care Act (ACA) tax credits slated to expire at the end of the year. Without an extension, health insurance premiums will increase, and millions will be at risk of losing their healthcare coverage. Open enrollment for ACA coverage in 2026 begins on November 1; without an extension of the credits, annual premium payments are [expected to increase](#) by 114%, or \$1,016, on average for subsidized enrollees.

Senators Consider Bills to Pay Federal Workers

The Senate voted on October 23 on two different bills to pay federal workers during the shutdown. The first, introduced by Senator Ron Johnson (R-WI), would pay members of the armed services and federal employees who were working during the shutdown; the second, introduced by Senator Chris Van Hollen (D-MD), would also pay furloughed federal employees, and included language that would prohibit the administration from carrying out [mass firings](#) of federal employees during a government shutdown. Neither bill had the support needed to

advance; still, Senators expressed optimism they could soon reach an agreement on a compromise to pay federal employees.

Republicans Submit Letter Supporting Continued Operation of CDFI

Senator Mike Crapo (R-ID) and Representative Young Kim (R-CA) led 103 of their Republican colleagues in an October 23 [letter](#) to Treasury Secretary Scott Bessent and Office of Management and Budget (OMB) Director Russell Vought. The lawmakers expressed their “continued support for the Community Development Financial Institution (CDFI) Fund,” and “strongly [urged] the Administration to continue carrying out the statutory obligations of the CDFI Fund.” OMB issued a Reduction in Force (RIF) notice to all CDFI staff on October 10, effectively eliminating the office. Lawmakers emphasized the important role CDFIs play in supporting economic development projects in rural and tribal communities, and noted “it is unclear how these programs will continue to operate if the CDFI Fund's obligations cease to function.”

Food Assistance Under Threat

The U.S. Department of Agriculture (USDA), the federal department responsible for administering food assistance, rural affordable housing and community development funds, and other important programs, announced it would run out of funding for the Supplemental Nutrition Assistance Program (SNAP) on November 1. SNAP provides food assistance to about 42 million people with low incomes, about one in eight people in the U.S. As with housing assistance, the vast majority of those served by SNAP are families with children, people with disabilities, older adults, caregivers, students, and workers paid low wages.

Analysts at the Center on Budget and Policy Priorities (CBPP) point out the Trump administration has tools at its disposal to ensure SNAP benefits are paid for all households through November. CBPP [notes](#) “nearly two-thirds of the funds needed for a full month of benefits are available in SNAP’s contingency fund, and must be used when regular funding for SNAP runs short,” and that the Trump administration is legally required to release these funds in the event of a shortfall. The report also states that the administration can “use the discretionary authority it used to transfer funds into [the Supplemental Nutrition Program for Women, Infants, and Children, WIC] earlier this month, or any other available legal authority to augment the SNAP contingency funding, to fund the full amount of November SNAP benefits.”

USDA responded to calls from advocates and congressional Democrats to tap into SNAP’s contingency fund in an October 24 [memo](#), asserting that “SNAP contingency funds are only available to supplement regular monthly benefits when amounts have been appropriated for, but are insufficient to cover, benefits. The contingency fund is not available to support FY 2026 regular benefits, because the appropriation for regular benefits no longer exists.” USDA’s shutdown [contingency plan](#), since removed from the USDA website, notes that SNAP

contingency funds “can be used for State Administrative Expenses to ensure that the State can also continue operations during a Federal Government shutdown.”

In addition to uncertain funding, new work reporting requirements for SNAP benefits will take effect on November 1. These requirements, enacted through the *One Big Beautiful Bill Act* (H.R. 1) passed in July, are expected to result in an estimated [2.4 million people](#) losing their assistance each month until 2034. With less food assistance, as well as the potential for increased medical insurance premiums, families with low incomes will have even tighter budgets and less money every month for the cost of other necessities, like housing.

Shutdown Risks for HUD-Assisted Households

Households who receive HUD rental assistance — including Housing Choice Vouchers, Project-Based Rental Assistance, and public housing — should have their rent paid at least through November. However, the longer a shutdown continues, the greater the risk to assisted households, and the greater the disruption to essential federal services and programs. The National Housing Law Project (NHLP) published two updated shutdown resources, [one for tenants outlining the legal rights](#) of households receiving HUD assistance, and the other [providing an overview of the impacts of a government shutdown for legal aid attorneys](#).

NLIHC will continue working with our partners to monitor the shutdown, its potential effects on HUD programs, and the people and communities they serve.

The Need for Additional Funding for Voucher Renewals in a Final FY26

The shutdown was triggered by the beginning of the new federal fiscal year (FY), which began on October 1. Once a CR is in place, members of Congress will still need to come together to reach a final agreement in FY26 spending bills, including the Transportation, Housing, and Urban Development (THUD) spending bill that funds HUD’s vital affordable housing, homelessness, and community development programs.

While both the [House](#) and [Senate](#) FY26 THUD [spending bills](#) reject the drastic spending cuts and programmatic overhauls proposed in President Trump’s FY26 [budget request](#), neither spending bill provides sufficient funding to ensure renewal of all existing Housing Choice Vouchers (HCVs) or Emergency Housing Vouchers ([EHVs](#)). Without sufficient funding, vouchers will be lost through attrition – when a household no longer needs their voucher, the voucher cannot be reissued to a new family because it is no longer attached to funding. When renewal funding is insufficient enough – or when funding is cut – households that rely on a voucher to keep a roof over their heads actively lose their rental assistance, putting them at risk for housing instability, eviction, and in worst cases, homelessness.

At current funding levels, over 2.4 million households receive rental assistance, accounting for just one in four households who qualify. Under the House’s FY26 spending bill, an estimated

181,900 fewer households would be served; in the Senate, 107,800 fewer households would receive rental assistance. The [loss of these vouchers](#) would disproportionately affect older adults, people with disabilities, and families with children.

Bipartisan Support from Local Leaders for Voucher Funding

In a recent [joint op-ed](#), democratic Mayor Todd Gloria of San Diego, California, and republican Mayor Mark Freeman of Mesa, Arizona, voiced their bipartisan support for continued funding for the EHV program, to ensure current recipients do not lose the assistance they rely on for a safe, stable home.

“In cities across America, we share a simple truth: offering a hand to those most in need isn’t a red issue or a blue issue, it’s a community issue,” the mayors state. “Supporting programs like emergency housing vouchers is a practical way to strengthen our communities. Stable housing for seniors, veterans and families reflects a commonsense principle: when we give people security, they contribute back to the neighborhoods they call home. Washington should see this [not as a partisan issue](#) but as an opportunity to preserve the strength of families and honor those who have given so much.”

Take Action

Use NLIHC’s toolkits and resources to take action on FY26 funding, including by:

- Using NLIHC’s advocacy toolkit, “[Opposing Cuts to Federal Investments in Affordable Housing](#),” to call on Congress to protect and expand affordable housing and homelessness resources, including NLIHC’s priorities:
 - Full funding to renew all existing tenant-based voucher contracts, to ensure the people and families who rely on an [HCV](#) or [EHV](#) to keep a roof over their heads do not lose their assistance. Check out the “[EHV Funding Cliff Mobilization Toolkit](#)” for more information, including talking points and resources.
 - \$4.922 billion for HUD’s Homeless Assistance Grants (HAG) program, and for HUD to stick to its [commitment to a two-year Notice of Funding Opportunity \(NOFO\)](#) for the Continuum of Care Program.
 - \$5.7 billion for public housing operations, and at least \$5 billion to address public housing capital needs.
 - \$15 million for the Eviction Protection Grant Program (EPGP), as provided in the Senate’s spending bill.
 - At least \$1.3 billion for HUD’s Indian Housing Block Grant (IHBG) program and \$150 million for IHBG-Competitive funds, targeted to Tribes with the greatest needs.

The toolkit includes talking points, advocacy materials, engagement ideas, and more resources for advocates to weigh-in with their members of Congress on the importance of these vital resources!

- Emailing or calling 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 2,800 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.

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.

Congress

Senate Banking Subcommittee Holds Hearing, "Innovation in U.S. Housing: Solutions and Policies for America's Future"

By San Kwon, NLIHC Policy Intern

Keywords: Senate Banking, hearing, innovation, solutions

The Senate Banking, Housing, and Urban Affairs Subcommittee on Housing, Transportation, and Community Development held a hearing on October 21, "Innovation in U.S. Housing: Solutions and Policies for America's Future."

In their opening remarks, Chair Katie Britt (R-AL) and Ranking Member Tina Smith (D-MN) emphasized the depth of the nation's housing crisis: rising housing costs, the continual lack of supply, and growing barriers to homeownership. Both senators acknowledged that significant work remains to address the housing affordability crisis, but they also celebrated recent bipartisan progress, pointing to the "Renewing Opportunity in the American Dream (ROAD) to Housing Act of 2025," which the Senate passed as part of the "National Defense Authorization Act" (see [Memo, 10/14](#)).

Three witnesses participated in the hearing: Lawrence "Lars" Powell, executive director of the Center for Insurance and Research housed under the University of Alabama; Mary Tingerthal,

founder of Construction Revolution; and Dennis Shea, executive vice president at the Bipartisan Policy Center and chair of the J. Ronald Terwilliger Center for Housing Policy.

In their testimonies, the witnesses each focused on different topics, bringing light to different approaches and tools that can be employed to propel and improve the development of affordable homes.

Dr. Powell discussed his research on the FORTIFIED Roof program in Alabama, a construction and re-roofing program that aims to strengthen homes and buildings against extreme weather such as hurricanes and storms. Dr. Powell highlighted the need for a more widespread implementation of technologies like FORTIFIED, as they are not only effective in decreasing damage but also affordable and help lower insurance costs by mitigating risk. In Alabama, he explained, the state has promoted the FORTIFIED program through several incentives: offering grants to help homeowners upgrade their roofs, offering insurance discounts for FORTIFIED homes, and requiring insurers to offer an endorsement of FORTIFIED to homeowners if the roof is damaged and needs to be replaced.

Ms. Tingerthal focused her testimony on modular housing, which involves constructing homes in factory environments in parts, or modules, that are later transported and assembled onsite. Ms. Tingerthal outlined three main advantages of modular housing: shorter construction timelines, lower construction costs, and more effective use of skilled labor. This, she explained, was due to the fact that off-site construction of modules allows for construction work to occur simultaneously with on-site excavation, making the building process shorter and thus less costly. She also noted that modular construction can be particularly advantageous in areas that experience extreme cold or heat, where it would otherwise be difficult to recruit workers for construction.

Mr. Shea focused his testimony on the recently passed “[ROAD to Housing Act](#),” identifying three key aspects that would help increase, incentivize, and streamline the development of affordable housing: reducing regulatory barriers, improving and modernizing existing programs, and supporting state and local governments in pursuing similar work. He also commended the expansion of Low-Income Housing Tax Credits (LIHTC) in the “One Big Beautiful Bill Act” ([H.R. 1](#)). While LIHTC is the nation’s largest federal program that supports the new construction and rehabilitation of rental housing, [reforms are needed](#) to help the program better serve renters with the greatest needs.

During the Q&A portion, senators expressed broad interest in the witnesses’ proposals. Senator Catherine Cortez Masto (D-NV) asked whether technology like FORTIFIED could be adapted for other regions where wildfires, rather than storms, pose the greatest threat, to which Dr. Powell answered that similar technology has been developed for wildfire resistance.

Senator Dave McCormick (R-PA) asked about the regulatory barriers hindering the broader use of modular construction. Ms. Tingerthal responded that the absence of a uniform commercial code specific to modular construction poses a major challenge, as modular housing must currently comply with building codes designed for onsite construction, creating confusion and inefficiency. She pointed to provisions in the “ROAD to Housing Act” that would require HUD to study the feasibility of establishing a uniform code for multifamily modular housing as a key step forward. Senator Jack Reed (D-RI) commented on the challenges housing developers face in

securing several sources of funding to make a development work, which Mr. Shea acknowledged, and noted that there are often limited options.

In closing, Ranking Member Smith highlighted the need to boost productivity in housing construction, an area, she notes, that has lagged behind nearly every other economic sector in productivity improvements.

NLIHC supports improvements in program regulations, building technology, and climate resilience measures to make housing more affordable, accessible, and sustainable. Our nation's housing crisis calls for multiple solutions, including those discussed during the hearing; however, robust public funding is needed to meet the needs of renters with extremely low incomes. NLIHC urges Congress to fully fund and adequately staff HUD and the U.S. Department of Agriculture (USDA) Rural Housing Service programs in order to ensure affordable housing is reaching people with the greatest and clearest needs.

Watch the full hearing [here](#).

Public Housing

Council of Large Public Housing Authorities Report: An Estimated \$169 Billion is Needed to Preserve Nation's Public Housing

By Libby O'Neill, NLIHC Senior Policy Analyst

Keywords: public housing, preservation

The Council of Large Public Housing Authorities (CLPHA) released an interim report on October 23, [Estimating the Cost to Preserve the Nation's Public Housing](#), which estimates the capital needs of the nation's public housing units to be \$169.1 billion, or \$188,090 per unit. The report is part of an ongoing effort led by CLPHA called the [10 Year Roadmap for Public Housing Sustainability](#) (10 Year Roadmap), for which NLIHC sits on the Steering Committee.

Public housing provides rental homes for about 1.6 million people across the United States. Seventy-two percent of households living in public housing have extremely low incomes (less than 30% of AMI or the federal poverty level, whichever is greater). As our nation continues to experience an ever-worsening housing crisis that hits the lowest-income renters the hardest, public housing is a vital resource that provides stability and well-being for residents.

Public Housing Authorities (PHAs), which administer public housing, have faced significant funding shortfalls for decades, leading to a significant backlog of physical needs. The public housing Capital Fund is the federal vehicle used to provide funds to address these needs; however, funding has been inadequate to maintain most public housing units. [Picture of Preservation](#) from NLIHC and the Public and Affordable Housing Research Corporation (PAHRC) finds that approximately 267,000 public housing homes (30%) were in public housing developments that failed their most recent Real Estate Assessment Center (REAC) physical inspection and likely require immediate investment—twice the number that failed in 2019. One

in five public housing homes were in developments that have also failed two or more of their latest REAC scores, up from 9% in 2019.

The interim report with the capital needs estimate of \$169 billion is the first publication from the 10 Year Roadmap. Ultimately, the goal of this effort is to develop recommendations that would transform public housing to provide affordable, sustainable, service-enriched housing for residents. Future reports will include options for financing tools to achieve these goals, as well as opportunities for cross-sector engagement with public housing.

The capital needs estimate used data from HUD's Rental Assistance Demonstration (RAD) database to develop the estimate. Researchers used an ordinary least squares (OLS) regression to model the association between a set of property characteristics and hard construction costs, resulting in an estimate for the cost of addressing the capital needs of public housing developments that have not undergone a RAD conversion. As the report states, it is important to note that the use of the RAD database is not intended to endorse the RAD program as a strategy for preserving the entire public housing portfolio. The RAD data was used because of the large, publicly available sample of public housing developments. Additionally, the estimate does not replace the need to conduct an inspection-based needs assessment for a property undergoing rehabilitation.

Our nation's public housing needs significant investment. The federal government has neglected its role in maintaining quality, safe homes for public housing residents. Current funding levels for the Public Housing Capital Fund are significantly lower than any recent estimate of the actual capital needs; without meaningful investments, the nation's vital public housing stock will continue to fall into disrepair. NLIHC urges Congress to take action to address these needs and ensure safety and stability for the 1.6 million people who call public housing home.

HoUSed

Join Tomorrow's (October 28) National HoUSed Campaign Call Featuring Updates on Government Shutdown Impacts on Healthcare and Domestic Violence Survivors

By Kayla Blackwell, NLIHC Senior Housing Policy Analyst

Keywords: government shutdown, healthcare, domestic violence, survivors

[Join](#) tomorrow's (October 28) national HoUSed campaign call from 4 to 5 pm ET. The call will focus on how the federal government shutdown is impacting programs meant to assist survivors of domestic violence and keep people healthy, and how these impacts ultimately make it more difficult for people to pay their rent. NLIHC will share the latest from Capitol Hill and discuss how advocates can take action.

NLIHC's Senior Vice President of Policy, David Gonzalez Rice, will moderate the call and provide policy updates. Elena Hampton-Stover, Director of Housing, and Olivia Brochu, Policy Specialist, both from the National Network to End Domestic Violence, will discuss the impacts of the government shutdown on survivors of domestic violence. Charlotte Bruce, Director of Policy, Children's HealthWatch, will also join this call to discuss the impact of the

government shutdown on healthcare. NLIHC's Vice President for Field Strategy and Innovation, Ramina Davidson, will close the call by sharing opportunities to take action. [Register here](#).

October 28 National HoUsed Campaign Call Agenda

- Welcome & Updates
 - o David Gonzalez Rice, senior vice president for public policy, NLIHC
- Government Shutdown Impacts: Domestic Violence
 - o Elena Hampton-Stover, director of housing & Olivia Brochu, policy specialist, National Network to End Domestic Violence
- Government Shutdown Impacts: Healthcare
 - o Charlotte Bruce, director of policy, Children's HealthWatch
- Policy Update
 - o David Gonzalez Rice, senior vice president for public policy, NLIHC
- Take Action
 - o Ramina Davidson, vice president for field strategy and innovation, NLIHC

NLIHC's national HoUsed campaign calls take place on the second and last Tuesday of every month from 4 to 5 pm ET. [Register for the series here](#).

Access NLIHC's archive of HoUsed campaign recordings [here](#).

Opportunity Starts at Home

Children's HealthWatch Releases Article on the Intersection of Household Hardship and Health

By Ella Izenour, *Opportunity Starts at Home* Intern

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

Children's HealthWatch, an *Opportunity Starts at Home* campaign Steering Committee member, shared a recent *APJM Focus* [article](#), "Hardship-Free Households Are Associated With Optimal Caregiver and Child Health." The article explores how the absence of material hardships among families with low incomes impacts child health, healthcare utilization, and caregiver health outcomes. Material hardships, including housing instability, energy insecurity, food instability, and healthcare hardship, result from tradeoffs households with low incomes must make for basic needs. The findings are based on an ongoing, repeated cross-sectional research study conducted at medical centers in five U.S. cities: Baltimore, Boston, Little Rock, Minneapolis, and Philadelphia. The authors find that low-income households experiencing fewer material hardships report better physical, developmental, and behavioral health outcomes among both children and caregivers.

The authors analyzed data from an ongoing research study conducted by Children's HealthWatch. The study monitors the impact of economic conditions and public policies on the

health and well-being of young children and families with low incomes seeking care in safety-net hospitals, which predominantly serve low-income and publicly insured patients. Four measures of material hardship, housing instability, household food security, energy insecurity, and healthcare hardship were assessed to create a combined scale of hardships experienced.

Based on the data, the authors find that households experiencing little to no hardship tend to have better health outcomes and healthcare utilization compared to families facing multiple hardships. Caregiver health and depressive symptoms were especially impacted by hardship, suggesting that caregivers may act as buffers for their children—prioritizing their children’s needs over their own when resources are limited.

The authors note that participation in programs such as the Supplemental Nutrition Assistance Program (SNAP), Temporary Assistance for Needy Families (TANF), and subsidized housing differed by less than 9% between hardship-free households and those facing two or more hardships. This indicates that, while essential, current safety-net programs may lack the capacity to fully mitigate the health effects of material hardship. They attribute these limitations to factors including insufficient funding, structural barriers, and restrictive policies that limit access and outreach. The authors also identify the lack of adequate income to support families as the primary driver of material hardship. They advocate prioritizing policies that provide unrestricted cash transfers, such as the Child Tax Credit and the Earned Income Tax Credit, as effective tools to reduce hardship and improve both short- and long-term health outcomes. These cash supports are most impactful when combined with existing public assistance programs.

The article concludes by endorsing comprehensive strategies for preventing hardship, rather than focusing solely on families already experiencing multiple hardships. The authors call for more research into the strengths of hardship-free households and stress the importance of understanding how programs and services can effectively alleviate hardship. Such research could inform the design of public policies and investments aimed at improving the material well-being of low-income households.

Read the article [here](#).

To learn more about the intersections between housing and health, read the OSAH fact sheet [here](#).

State and Local Innovation

Massachusetts Eviction Sealing Law Strengthens Housing Access for Renters

By Katie Renzi, NLIHC State and Local Research Intern

Keywords: eviction record sealing, tenant protections, Massachusetts

On May 5, 2025, [Massachusetts’ eviction record sealing](#) law officially went into effect, providing renters with past eviction filings a clean slate towards securing safe, stable, and affordable housing of their choosing. Enacted as part of the landmark “[Affordable Homes Act](#)”

in 2024, the provision allows tenants to petition the courts to have past eviction filings removed from public view under specific conditions. Under the new law, tenants whose eviction cases were dismissed, decided in their favor, or resolved through satisfied judgments with the courts can apply to have their records sealed. Once sealed, an eviction case is no longer visible to the public or to tenant-screening and credit-reporting companies, and tenants may legally state that they have “no record” of an eviction when applying for new housing. The law aims to correct a long-standing imbalance in Massachusetts’ housing system, where even a dismissed eviction case could shadow a renter for years, leading to repeated denials and worsening cycles of housing insecurity.

To make the process of filing a petition more accessible, the state has implemented an online [guided interview tool](#) through the Massachusetts Trial Court’s website, developed in collaboration with [Suffolk University Law School’s Legal Innovation & Technology Lab](#). The tool walks tenants through the sealing petition step-by-step, using plain-language questions to generate the necessary court documents automatically. Advocates note that this innovation is helping to remove procedural and literacy barriers that previously made court filings difficult for self-represented tenants. The system is also mobile-friendly and available in multiple languages, expanding access to thousands of renters who might otherwise face technological or linguistic challenges in navigating the courts.

Before this reform, eviction filings in Massachusetts were publicly accessible, meaning that any landlord or screening company could view a renter’s court history regardless of the case’s outcome. Advocates at the [Harvard Tenant Advocacy Project \(TAP\)](#) describe the presence of a filing alone as “a scarlet letter” in tenant screening processes, jeopardizing future housing opportunities. This is especially consequential given that Massachusetts courts record roughly 40,000 eviction filings in a single year. According to TAP, roughly 1,200 individuals statewide petitioned to seal their records within the first four months of the law’s enactment, though they believe this number represents “only the tip of the iceberg,” with thousands more expected to file as outreach and digital tools expand.

With this reform, Massachusetts joins a growing number of states and localities that have enacted eviction record sealing or expungement laws. As evidenced by NLIHC’s [State and Local Tenant Protections Database](#), in 2024 alone, Massachusetts was joined by Virginia, Maryland, West Virginia, Idaho, and Wisconsin in passing laws sealing or expunging eviction records, while three additional states have adopted similar protections in 2025, including Colorado, Delaware, and North Dakota. The growing number of jurisdictions adopting these legal protections underscores a growing movement among state and local housing advocates to reform tenant screening practices and bolster accessibility—and even racial equity—in the private rental market.

When eviction record sealing and expungement protections are implemented, renter households are shielded from the lasting—and sometimes permanent—consequences that eviction records can have. Even in cases where an eviction filing was dismissed against a tenant, or if the case was found to be in favor of the tenant, the mere presence of an eviction can result in the denial of a tenant from a housing opportunity. Given that credit companies routinely collect information on renters, which then assists landlords in screening tenants when applying for housing through background or credit checks, tenants can be shut out of securing housing of their choosing, with an eviction filing serving as an inequitable predictor of whether a tenant is able to pay their rent and uphold the obligations of a lease agreement.

More than this, given that [eviction filings disproportionately impact renter households of color and low-income households](#), eviction record sealing protections can rectify the equity imbalance that has impacted the most marginalized renter populations. According to data collected by the Eviction Lab at Princeton University, between 2000 and 2018, an average of [3.6 million evictions were filed yearly](#), accounting for 7% of all renter households in the country. Within this data, it is found that households of color, and especially [Black women, face the greatest eviction risk](#). Over the course of their lifetimes, 1 in 5 Black women are evicted, while only 1 in 15 white women are evicted. Mothers, especially women of color, are also found to earn less than their male counterparts. For households where single mothers are the [sole income earners](#) for their households, the disproportionate threat of eviction is far more precarious, leaving the security of stable housing at risk.

In Massachusetts, the eviction sealing provision was just one aspect of the “[Massachusetts’ Affordable Homes Act](#),” legislation passed by the state legislature and signed by Governor Maura Healey in 2024. The law allocates \$5.16 billion into housing programs and reforms over the next five years, representing the largest housing investment in the state’s history. Among the largest investments were \$2 billion for Public Housing repair and modernization, \$800 million for the Affordable Housing Trust Fund, and \$425 million for the Housing Stabilization and Investment Fund. These investments are intended to expand access to safe, affordable housing for renters through the preservation and creation of affordable housing units across the state. Additionally, the law institutes several zoning reforms and incentive programs aimed at increasing housing density and promoting the production of multifamily homes.

The “Affordable Homes Act” also introduced additional tenant protection measures beyond eviction record sealing. The law established the Massachusetts Healthy Homes Program, which aims to address habitability concerns for residential units, including the presence of mold, asbestos, and lead. It also created an Office of Fair Housing within the Executive Office of Housing and Livable Communities, and Fair Housing Trust Fund, providing enhanced enforcement, testing, and education for housing civil rights protections.

Taken together, these reforms reflect a comprehensive housing strategy where stronger tenant protections are paired with historic investments in affordable housing. The eviction record sealing provision directly addresses a barrier that has long perpetuated housing inequities, particularly among renters of color who experience eviction filings at disproportionately high rates. By aligning record sealing with large-scale housing production and preservation, Massachusetts is promoting a more equitable and inclusive housing ecosystem for renters.

To learn more about Massachusetts’ eviction record sealing, including the Guided Interview tool, a link to the state’s webpage describing the process is provided [here](#). Information about the “Affordable Housing Act” is available [here](#).

IDEAS

NLIHC Holds Its Third Tenant Leader Retreat

By Gabby Ross, NLIHC Manager, IDEAS

Keywords: collective, tenant leader retreat

A select group of tenant leaders from across the country congregated in Albany, Georgia from October 10 to October 13, 2025, for NLIHC's third Tenant Leader Retreat. Both Collective alumni from cohort 3 and current members of the Collective cohort participated in the retreat and were able to build deep bonds while learning about leadership strategies.

Meet this year's participants!



Members from the third Collective Cohort in attendance:

- Jacob Berry, residential services coordinator, Mercy Housing (WA)
- Diana Blackwell, president, Fred Samuel Resident Association, NYCHA (NY)
- Destiny Brown, founding organizer, Dayon Tenant Union (OH)
- Diana Brown, community advocate; founder, Ossie's Fair Housing and Homecare (GA)
- Adalky F. Capellán, campaign organizer, Right to Counsel NYC (NY)
- Kay Carroll, co-chair, North Carolina Balance of State Continuum of Care Lived Expertise Advisory Council; at-large member of the North Carolina Balance of State CoC Steering Committee (NC)
- Kia Dupclay, executive director, Free 2 Dream Big (CA)
- Tiffany Haynes, CEO, Aiden Anthony LLC (VA)
- Sucely Murillo, community activist, advocate, and spokesperson (RI)
- B Malaika Rumala, consultant; founding director, People with Lived Experience Institute (CA)

- Suzette Shaw, activist, Standing 4 Black Girls and Women / Women's and Girls Leadership Project (WLP); advocate, California Black Women's Health Project (CBWHP); peer advocate, Mental Health of America (MHA) (CA)
- Terria Ware, VP of supportive services, Anchorage Affordable Housing and Land Trust (AK)
- Ashia Wilson, advocate, (LA)

Members from the fourth Collective Cohort:

- Mary Hunter, executive director, Affordable Housing for the Carolinas (NC/SC)
- Rue Mansour, strategic initiatives project manager, Santa Barbara Foundation (CA)
- Jernell McLane, president at The House of Homage LLC, asst. property manager for South Haven Apts. (MN)
- Kimrah Minuty, ascension and intuitive guidance coach (MA)
- Rose Torcel, Rising Ground (NY)
- Mrs. Kennetha “The Homeless CEO” Patterson (TN)
- Latricia Powell, consultant (MI)
- Avigail Van Praagh, housing manager, Partnership to End Homelessness (NY)
- Kristal Thompson, peer advocate, Supportive Housing Providers Association (IL)

NLIHC staff welcomed Collective members to the Resora, a farm community in Albany, Georgia, that was reclaimed by civil rights leaders Charles and Shirley Sherrod. The space has become a place of racial healing and community building, a perfect setting for the Tenant Leader Retreat.

The retreat started on the beautiful Friday morning of October 9, 2025. Participants were welcomed by NLIHC staff, including Sid Betancourt, inclusive community engagement manager, who introduced the retreat’s primary facilitator, Rebecca Bennett of [Emerging Wisdom LLC & InPower Institute](#). Ms. Bennett guided the group through community agreements and provided a space for Collective members to introduce themselves.

Continuing the pattern of community building, Ms. Bennett’s colleague, eNiKoL Asé Wolf, led some structured activities on liberated movement where participants were encouraged to express their joy freely. Wolf also led a session titled “Play to Purpose: Shaping the Year Ahead as a Collective.” The session invited Collective members to reflect on the future work they would like to do together and the importance of base building during difficult times. The day wrapped up with a drum circle led by local historian and musician Michael Harper. Participants connected through music before heading back to their hotels for the evening.

Mrs. Bennett opened the second day of the retreat with reflections on the first day and a review of the activities awaiting the group. Following welcoming remarks, the group set off for a farm tour led by local advocate, Mrs. Geraldine Hudley.

Participants learned about the history of Resora from Mrs. Hudley. After the farm tour, the Collective cohorts met with Albany local, Dr. Tracy Knighton (also known as “Dr. T”) with NOVA Counseling and Consulting Services. Dr. T facilitated two sessions centered around healing one’s racial trauma and how to foster community leadership. Following these two insightful sessions, participants met civil rights giant and co-founder of the Resora, Mrs. Shirley

Sherrod. Mrs. Sherrod shared the history of the legacy she built alongside her late husband, Mr. Charles Sherrod. The group was also joined by another civil rights giant, original Freedom Singer, Rutha Mae Harris. She taught the group famous movement songs such as “Ain’t Gonna Let Nobody Turn Me Around,” “Your Dog Loves My Dog,” and “Oh Pritchett, Oh Kelly,” all of which highlight the importance of perseverance, unity, and the fight for freedom of oppressed peoples in times of uncertainty. Collective members left the day’s events inspired for the work ahead.

Our Homes, Our Votes

SCOTUS hears challenge to “Voting Rights Act of 1965”

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

Keywords: *Supreme Court, SCOTUS, hearing, voting rights act, redistricting, congressional district, low-income renters, Voting Rights Act of 1965*

On October 15, 2025, the Supreme Court heard oral arguments in [Louisiana v. Callais](#), a case challenging [Section 2 of the “Voting Rights Act \(VRA\) of 1965,”](#) which prohibits voting practices or procedures that discriminate on the basis of race or color. Section 2 has historically played a critical role in protecting minority communities from voter suppression, including practices that dilute the voting strength of Black and Latino communities even in the absence of explicit discriminatory intent. Over the decades, Section 2 has been instrumental in challenging gerrymandered districts, discriminatory voting rules, and other barriers to fair representation. It provides a legal framework to ensure that marginalized voters have a meaningful voice in the political process.

The case centers on Louisiana’s congressional redistricting and whether Black voters’ ability to elect candidates of their choice was unlawfully diluted under Section 2. The key legal question is whether plaintiffs must prove both discriminatory effect and discriminatory intent to succeed. The challengers argue that the state’s redistricting plan disproportionately weakened Black voters’ influence. If the Court raises the intent standard, it could significantly undermine the ability to challenge racially harmful maps even when no overt discriminatory intent is evident. Oral arguments suggested that the justices may strike down the Black-majority district in question, signaling a potential narrowing of Section 2 protections. A ruling is expected by summer 2026, and the implications of the Court’s decision are likely to be profound nationwide.

If Section 2 is weakened, it could lead to the elimination of many Black- and Latino-majority districts, particularly in Southern states with histories of suppressed representation, and open the door for extreme partisan gerrymandering. Communities that already face systemic barriers, including low-income renters, people of color, and people experiencing homelessness, could lose access to fair representation. The impact on civic participation and democratic accountability would be significant, particularly as it relates to the ability of communities to influence housing, development, and tenant protections. Historical examples show that when voting rights

protections are weakened, communities of color experience decreased political influence, resulting in policies that fail to reflect their needs and priorities.

Field insights from Our Homes, Our Votes Campaign [Pilot Community](#) partners underscore the real-world consequences of these challenges. Dr. Bambie Hayes-Brown of Georgia Advancing Communities Together (Georgia ACT) shared, “The Voting Rights Act protects the voices of communities that have fought long and hard to be heard. Georgia Advancing Communities Together stands firmly with our partners to defend fair representation and ensure every Georgian continues to have a meaningful say in our democracy.” Other partners have reported growing concerns about voter access, including difficulties with registration, obtaining voter IDs, and transportation barriers, particularly among low-income renters and unhoused individuals. These experiences highlight the urgency of proactive voter engagement strategies to protect communities at risk of disenfranchisement.

Looking ahead, the potential changes to Section 2 emphasize the importance of robust, on-the-ground voter engagement. Strategies such as early and accessible voter registration, civic education campaigns, mobilization around civic holidays like Vote Early Day, and outreach to historically marginalized communities will be critical. The Supreme Court’s decision in *Louisiana v. Callais* has the potential to redefine Section 2 protections and reshape the landscape of voting rights litigation for decades. As we prepare for this possibility, NLIHC will continue to support partners, amplify community voices, and advance voter engagement initiatives to protect and expand democratic participation. We encourage partners to review our recent [Turning Renters into Voters: Lessons in Engaging Low-Income Communities Report](#), which highlights effective strategies and lessons learned from our [pilot communities](#). The report offers concrete examples and tools that organizations can use to continue engaging residents and strengthening civic participation in their communities.

Partners are also encouraged to [join](#) our upcoming “Civic Engagement 101: The Power of Advocacy and Voting Rights” webinar on **October 30 at 4 pm ET**, co-hosted by NLIHC’s [Our Homes, Our Votes Campaign](#) and [The Training Institute for Tenants and Residents](#). This session will explore these issues further and provide practical insights for advocates, tenants, and community leaders on how they can use civic engagement as a tool for lasting change. Register for this webinar [here](#).

Listen to the oral argument in *Louisiana v. Callais* case [here](#).

Learn more about the case [here](#).

Celebrate Vote Early Day Tomorrow (10/28)!

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

Keywords: Our Homes, Our Votes, voter engagement, civic engagement, NLIHC, low-income renters, elections, early voting

[Vote Early Day](#) is a nonpartisan civic holiday dedicated to raising awareness of early voting opportunities and getting out the early vote. NLIHC's nonpartisan [Our Homes, Our Votes](#) campaign is proud to join thousands of Vote Early Day partners nationwide to empower Americans to cast their ballots ahead of Election Day and make their voices heard. Vote Early Day will take place this Tuesday, October 28.

Long lines at the polls, voter disinformation, and confusing election laws all have a disenfranchising impact that disproportionately affects low-income voters. Early voting gives voters the opportunity to overcome these obstacles and ensure that they can cast their ballots. Millions of Americans have options to vote ahead of Election Day by mail or in person.

Our Homes, Our Votes encourages partners to celebrate Vote Early Day and spread the word about early voting through social media, email communications, phone calls, texts, or in-person voter outreach. Vote Early Day provides a [nonprofit toolkit](#) with print-at-home swag, sample social media language and graphics, email templates, voter outreach template messages, and additional tools.

To find your state-specific early voting rules and make a voting plan, use the *Our Homes, Our Votes* TurboVote platform: ourhomes.turbovote.org/vote-early.

To learn more about Vote Early Day, visit: www.voteearlyday.org

Organizations can also receive funding for their nonpartisan voter engagement activities through the [Our Homes, Our Votes mini-grant program](#). Applications are open now through **November 7, 2025**. Learn more and apply [here](#).

Please reach out to Tia Turner, project manager of the *Our Homes, Our Votes* campaign, at ourhomes@nlihc.org with any questions.

NLIHC's *Our Homes, Our Votes* Launches New Mini-Grant Program

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

Keywords: Our Homes, Our Votes, voter engagement, civic engagement, NLIHC, low-income renters, elections

[Our Homes, Our Votes](#) is NLIHC's nonpartisan campaign to boost voter turnout among low-income renters and elevate housing as a key election issue. The campaign equips housing advocates, tenant leaders, housing providers, and direct service organizations with tools and strategies to register, educate, and mobilize voters in their communities.

To strengthen the field's voter engagement capacity, [Our Homes, Our Votes](#) is launching its first-ever mini-grant program, offering funding for innovative, nonpartisan voter engagement initiatives led by housing organizations, tenant groups, and community-based nonprofits. The program will support activities that empower low-income renters and people experiencing homelessness to participate in the democratic process.

Grant recipients will be selected through a competitive application process, open until **November 7, 2025, at 11:59 pm ET**, with awards of up to **\$1,500 per selected organization**.

Who Can Apply?

To be eligible for the mini grant, an organization must be signed up as an [Our Homes, Our Votes affiliate](#). The affiliates network is open to all nonpartisan organizations that share the campaign's mission to increase voter turnout among low-income renters and elevate housing as an election issue. Sign up to become an affiliate [here](#).

When Is the Deadline to Apply?

The deadline to apply for this mini grant is **November 7, 2025, 11:59 pm ET**.

When Will Grantees Be Notified?

Selected grantees will be notified by December 5, 2025.

Learn more about the [Our Homes, Our Votes](#) Mini-Grant Program and how to apply [here](#).

For questions about [Our Homes, Our Votes](#), contact Tia Turner, [Our Homes, Our Votes](#) project manager at ourhomes@nlihc.org

Research

Housing Insecurity Harms the Mental Well-Being of Children

By Tyler Eutsler, NLIHC Research Intern

Keywords: housing insecurity, eviction, inability to pay rent, housing cost burden, well-being, sleep disruption, children

In a study published in the *American Journal of Epidemiology*, “[Eviction, inability to pay rent, and youth mental health: a fixed effects study](#),” the authors explore the impacts of housing insecurity on the mental well-being of children. The results indicate that evictions and a household's inability to pay rent/mortgage are associated with worse mental health outcomes and sleep disturbance symptoms for children in those households. Though children do not make housing payments or provide for basic household needs, the stress resulting from difficulty in meeting these demands affects every household member. Eviction displacing young people can sever their social bonds with peers and neighbors and can be especially harmful if forming new bonds is challenging.

Using national data from the Adolescent Brain Cognitive Development Study, the authors studied a cohort of children aged 9 and 10 when their caregivers were first surveyed in 2016-2018, with three follow-up surveys conducted through 2021. Each year, caregivers were asked about two forms of housing instability: 1) eviction in the past year as a result of not paying rent/mortgage, and 2) missing rent/mortgage payments in the past year because they could not

afford to pay. In addition, the authors tracked three youth mental health outcomes using caregivers' responses to the Sleep Disturbance Scale for Children and Child Behavioral Checklist: sleep disturbances, "internalized symptoms" (depression, anxiety, somatic complaints), and "externalized symptoms" or behaviors (impulsivity, disruptiveness, aggression). The authors explored these outcomes based on child age, household income, and the number of employed caregivers in the home over time and adjusted their analyses for family changes (e.g., parent separation, death of a family member, imprisonment, birth of a sibling) that could potentially affect both the ability to pay rent/mortgage and the mental health of children in the household.

The study's findings indicate that both eviction and inability to pay rent/mortgage were significantly associated with worse mental health outcomes and sleep disturbances among children in impacted households. Experiencing eviction was associated with more severe internalizing and externalizing symptoms, and a less severe, yet significant association with sleep disturbances; the impact was strongest in the first year following an eviction. The inability to pay rent/mortgage was consistently and strongly linked to increases in all three mental health outcomes.

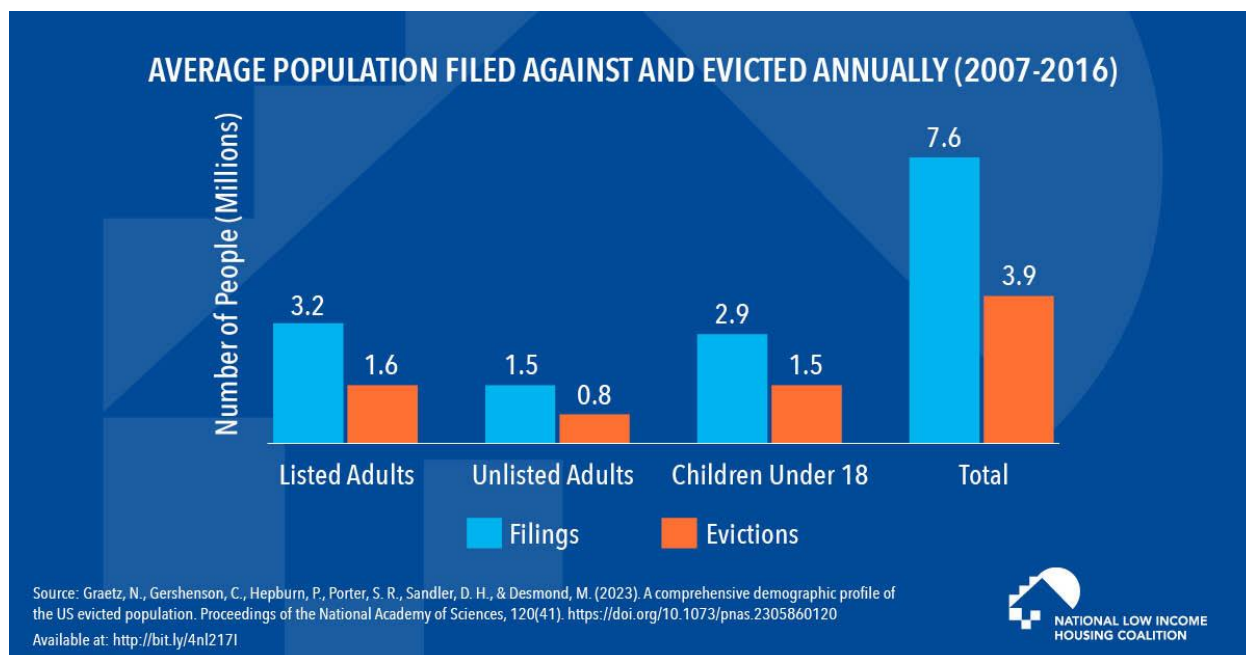
Furthermore, the findings suggest that the stressful threat of housing loss may be a greater driver of harmful mental health outcomes for children than eviction itself. The authors note that this may indicate a much larger share of children are at risk of long-term negative impacts to their mental health than previously believed, as difficulty in paying rent is much more common than evictions—half of all U.S. renters are housing cost-burdened compared to an estimated "one in seven" risk of children experiencing eviction, suggesting that the study has critical implications for public health.

Interventions that reduce housing cost burden by increasing wages, expanding affordable housing supply, or offering rental assistance could yield substantial spillover benefits for children's mental health. Additionally, mechanisms to reduce eviction risk and forced displacement, such as "right to counsel" programs, could provide similar benefits for young people's psychological wellness.

Read the article [here](#).

Fact of the Week

Children Accounted for Nearly 40% of the 7.6 Million Individuals Evicted From 2007 to 2016



Source: Graetz, N., Gershenson, C., Hepburn, P., Porter, S. R., Sandler, D. H., & Desmond, M. (2023). A comprehensive demographic profile of the US evicted population. *Proceedings of the National Academy of Sciences*, 120(41). <https://doi.org/10.1073/pnas.2305860120>

Available at: <http://bit.ly/4nl217I>

Event

Join the National Congress of American Indians' Webinar on Addressing the Native Housing Crisis on October 28

By San Kwon, NLIHC Policy Intern

Keywords: NAIHC, NCAI, native housing, NAHASDA

On October 28 at 2:00 pm ET, the National Congress of American Indians (NCAI) will host a [webinar](#) titled “Addressing the Native Housing Crisis: Understanding NAHASDA and Charting a Path Forward.” Reauthorizing the “Native American Housing Assistance and Self-Determination Act of 1996” is critical to advancing decent, affordable housing in Tribal communities, and NLIHC will continue to work with Tribal housing partners to advocate for NAHASDA Reauthorization.

The “Native American Housing Assistance and Self Determination Act” (NAHASDA) is the primary federal statute governing the development, operation, and maintenance of housing in Tribal communities. Despite its critical role in building and restoring affordable homes in Tribal communities, NAHASDA has not been reauthorized for a decade, lacking key updates in its programs.

The webinar will explore the current state of the Native housing crisis, trace the evolution of federal housing policy from the pre-NAHASDA era to today, and discuss the path forward for NAHASDA reauthorization. Join NCAI's webinar to gain insights and tools to advance Native housing solutions and support critical federal reauthorization efforts.

Register for the webinar [here](#).

NLIHC News

NLIHC Welcomes Renee Williams as Senior Advisor for Public Policy

By Renee Williams, NLIHC Senior Advisor for Public Policy

NLIHC is extending a warm welcome to Renee Williams, who is joining us as Senior Advisor for Public Policy. As part of our Policy Team, Renee will monitor and assist NLIHC's response to regulatory, legislative, and other developments that impact the ability of people with the lowest incomes to access and remain in affordable homes.

Previously, Renee worked at the National Housing Law Project (NHLP) and the Civil Rights Division of the U.S. Department of Justice (DOJ). At NHLP, Renee's work focused on advocacy to preserve, strengthen, and promote fair housing protections; the housing rights of survivors of domestic and sexual violence; and housing access for persons with limited English proficiency. During her nine years at NHLP, Renee provided training and technical assistance to a range of housing stakeholders throughout the United States. Renee also drafted legislative language, evaluated and commented on proposed regulations, and contributed to NHLP's *HUD Housing Programs: Tenants' Rights* (the "Green Book"). At DOJ, Renee worked to implement and enforce federal civil rights protections.

Renee graduated with a B.A. from Emory University and earned her law degree from the University of Chicago Law School.

Please join us in welcoming Renee to NLIHC!

NLIHC Welcomes Janelle Flowers as Operations Coordinator

By Janelle Flowers, NLIHC Operations Coordinator

NLIHC is extending a warm welcome to Janelle Flowers, who is joining us as operations coordinator. Janelle supports NLIHC's administrative and operational infrastructure, ensuring the Coalition's systems and processes run efficiently and effectively. She manages recordkeeping, financial coordination, and vendor relations while supporting HR, staffing, and internal logistics. Janelle also assists with board and committee coordination, event planning, and staff operations to strengthen the Coalition's mission of achieving socially just public policy that ensures people with the lowest incomes have affordable and decent homes.

Before joining NLIHC, Janelle worked in nonprofit operations and executive support, overseeing board logistics, event coordination, and cross-departmental workflows at national advocacy organizations, including the National Skills Coalition. She holds a Bachelor of Science degree in Consumer Sciences from Morgan State University and is a member of the Project Management Institute (PMI).

Please join us in welcoming Janelle to NLIHC!

NLIHC in the News for the Week of October 20

The following are some of the news stories to which NLIHC contributed during the week of October 20:

- “If there’s a national housing emergency, let’s be honest about what it really means,” *HousingWire*, October 20, at: <https://tr.ee/dn71BQ>
 - “Mass layoffs at HUD’s fair housing office could cause enforcement to grind to a halt,” *Notus*, October 23, at: <https://tr.ee/NG0ymb>
 - “Des Moines affordable housing shrinks as demand rises,” *Axios Des Moines*, October 27, at: <https://tr.ee/6fsizV>
-

Where to Find Us—October 27

- [2025 NLADA Annual Conference](#)—Washington, DC, October 29-November 1 (Ramina Davidson)
 - [Texas Supportive Housing Symposium 2025](#)—Austin, TX, November 4-5 (Dan Emmanuel)
 - Empower Missouri [Anti-Poverty Advocates Summit](#)—Columbia, MO, November 18-19 (Kayla Blackwell)
-

NLIHC Staff

Sarah Abdelhadi, Manager, State and Local Research
Andrew Aurand, Senior Vice President for Research, x245
Bridgette Barbosa, Graphic Design Intern
Sidney Betancourt, Manager, Inclusive Community Engagement, x200
Kayla Blackwell, Senior Housing Policy Analyst, x231
Victoria Bourret, Manager, State and Local Innovation Outreach, x244
Jen Butler, Senior Vice President, External Affairs, x239
Alayna Calabro, Senior Policy Analyst, x252
Billy Cerullo, Manager, Training and Innovation
Adelle Chenier, Senior Director of Events
Esther Colón-Bermúdez, Research Analyst
Lakesha Dawson, Director of Operations and Accounting

Ramina Davidson, Vice President of Field Strategy & Innovation
Lindsay Duvall, Manager, Member Engagement, x206
Thaddaeus Elliott, Housing Advocacy Organizer
Dan Emmanuel, Director, Research, x316
Tyler Eutsler, Research Intern
Janelle Flowers, Operations Coordinator
Jamaal Gilani, Director of People and Culture
David Gonzalez Rice, Senior Vice President of Public Policy
Ed Gramlich, Senior Advisor, x314
Raquel Harati, Research Analyst
Danita Humphries, Executive Operations Manager, x226
Nada Hussein, Research Analyst, State and Local Innovation, x264
Ella Izenour, OSAH Intern
Kenza Idrissi Janati, Housing Advocacy Coordinator
Kim Johnson, Senior Director of Policy, x243
Sarita Kelkar, Policy Intern
San Kwon, Homelessness and Housing First Policy Intern
Ramon Suzuki Lopez, Field Intern
Mayerline Louis-Juste, Program Manager, Strategic Partnerships, x201
Lisa Marlow, Director of Communications, x813
Brendan McKalip, *Our Homes, Our Votes* Intern
Meghan Mertyr, Disaster Housing Recovery Analyst
Khara Norris, Senior Vice President of Operations and Finance, x242
Libby O'Neill, Senior Policy Analyst
Noah Patton, Director, Disaster Recovery, x227
Mackenzie Pish, Research Analyst
Oliver Porter, DHR Intern
Benja Reilly, Development Coordinator, x234
Katie Renzi, Research Intern
Zenayah Roaché, Housing Advocacy Organizer
Dee Ross, Tenant Leader Fellow
Gabrielle Ross, Manager, IDEAS, x208
Craig Schaar, Data Systems Analyst
Brooke Schipporeit, Senior Director, Field Organizing and Innovation, x233
Kristen Stehling, Fund Development Director
Carlton Taylor, Jr., Senior Graphic Communications Coordinator
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
Cierra White, IDEAS Intern
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