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Budget and Appropriations

House and Senate Briefly Back In Session After August Recess

By Kim Johnson, NLIHC Senior Policy Director

Keywords: Budget and Appropriations, THUD, HUD, FY27

Members of the U.S. Senate will return to their offices on Capitol Hill today (September 14), marking the first time both chambers have been in session since before the August recess. House members returned to Washington, DC on August 31 and quickly voted on a Senate-passed continuing resolution (CR) extending funding for federal programs and services through December 11.

In addition to extending federal funding, the CR includes language delaying for the duration of the CR the implementation of a proposed rule from the Office of Management and Budget (OMB) that would reshape and politicize the federal grantmaking process (see *Memo*, [7/20](#)). While important, the block is only temporary—any final fiscal year (FY) 2027 spending bills or other must-pass legislation should include language permanently blocking OMB from moving this harmful proposal forward. The CR also includes [language clarifying](#) that Public Housing Authorities (PHAs) should use funding provided by Congress in the final FY26 HUD spending

bill for the Tenant Protection Voucher (TPV) program to serve families with expiring Emergency Housing Vouchers (EHVs), which would allow EHV holders to keep their homes and continue receiving rental assistance.

With a CR in place, Congress is scheduled for another recess in October in the runup to the November elections. Members of the House are expected to leave Washington, DC the week of September 21, two weeks earlier than originally scheduled, while Senators are expected to remain in DC until October 2. Given the short timeframe and quickly approaching midterm elections, the House is not expected to take up major legislative proposals in the coming weeks; members of the Senate will likely focus on confirming federal judges ahead of the October break.

After the November 3 elections, both chambers will be back November 9 with only five remaining weeks in session before the year—and the current congressional session—ends. Between November 9 and December 11, lawmakers will need to either pass all 12 remaining FY27 spending bills for federal programs, enact another CR to temporarily extend funding for federal programs again, or risk a government shutdown. The path Congress pursues moving forward may depend on whether control of the House or Senate changes hands after the election—for example, Congress might pass all 12 FY27 spending bills before the year ends to give the incoming Congress a “clean slate” to start their work, but if control of both the House and Senate flip, lawmakers may hold off on finalizing FY27 spending bills to give the new Congress the opportunity to rewrite the spending bills in the new year.

Use NLIHC’s August Recess Toolkit to Tell Congress to Expand – Not Cut – Federal Investments in Affordable Housing and Homelessness Assistance Programs!

The delay in finalizing FY27 spending bills means there is still time for advocates to weigh in with their federal lawmakers on the importance of expanding federal investments in affordable housing and homelessness assistance. Much like August Recess, the pre-election break in October gives federal lawmakers the opportunity to return to their home states and districts to not only campaign, but to hear from constituents about the issues that matter most to them.

Advocates can take action today by:

- Using NLIHC’s [August Recess Advocacy Toolkit](#) for ideas and information on engaging members of Congress when they are in their home states or districts, including:
 - How to schedule an in-district meeting with a member of Congress or invite an elected official to tour a housing development in your community.
 - NLIHC’s policy priorities for the remainder of the current Congress.
 - Links to additional resources for more information and to help understand what the affordable housing crisis looks like in your community.

- Emailing or calling members' offices to tell them about the importance of affordable housing, homelessness, and community development resources to you, your family, your community, or your work. You can use [NLIHC's Take Action page](#) to look up your member offices or call/send an email directly!
- Sharing stories of those directly impacted by homelessness and housing instability. Storytelling adds emotional weight to your message and can help lawmakers see how their policy decisions impact actual people. [Learn about how to tell compelling stories with this resource.](#)
- Organizations are invited to [sign](#) a [letter](#) to Minority Leaders Representative Hakeem Jeffries and Senate Chuck Schumer, urging them to make affordable housing a defining priority in the 120th Congress. [Sign](#) onto the letter.
- Organizations can also join CHCDF's sign on letter calling for the highest possible funding for HUD and USDA affordable housing, homelessness, and community development programs in any final FY27 spending bills. [Read the letter and sign your organization on here.](#)

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

Congress

NLIHC Calls on House and Senate Minority Leaders to Prioritize Affordable Housing in the Next Congress

By David Gonzalez Rice, NLIHC, Senior Vice President of Public Policy

Keywords: 120th Congress, legislative agenda, 21st Century ROAD to Housing Act

Congress has returned to Washington, DC for a week of legislative work before both chambers adjourn and head back to their home districts. While this Congress still has much to do, NLIHC is also looking ahead to the next Congress and what it will need to prioritize in 2027.

By **5:00 pm ET on Wednesday, September 16**, we invite organizations to [sign](#) a letter addressed to Minority Leaders Representative Hakeem S. Jeffries and Senator Charles E. Schumer, laying out priorities for equitable access to affordable housing in 2027. NLIHC will be sending this letter to the House and Senate leaders on Thursday, September 17. We want to make the most of this moment when both chambers are in session.

For questions about this letter and the proposed policy agenda, please contact David Gonzalez Rice, NLIHC Sr. VP of Public Policy at outreach@nlihc.org.

Thank you for standing with NLIHC and our partners in the fight for affordable, accessible, and quality homes for all.

[Read](#) the letter to leaders Jeffries and Schumer.

[Sign onto](#) the letter.

NLIHC Participates in New Democrat Coalition's Housing Roundtable

By NLIHC Policy Team

Keywords: New Democrat Coalition, Family Stability and Opportunity Vouchers Act, Rent Relief Act, Eviction Crisis Act, FEMA Act, Affordable Housing Credit Improvement Act, National Tenants Bill of Rights, NAHASDA

NLIHC Senior Policy Analyst Libby O'Neill spoke at a September 2 roundtable hosted by the New Democrat Coalition on the next steps Congress should take to address the affordable housing crisis. The roundtable was led by the Coalition's Vice Chair for Outreach, Salud Carbajal (D-CA), Housing, Infrastructure, & Transportation Working Group Chair Norma Torres (D-CA), and Housing Task Force Chair Emilia Sykes (D-OH); fourteen additional members of the Coalition joined the event.



New Democrat Coalition Housing Outreach Roundtable. Photo courtesy of National Apartment Association.

New Democrat Coalition members led many of the bills included in the “21st Century ROAD to Housing Act,” which became law on July 12, including the “Housing Supply Frameworks Act,” which NLIHC endorsed. Members expressed excitement for the accomplishments in ROAD, while acknowledging that much more needs to be done to address the nation’s housing challenges.

O'Neill recommended several of NLIHC's priorities for inclusion in a future housing package, including the bipartisan “[Family Stability and Opportunity Vouchers Act](#),” the “[Rent Relief Act](#),” the “[Eviction Crisis Act](#),” the “[FEMA Act](#),” the “Affordable Housing Credit Improvement Act” (H.R.2725/S.1515), the [National Tenants Bill of Rights](#), and reauthorization of the “[Native American Housing and Self-Determination Act \(NAHASDA\)](#).” O'Neill also emphasized the

need for a focus on preservation, as much of the current housing conversation is about new supply.

In addition to NLIHC, roundtable guests included the National Association of Home Builders, National Apartment Association, Up for Growth, National Association of Realtors, Manufactured Housing Institute, Economic Innovation Group, and Turner Center at U.C. Berkeley. Stakeholders brought up a variety of issues for the Coalition to consider, followed by a brief time for questions and discussion.

NLIHC commends members of the New Democrat Coalition for continuing this important work on housing affordability. NLIHC will continue to work with members of Congress to ensure that future housing legislation includes policies that create and support affordable, accessible, and stable housing for renters with the lowest incomes.

[Read](#) the New Democrat Coalition's Press Release on the event.

[Read](#) NLIHC's "21st Century ROAD to Housing Act" explainer.

Disaster Housing Recovery

NLIHC and DHRC Submit Comments on Proposed Repeal of HUD Federal Flood Risk Management Standard

By Sydney Phillips, NLIHC DHR Intern and Noah Patton, NLIHC Director of Disaster Recovery

Keywords: FFRMS, flood risk

NLIHC and its Disaster Housing Recovery Coalition (DHRC) submitted [comments](#) on September 8 in response to a HUD proposal to remove regulations that mitigate the impacts of flooding disasters. The regulations, known as the "Federal Flood Risk Management Standard (FFRMS)," requires the use of climate-based science to identify future areas of flood risk when determining where HUD-assisted housing will be placed as well as requires updated building standards in areas that will be impacted by flooding in the future. NLIHC and the DHRC [submitted comments](#) in support of the FFRMS rule before it was established by HUD in April of 2024.

The DHRC is an NLIHC-led coalition of over 900 local, state, and national organizations—many working on the ground in communities impacted by disasters—that work to ensure all disaster survivors receive the assistance they need to fully recover.

Preventing the use of climate-science analysis of future flood risk will result in the placement of HUD-assisted housing in areas at risk of future flooding without the protections necessary to prevent damage. As a result, low-income households will continue to be placed in areas of increased disaster risk and experience the brunt of the future impacts of climate change-driven disasters. The frequency and intensity of flooding, tropical cyclones, and extreme precipitation

events will continue to rise across the country due to the impact of climate change. The lowest-income households most acutely face these threats while receiving minimal assistance to recover.

To justify the agency's decision to remove the FFRMS, the agency pointed to increased construction costs associated with the heightened flood prevention standards required by the original rule. The proposed rule failed to also mention the exponential savings in repair, reconstruction, and flood insurance costs, which far outweigh the increased construction costs. The agency failed to produce any new data or analysis to back this decision.

NLIHC's comments address the lack of strong evidence in support of the change and the general failures of the department to defend this proposed rule and the inadequacy of former safety standards in supporting families receiving HUD assistance and recognizing the disproportionate impacts these communities face in the aftermath of flooding and related natural disasters. It also calls for a return to 2024 final rules while ensuring that capital improvements and floodproofing do not displace current tenants, and that HUD continues its engagement with communities impacted by environmental justice issues, as required by the 2024 final rule.

Speaking to the long-term risk of HUD's proposed rule, a segment of the comment reads, "...the continued placement of affordable housing in at-risk areas while failing to require that they be built to the standard necessary to prevent their eventual destruction will result in decreased affordable housing availability within these areas that need it the most."

[Read](#) the full comment.

HUD

Court Vacates FY25 NOFOs in Fair Housing Funding Case

By Renee Williams, NLIHC Senior Advisor for Public Policy

Keywords: Fair housing, FHIP, litigation

On August 26, 2026, a federal district court [vacated](#) HUD's fiscal year (FY) 2025 Notices of Funding Opportunity (NOFOs) for the Fair Housing Initiatives Program (FHIP) in a lawsuit brought by Massachusetts Fair Housing Center and the National Fair Housing Alliance (NFHA).

The court concluded that the plaintiffs would face "irreparable harm should HUD's FY25 funding structure take effect." In vacating the award, the court ordered HUD to adopt its FY24 funding structure to allocate FY25 funds.

The [lawsuit](#) challenged sweeping changes to the FHIP awards process, with plaintiffs arguing that HUD's "restructuring of FHIP [would] exclude nearly all existing fair housing organizations from FHIP awards and [would] significantly undermine the chances of those still eligible to apply." The lawsuit's complaint added that HUD's restructuring would "inevitably decrease fair housing enforcement and education work in direct contravention" of the "Fair Housing Act."

According to a NFHA [press release](#) announcing its victory, HUD’s plan “would have caused some fair housing organizations to go out of business and others to lay off staff, significantly reducing their services to people experiencing discrimination and housing insecurity.”

In its opinion, the court noted that in order to enact “sweeping changes” to FHIP, HUD must comply with the “Administrative Procedure Act” and its “mandates on agency decision-making.” The court, however, found that HUD’s explanation regarding the changes “does not add up,” observing that the “changes cut out more fair housing organizations than they include, limit fair housing organization grants to only five organizations over the next year, and limit funds to organizations with an annual budget of at least five million dollars.”

Accordingly, the court concluded that the plaintiffs were likely to prevail and granted the temporary restraining order vacating the FY25 NOFOs.

[Read](#) NFHA’s press release.

[Read](#) the Memorandum of Decision (opinion).

HUD Issues Guidance Asserting Narrower Window for Fair Housing Act Design and Accessibility Claims

By Renee Williams, NLIHC Senior Advisor for Public Policy

Keywords: Fair Housing, disability, design and accessibility

On August 31, 2026, HUD published a [memo](#) outlining the agency’s view that the “Fair Housing Act” (FHA) provides a narrower window to bring design and construction claims, a marked shift from prior federal guidance. This memo represents the latest administrative action attempting to weaken disability rights protections, including the [right of people with disabilities to live in integrated community settings](#) and protections for individuals needing [emotional support animals](#).

The August 2026 memo, issued by HUD’s Office of Fair Housing and Equal Opportunity (FHOO), argues that the statute of limitations—or, the amount of time a person has to file a complaint regarding a violation of law—begins for design and construction claims when a certificate of occupancy is issued. Under the FHA, housing discrimination includes the failure to design, and construct covered multifamily buildings with certain features (e.g., accessible common areas, doors wide enough to accommodate wheelchairs, light switches in accessible locations, etc.). These requirements apply to covered multifamily buildings constructed for first occupancy after March 13, 1991.

The change in interpretation means that HUD is applying a narrower timeframe for design and construction claims to be filed with HUD. In HUD’s view, the clock to file begins ticking as

soon as a certificate of occupancy is issued, even if a person does not actually experience harm due to a design and construction violation until many years later.

The Disability Rights Education & Defense Fund (DREDF) has created a [resource](#) about the recent HUD change.

The Broader Context

HUD's memo contrasts with HUD and Department of Justice (DOJ) guidance issued in 2013, which interpreted the statute of limitations period to start when someone was injured by an FHA design and construction violation. In anticipation of the August 31 memo, HUD and DOJ [rescinded](#) this prior interpretation from their joint 2013 guidance.

The statute of limitations under the FHA is one year for administrative claims (i.e., claims filed with HUD) and two years for claims filed in court. As the DREDF [explainer](#) notes, HUD's guidance tells HUD staff how to process administrative complaints, but courts themselves determine how to analyze the statute of limitations for complaints filed in court.

The change in federal guidance comes as accessible housing needs go unmet for many renters. NLIHC's [2025 National Renter Survey](#) found that in the U.S., nearly 10.2 million adult renters either need, or live with someone who needs, accessibility features. Almost 88% of those renters are ages 62 or older, have a disability or chronic condition, or live with someone with these characteristics. Yet, the survey also found that most renters who need mobility features or sensory accessibility features do not have them.

In response to the HUD memo, National Fair Housing Alliance (NFHA) [condemned the change](#), stating in part: "This about-face drastically limits the rights of people with disabilities throughout our country. And contrary to HUD's claims, this won't do anything to make housing more affordable. Plenty of law-abiding housing providers build and operate accessible and affordable units every year. All this does is provide a pass to the bad actors who decided not to follow the law and locked people with disabilities out of housing in the process."

[Read](#) HUD's memo.

[Read](#) the HUD/DOJ Joint Guidance.

[Read](#) the DREDF explainer.

[Read](#) NFHA's statement.

Disability Rights Advocates Ask States to Affirm Olmstead Commitment

By Renee Williams, NLIHC Senior Advisor for Public Policy

Keywords: Fair Housing, Disability, Olmstead, Section 504, ADA, DOJ

Disability rights advocates are asking states to reaffirm their commitment to the statutory right of people with disabilities to live in integrated community settings in response to a recent memo from the Department of Justice (DOJ) (see *Memo*, [6/29](#)).

In a July 22, 2026, post, the [Bazelon Center for Mental Health Law](#) called upon advocates to ask their states to sign a statement entitled, “[Our Commitment to Community Integration for People with Disabilities](#).” The statement represents a collaboration among national disability rights organizations. The effort asks states to express their commitment to the integration mandate for people with disabilities in accordance with the decades-old U.S. Supreme Court case, *Olmstead v. L.C.*, despite the DOJ memo.

The Bazelon Center created a background [document](#), which outlines how states can join the statement.

Additional information is available at this [resource](#) from the Disability Rights Education & Defense Fund.

[Read](#) an overview of disability rights strategies for unhoused residents in NLIHC’s 2026 *Advocates’ Guide*.

[Read](#) an overview of the *Olmstead* implementation in NLIHC’s 2026 *Advocates’ Guide*.

Homelessness and Housing First

Representatives Introduce Legislation to Prohibit Homeless Detention Centers and Forced Labor

By Alayna Calabro, NLIHC Senior Policy Analyst

Keywords: homelessness, Housing First, affordable housing, No Homeless Detention Centers Act, shelters, Maxwell Frost, Suzanne Bonamici, Troy Carter, Pramila Jayapal, Delia Ramirez

Representatives Maxwell Frost (D-FL), Delia C. Ramirez (D-IL), Suzanne Bonamici (D-OR), Troy Carter (D-LA), and Pramila Jayapal (D-WA) introduced the “No Homeless Detention Centers Act” ([H.R.10231](#)) on September 2. The representatives held a [press conference](#) to announce the bill’s introduction.

The NLIHC-endorsed bill would prevent federal funds from being used to force people experiencing homelessness into shelters, camps, or other detention-like facilities against their will. The bill would also prohibit federally funded facilities from forcing people to work in exchange for receiving shelter or punishing people for engaging in life-sustaining activities, like resting, sleeping, eating, or protecting themselves from the weather.

The “No Homeless Detention Centers Act” is introduced as the Cicero Institute, a [conservative think tank backed by corporate interest and wealthy donors](#), continues to push the federal government and states to criminalize homelessness and move people into shelters or treatment facilities, sometimes against their will. Several states—including Florida, Georgia, Idaho, Kentucky, Oklahoma, Tennessee, Texas, and Utah—have passed versions of these policies. Some of these proposals also include forced labor or work requirements.

Read the [press release](#).

Read the [bill text](#).

Our Homes, Our Votes

Register for NLIHC’s *Our Homes, Our Votes* Webinar: Combating Misinformation: Equipping Housing Advocates as Trusted Messengers in 2026

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

Join NLIHC’s [Our Homes, Our Votes](#) nonpartisan campaign today, September 14, at 3:00 pm ET for our upcoming national webinar, “[Combating Misinformation: Equipping Housing Advocates as Trusted Messengers in 2026](#).”

As we approach the 2026 midterm elections, renters and communities may encounter an increasing amount of confusing, inaccurate, or misleading information about voting and the electoral process. Housing organizations, resident leaders, and community-based organizations are often trusted sources of information for residents and can play an important role in helping communities navigate a complex information environment. This webinar will provide practical strategies and resources to help housing advocates communicate accurate, nonpartisan voting information and strengthen trust with the communities they serve.

Jenny Liu of Asian Americans Advancing Justice will share her perspective on information challenges communities may encounter during the 2026 election cycle and the importance of clear, accessible, and trustworthy voter information. Her presentation will highlight how housing advocates and community-based organizations can help residents navigate complex information environments and connect with accurate, nonpartisan voting resources.

Chyann Torres of the National Voter Registration Day Campaign will share messaging strategies and best practices for communicating with voters during the 2026 election cycle. Her presentation will provide practical approaches that housing advocates can use to engage renters and communicate voting information clearly and effectively.

Bianca Rosales, Director of Partnerships at the Students Learn Students Vote Coalition, will also provide a brief spotlight on [Voter Education Week](#), sharing opportunities for housing advocates and community-based organizations to uplift voter education and provide residents with accurate, nonpartisan election information.

What to Expect

- Strategies for communicating accurate and nonpartisan voting information
- An overview of misinformation and information challenges voters may encounter during the 2026 election cycle
- Practical messaging approaches for housing advocates and trusted community messengers
- Strategies for helping renters navigate confusing or misleading election information
- A spotlight on Voter Education Week and opportunities for housing organizations to participate
- Resources and approaches to strengthen nonpartisan voter education and civic engagement

Whether your organization is new to voter engagement or has an established civic engagement program, this webinar will provide practical information and strategies you can use to support renters and communities as the 2026 elections approach.

[Register](#) for the webinar!

[Follow OHOV](#) on social media.

[Check](#) your voter registration.

Federal Mail-In Voting Rules Face Ongoing Legal Challenge Ahead of 2026 Midterms

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

Keywords: mail-in ballots, elections, U.S. Election Assistance Commission

Voting by mail remains an important part of the nation's election system, with millions of voters using the option each election cycle. According to the U.S. Election Assistance Commission's 2024 Election Administration and Voting Survey, nearly [47 million mail ballots were counted in the 2024 general election](#), representing approximately 30% of all ballots cast. Mail voting is particularly relevant for voters who may face barriers to voting in person, including people with disabilities, older adults, people with demanding work schedules, and voters who may have difficulty accessing a polling location.

As states begin preparing and sending ballots for the 2026 midterm elections, new federal requirements concerning mail-in ballots are facing an ongoing legal challenge. The Trump administration [has asked](#) the U.S. Supreme Court to allow the U.S. Postal Service to implement portions of a [new rule](#) that would establish additional requirements for how states provide voter information to USPS and how mail-in ballots are addressed and processed. The administration argues that the requirements are intended to address election administration and mail delivery concerns. States and civic organizations challenging the rule argue that implementing the

changes shortly before the election could disrupt established state election procedures and create confusion for voters and election officials.

A federal judge in Massachusetts [issued](#) a preliminary injunction on September 4 blocking the administration from implementing portions of the USPS rule while the litigation continues. The administration subsequently returned to the Supreme Court seeking to pause that injunction. On September 9, California and a coalition of other states asked the Supreme Court to leave the injunction in place, arguing that implementing the requirements at this stage of the election cycle could create significant administrative challenges. A group of civic organizations also [filed](#) a brief urging the Court to maintain the lower court's order.

The timing of the dispute is significant as states have already begun the process of distributing mail ballots for the November 2026 elections. North Carolina began mailing absentee ballots earlier this month, with additional states preparing to send ballots to voters in the coming weeks. The legal proceedings could therefore affect election administration while states are actively preparing for and conducting mail voting.

What does this mean for renters?

Mail voting remains an established voting option across the country, with states setting their own rules for requesting, completing, and returning mail ballots. While the current litigation may affect how some aspects of federal election mail are administered, renters should continue to rely on their state and local election officials for the most current information about voting options, deadlines, and ballot-return procedures.

For renters who face transportation challenges, inflexible work schedules, caregiving responsibilities, disabilities, or other barriers to voting in person, voting by mail can provide an important way to participate in elections. NLIHC's *Our Homes, Our Votes* campaign encourages housing organizations, resident leaders, and service providers to help renters understand their available voting options and make a voting plan that works for them.

What can housing advocates do?

Share accurate, nonpartisan information; direct residents to their state or local election office for the latest requirements; and encourage renters to plan ahead for requesting, completing, and returning a mail ballot. Because procedures and deadlines vary by state, advocates should verify information before sharing it with residents rather than relying on outdated materials or information circulating online.

Stay Informed

Renters and housing organizations can use the U.S. Election Assistance Commission's state election profiles and voter resources to find state-specific information and connect residents with their election officials.

Stay Connected with OHOV

Subscribe to the [Our Homes, Our Votes Monthly Newsletter](#) to receive the latest updates on voting rights, civic engagement resources, upcoming webinars, and opportunities to take action at the intersection of housing justice and democracy.

[Follow OHOV](#) on social media.

[Check](#) your voter registration.

Opportunity Starts at Home

National LGBTQ Institute on Intimate Partner Violence Releases Report on Housing Solutions for LGBTQ+ Survivors

By Julie Walker, NLIHC Project Manager, *Opportunity Starts at Home*

Keywords: LGBTQ+ survivors, IPV

The National LGBTQ Institute on Intimate Partner Violence released a [report](#), “A Place to be Safe: Housing Solutions for LGBTQ+ Survivors,” which draws from expert key informant interviews and a review of research on emerging housing practices for LGBTQ+ survivors of intimate partner violence (IPV) to identify key takeaways to inform policy and practice. In 2024, the Institute conducted six interviews with 15 LGBTQ+ IPV and housing and homelessness experts to identify housing models that work best for LGBTQ+ survivors, determine what is needed for service providers, and compare what is needed to effectively respond to this population’s housing needs with what is currently available. Several key findings emerged from these interviews:

- A lack of support from a person’s family of origin leads to increased isolation for LGBTQ+ survivors.
- For LGBTQ+ survivors of intersecting racial, ethnic, and 2 Spirit identities, specific outreach and service strategies are needed to increase access to housing resources.
- Transgender survivors experience harm and discrimination at higher rates than cisgender survivors, regardless of wealth or income.
- Violence directed at LGBTQ+ survivors also impacts the LGBT+ staff offering services. Many people providing housing to survivors, particularly transgender survivors, are personally impacted.
- Many domestic violence and culturally specific providers are not inclusive of LGBTQ+ survivors, and many LGBTQ+ organizations do not address IPV.

Interviewees also identified housing and shelter program practices that effectively support LGBTQ+ survivors. The practices identified offer direct cash assistance or flexible funding, providing immediate shelter options through hotel options, engaging with LGBTQ+ survivors at LGBTQ+ community centers and community events, and encouraging survivors to receive services at any stage of their engagement with the person causing harm.

Building on the interview responses and a review of existing research, the report highlights key policy solutions and strategies to address the housing and safety needs of LGBTQ+ survivors. These include:

- Creative and survivor-led outreach strategies based on LGBTQ+ community identities.
- Survivor-specific housing solutions and programs created for and by LGBTQ+ survivors to provide representation, safety, and comfort.
- Increased funding for housing services that are LGBTQ+ inclusive and culturally specific, with culturally inclusive services for LGBTQ+ BIPOC communities.
- LGBTQ+ survivor advisory committees to inform policy and practice.
- Comprehensive services, including community support, civil and legal aid, services to prevent homelessness, and services to address housing and employment discrimination.
- Capacity building to foster cross-system collaboration and partnerships between LGBTQ+ organizations, domestic violence providers, and culturally specific providers.

The report comes at a time when federal protections for LGBTQ+ survivors, in particular transgender survivors, are at risk of removal, and the Department of Housing and Urban Development (HUD) has [halted](#) all federal enforcement actions of the Equal Access Rule (EAR), which prohibits discrimination based on sexual orientation, gender identity, or marital status. While the current political environment encourages harm, discrimination, and criminalization of people experiencing homelessness and LGBTQ+ people, the report emphasizes that domestic violence leaders can provide the inclusivity, support, and healing that LGBTQ+ survivors deserve and need.

[Read](#) the report.

To learn more about the connections between housing, domestic violence prevention, and LGBTQIA+ equity, [read](#) the OSAH fact sheets.

Strategic Partnerships

NLIHC To Close Out the Summer of IDEAS With a Screening of Finding Home Documentary

By May Louis-Juste, NLIHC Project Manager, *Strategic Partnerships*

Keywords: Summer of IDEAS, Project Home

On September 23 at 5:30 pm ET, [join](#) NLIHC for the final Summer of IDEAS event, a virtual screening of [Project Home's](#) Finding Home documentary, "From Foster Care to Homelessness: A Film & Conversation on the Fight for Stability." This virtual screening will be followed by a community conversation about housing, stability, and the systems that help people build a path forward. The documentary highlights the experiences of families and young adults navigating

homelessness and housing instability, while showcasing the transformative impact of supportive housing and programs designed to help people not only find a home, but thrive in it.

Through personal stories, Finding Home explores the barriers that can make housing instability difficult to escape from aging out of foster care to navigating employment, transportation, health, and other basic needs. The film is designed to help us consider what becomes possible when people have the stability, resources, and support they need to build an independent future.

After this virtual screening, we will be joined by advocates/filmmakers/community members for a discussion on the importance of this film and what we as individuals can do to be a voice in the fight for housing justice.

Whether you joined us for our previous Summer of IDEAS events or are attending for the first time, this screening offers an opportunity to learn, connect, and imagine what equitable investments in people and homes can look like.

[Register](#) on Eventbrite.

Episode 6 of “The Common Ground” Podcast – Growing Older, Growing Invisible – Is Out Now

By May Louis-Juste, NLIHC Project Manager, *Strategic Partnerships*

Keywords: The Common Ground, Davey Schaupp, Michael Larson, older adults, documentary

Aging should come with stability, dignity, and a place to call home. But for a growing number of older adults, the later years of life are increasingly marked by housing instability and homelessness.

In the newest episode of “[The Common Ground](#),” we sit down with filmmaker Davey Schaupp and producer Michael Larson, creators of *There Is No Place to Grow Old*, a documentary that follows older adults navigating housing insecurity and homelessness in Portland, Oregon. In this episode, “Growing Older, Growing Invisible,” Davey and Michael explore what happens when rising housing costs, fixed incomes, decades of policy decisions, and gaps in support systems collide. Through the stories of older adults featured in the film, the conversation challenges common assumptions about who experiences homelessness and asks what it means to build a society where everyone can grow older with dignity.

“You can work your entire life, retire, have kind of these Social Security payments or your benefits that you think are gonna cover at least your living costs, and the rent continues to go up every year,” said Michael Larson. “And now you can no longer afford the apartment that you’ve been in maybe for ten plus years.”

Throughout the episode, a variety of perspectives challenge the idea that homelessness is simply the result of individual choices or personal failure. Instead, they point to a broader housing crisis shaped by affordability, supply, and systems that too often leave people without a safety net.

“Unless you actually care about what’s at stake, you’re not gonna care about the systems. And so that’s where I really believe you have to start with story,” said Davey Schaupp.

[Listen](#) to the newest episode of “The Common Ground,” and hear Davey and Michael discuss *There Is No Place to Grow Old*, the people behind the film, and why storytelling can help us see the housing crisis differently.

If the conversation resonates with you, consider bringing the film to your own community. *There Is No Place to Grow Old* can be a starting point for conversations about housing, aging, dignity, and the kind of communities we want to build. This narrative change starts with seeing people differently, asking better questions, and finding the common ground, together.

“The Common Ground” is a storytelling podcast that highlights the powerful intersections of housing, homelessness, and other sectors. Each episode aims to bring together cultural leaders, artists, journalists, advocates, and influencers to explore how their values and work connect to housing justice, emphasizing our collective responsibility for a future where everyone has a place to call home.

Subscribe to join us as we explore our shared commitment to finding common ground. Listen to “The Common Ground” on [Spotify](#), [Apple Podcasts](#), [Amazon Music](#), and [SoundCloud](#).

Events

Protecting Immigrant Families Coalition to hold Webinar on Public Charge as Final Rule Begins Implementation September 18

By Kayla Blackwell, NLIHC Senior Housing Policy Analyst

Keywords: immigrant housing, Department of Homeland Security, DHS, public charge, final rule

The Protecting Immigrant Families Coalition (PIF) is holding a webinar, “[The 'New' Public Charge – What Changes, What Doesn’t, and What We Do Now](#),” on Wednesday, September 23, at 2:00 pm ET. The webinar will focus on the Department of Homeland Security’s [final “public charge” rule](#), effective as of September 18, 2026. The new rule rescinds 2022 public charge regulations that provided clear guidance on which public benefits could be considered in the “public charge test,” an assessment used in applications for admission into the U.S. or applications for Lawful Permanent Residence (“green card”) or a visa.

Background on Public Charge

DHS has used the “public charge” test to determine admission into the United States or approval for a green card for over a century. The public charge inadmissibility test can negatively impact a person’s admission and application for a Lawful Permanent Residence or “green card” or a visa. Many immigrants are exempt from public charge by laws that cannot be changed by regulations.

Under the [current](#) public charge rule, implemented during the Biden administration in 2022, usage of several health and social services is NOT considered in a public charge determination. These include Medicaid, Supplemental Nutrition Assistance Program (SNAP), and housing assistance programs such as public housing, Housing Choice Vouchers, and Project-Based Rental Assistance (PBRA).

As of September 18, 2026, the 2026 final public charge rule will allow DHS officials to consider public benefits when reviewing a green card application, and the 2022 public charge rule will no longer be in effect. It is not clear which benefits programs or government services would be considered. Public benefits of use would be one of many factors that officials could consider during a public charge determination. See PIF’s “[What changed with public charge?](#)” for a side-by-side comparison.

One in four children in the U.S. is in an immigrant family. Most (90%) children in immigrant families are U.S. citizens, yet many go without crucial nutrition, healthcare, and other supports because of fear and confusion caused by policies such as the public charge rule. See PIF’s “[Research documents the harm of past public charge policies](#)” to learn more.

[Register](#) for the webinar.

For additional resources, including What Advocates Need to Know and further research on public charge, use [PIF’s Public Charge Regulation Toolkit](#).

Housing Assistance Council to hold Webinar Series on Rural Rental Preservation, Releases Implementation Tracker for Rural Provisions of the 21st Century ROAD to Housing Act

By Kayla Blackwell, NLIHC Senior Housing Policy Analyst

Keywords: HAC, Housing Assistance Council, webinar, 21st Century ROAD to Housing Act, implementation

The Housing Assistance Council (HAC) announced two new resources for rural rental housing: a [webinar series](#) focused on preservation, with three events happening in October, and a [new website to track implementation](#) of the rural housing provisions of the “21st Century ROAD to Housing Act.” The tracker lists components of the bill that impact rural areas, including USDA Rural Housing Service programs, rural housing financing, Native American housing, and other areas that apply to all geographies.

HAC Rural Rental Housing Preservation Webinar Series

HAC’s new rural rental housing preservation webinar series takes place in October with three webinars focused on aspects of preservation. The series begins October 14, 2026, at 1:00 pm ET, with a focus on Section 515—a critical program from USDA offering financing for affordable rental apartments since 1962. The second webinar, on October 21 at 1:00 pm ET, highlights [Stand-Alone Rental Assistance \(SARA\)](#), a relatively new program from USDA offering rental assistance for eligible multifamily direct loan borrowers whose loans have reached mortgage maturity. SARA allows tenants living in rural housing properties to receive rental assistance through “decoupling.” Finally, the third webinar on October 28, at 1:00 pm ET, focuses on owning and operating Section 515 properties for long-term preservation of rural rental housing.

Rural Provisions of 21st Century ROAD to Housing Bill Implementation Tracker

The “21st Century ROAD to Housing Act” included many components of the “Rural Housing Service Reform Act,” an NLIHC priority. While the bill was enacted in July, there are several stages federal agencies must complete before the rural renters may see benefits from the new law. HAC’s new implementation tracker provides advocates an overview of what action is needed for each provision to be realized, and a status on what actions have been taken for implementation.

[Register](#) for each webinar in the Rural Rental Housing Preservation series.

[View](#) the “21st Century ROAD to Housing Act” Rural Implementation tracker.

Research

Social Safety Nets Lower Housing Cost Burden Among the Lowest-Income Renters

By Mackenzie Pish, NLIHC Research Analyst

Keywords: affordability, cost burden, extremely low income, supplemental poverty measure, tax credit, cash transfer, residual income approach

Research published in *Housing Studies*, “[The role of government benefits in reducing housing cost burdens, 2009 – 2022](#),” found that accounting for in-kind government benefits from social safety net programs like the Supplemental Nutrition Assistance Program (SNAP) and tax credits reduces the prevalence of housing cost burden and severe housing cost burden among the lowest-income renters. These findings underscore the importance of anti-poverty policies in alleviating housing affordability challenges.

The authors relied on data from the American Community Survey (ACS) and the ACS Supplemental Poverty Measure (SPM) Research Files for 2009–2022. They first estimated rates of housing cost burden using the traditional measure of housing costs as a percentage of pretax cash income, which includes wages and earnings as well as cash transfers from Social Security, Supplemental Security Income, and other general public assistance programs. Households are

cost-burdened when they spend more than 30% of their income on rent and utilities and are severely cost-burdened when they spend more than 50%. The authors then recalculated housing cost burden by using a different measure of income, known as the Supplemental Poverty Measure (SPM), which accounts for in-kind government benefits a household receives, as well as certain necessary expenses the household pays. In this approach, a household's income is adjusted by adding in-kind government benefits associated with the social safety net, such as housing assistance, school lunch subsidies, the Low-Income Home Energy Assistance Program (LIHEAP), SNAP, and the Special Supplemental Nutrition Program for Women, Infants and Children (WIC), and tax credits, such as the Child Tax Credit, Earned Income Tax Credit, and pandemic-era stimulus payments, and subtracting taxes paid and other basic expenses of childcare and child support, medical care, and transportation to work. This approach captures the positive impact that in-kind government benefits can have on a household's resources to pay for housing, food, and other basic goods and costs that can significantly reduce those resources.

Between 2009 and 2019, across all renters, the authors estimated greater rates of housing cost burden when using the alternative (SPM) measure of income likely due to the typical renter paying taxes and other costs higher than the social safety net benefits they receive. For the lowest-income renters, the alternative measure of income produced significantly lower rates of cost burden and severe cost burden. Cost burden rates were six percentage points lower, and severe cost burden rates were 9.5 percentage points lower when accounting for in-kind government benefits as part of household income. Additional consideration of taxes—both tax credits and liabilities—reduced cost burden and severe cost burden rates by an additional percentage point for the lowest-income renters due to tax credits, particularly the EITC.

The authors also examined the differences in cost burden estimates between 2019 and 2021. During this time, pandemic-era policies such as new or expanded in-kind benefit programs like emergency rental assistance and tax credits were passed to stabilize households. They also examined cost burdens in 2022 when these pandemic-related benefits were expiring. Using the traditional housing cost as a percentage of cash income, the authors found that housing cost burden among all renters increased by about three percentage points between 2019 and 2021. However, the cost burden amongst all renters decreased three percentage points over the same period when using the alternative (SPM) measure of income. For the lowest-income renters, cost burden rates increased by two percentage points from 2019 to 2021 using the traditional cash income measure, but it decreased by five percentage points over the same period using the alternative (SPM) measure. Between 2021 and 2022, the prevalence of severe cost burdens increased by six percentage point for all renters and nine percentage points for the lowest-income renters, while remaining similar under the traditional cash income measurement, indicating the significant negative impact of the ending of pandemic-era assistance.

The findings show the importance of government benefits associated with the social safety net, as well as progressive tax policy, in reducing the significant financial burdens of the lowest-income renters.

[Read](#) the report.

Fact of the Week

Fewer Renters with Individual or Family Landlords Report Recent Habitability Issues

Keywords: National Renter Survey, habitability, corporate landlords, public housing authority

A lower share of renters with individual or family landlords report recent habitability issues.

Share of Renters Reporting At Least One Habitability Issue by Landlord Type



Note: Renters were asked to identify habitability issues experienced in their current home within the last two years, or since they have moved into their current home if they have resided there for less than two years.



2025 NATIONAL RENTER SURVEY

Note: Renters were asked to identify habitability issues experienced in their current home within the last two years, or since they have moved into their current home if they have resided there for less than two years.

NLIHC News

NLIHC Welcomes Sydney Phillips as Disaster Housing Recovery, Research, and Resilience Intern

By Sydney Phillips, NLIHC DHR Intern

NLIHC is pleased to welcome Sydney Phillips as a Fall 2026 Disaster Housing Recovery (DHR) Intern.

Sydney is excited for the chance to combine her interests in social and infrastructural policy with housing policy and is dedicated to the research and policy work led by the DHR team. Sydney is a senior at the University of North Carolina at Chapel Hill and will graduate this spring with a degree in media and journalism as well as global studies.

With her family hailing from South Florida, Sydney is personally familiar with the impact of climate change and climate disasters on housing policy. She brings with her a background in studying climate-based gentrification, urban gentrification, and industrial pollution. She is especially interested in the work that can be done to ensure culturally conscious housing recovery and development while prioritizing long-term sustainable infrastructure development. During her time at NLIHC, she hopes to strengthen her understanding of the field of policy and research and develop her skills as a policy analyst.

NLIHC Welcomes Lucas Eisenberg as Policy Intern

By Lucas Eisenberg, NLIHC Policy Intern

NLIHC is pleased to welcome Lucas Eisenberg as a Fall 2026 Policy Intern.

Lucas is a second-year student pursuing a Bachelor of Arts in Communications, Legal Institutions, Economics, and Government (CLEG) at American University. From Montclair, New Jersey, Lucas saw how the lack of affordable housing can push long-term residents out of their hometowns. As a student, he engaged in local politics by organizing debate panels between municipal candidates and drafting legislation to address the town's housing issues.

Lucas has experience working in the NJ General Assembly, writing policy memos on legislation going through the chamber. He also interned on United States Representative Analilia Mejia's reelection campaign. On campus, he writes for American University's undergraduate law review and developed mock legislation through participation in the school's travel Model UN team.

Driven by a desire to build vibrant, dense urban communities, Lucas's strong interest in writing policy to increase and preserve housing supply fueled these efforts. He is eager to apply his passion for housing policy at NLIHC and inform the organization's members about legislation in Congress. Lucas is committed to supporting NLIHC's efforts to advance federal legislation that provides affordable housing for low-income renters.

NLIHC Welcomes Dani Patel as Strategic Partnerships & Campaigns Intern

By Dani Patel, NLIHC Strategic Partnerships & Campaigns Intern

NLIHC is excited to welcome Dani Patel as a Fall 2026 Strategic Partnerships & Campaigns Intern.

Dani is a junior pursuing a BS in Public Policy & Law at the University of Illinois Urbana-Champaign. Her interest in housing began at the local level, where she saw a lack of representation for low-income renters at a city council meeting.

That experience inspired her to tackle nonpartisan voter registration in Illinois, with an emphasis on supporting out-of-school youth who felt disconnected from the civic process through outreach and relationship-building.

Dani is passionate about working in multiple issue areas to better fight for social and racial justice. Previously, she supported the needs of multilingual students as an education policy intern at Asian Americans Advancing Justice (AAJC). Dani looks forward to connecting her prior advocacy experiences as an NLIHC intern to drive both narrative and policy change for low-income renters.

NLIHC Welcomes Elizabeth Workman as Research Intern

By Elizabeth Workman, NLIHC Research Intern

NLIHC is pleased to welcome Elizabeth Workman as a Fall 2026 Research Intern.

Elizabeth is a sophomore at the College of William & Mary and is majoring in government and computer science. She also studies ballet and French. In her free time, she enjoys reading, crocheting, and exploring local coffee shops. Elizabeth has been developing code since a young age, a skill that has shaped both her academic path and aided her commitment to public service.

At William & Mary, she has conducted research for the city of Williamsburg with the Public Policy Club. She is also involved in Student Assembly, where she is driven by a commitment to student advocacy initiatives. Passionate about social justice and equitable policy design, Elizabeth looks forward to combining her interests in technology and housing policy by using her coding and analytical skills to support NLIHC's research efforts and advance the organization's mission.

NLIHC Welcomes Carter Horner as Housing Trust Fund Research Intern

By Carter Horner, NLIHC Housing Trust Fund Research Intern

NLIHC is pleased to welcome Carter Horner as a Fall 2026 Housing Trust Fund Research Intern.

Carter is a fourth-year bachelor's student double majoring in Leadership and Public Policy and Music at the University of Virginia (UVA). He has a background in Medicaid policy, having worked as a Medicaid research assistant for a UVA professor during FY26. Carter developed an interest in housing-first policy after observing the rise in homelessness in his hometown, Portland, Oregon. Carter continues to explore housing topics at UVA, researching the evolving landscape of Oregon's housing policy and its historically treatment-first approach to ending homelessness.

Growing up, Carter's family primarily lived overseas because of his father's work for the United States Department of State. While living in Dublin, Ireland, Carter worked for the Public Affairs

department at the United States Embassy, where he experienced an up-close look at how policy is implemented, furthering his interest in public policy. Since his first year at UVA, he has worked for UVA's student newspaper, The Cavalier Daily, where he writes articles on local and national arts and entertainment. Carter is involved in several music and debate community organizations and works part-time for UVA's Career Team.

Carter looks forward to bringing together his personal connection to housing policy and his research experience to help NLIHC's ongoing mission to understand and improve housing resources and policy. He hopes to gain an in-depth understanding of housing trust funds that he can use to help NLIHC and inform his future policy work.

NLIHC in the News

The following are some of the news stories to which NLIHC contributed to:

- “How much do you need to earn in California to afford rent? See income requirements,” *The Sacramento Bee*, September 11, at: <https://tr.ee/G3lWdw>
 - “The poorest in the US can’t find housing even as low-income units sit empty,” *Associated Press*, September 7, at: <https://tr.ee/etXDxr>
 - “Congress Must Prioritize Accessibility in Housing Supply,” *InsideSources*, September 1, at: <https://tr.ee/2sh0Qt>
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Where to Find Us – September 14

- [55th Annual Legislative Conference](#), Hosted by the Congressional Black Caucus Foundation - Washington, DC, September 18 (Renee M. Willis)
 - [Housing Matters Conference](#) – Champaign, IL, September 30 (Renee M. Willis)
 - [Housing WA Annual Conference](#) – Spokane, WA, October 20-22 (Renee M. Willis)
 - [Southern Conference on Homelessness and Housing](#) – Gulf Shores, AL, October 28-30 (Nada Hussein)
 - [Housing Justice Network Conference](#) – Atlanta, GA, November 9-11 (Sarah Abdelhadi)
 - [Connecticut Affordable Housing Conference](#) – virtual, November 17 (Nada Hussein)
 - [Dallas Housing Coalition](#) Annual Housing Summit – Dallas, TX, November 20 (Sarah Abdelhadi)
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