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Budget and Appropriations

Congress Votes on Two Continuing Resolutions, But Still Have No Agreement to Avoid Shutdown on October 1—Take Action!

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: Congress, continuing resolutions, Affordable Care Act (ACA) tax credits, Continuum of Care (CoC) program, rescissions

Congress introduced and failed to pass two dueling continuing resolutions (CRs) last week before going on a weeklong recess. Federal lawmakers must pass a CR before October 1—the beginning of the new federal fiscal year—to extend funding for federal programs and services and avoid a partial government shutdown.

The [first CR](#), introduced by House Republicans on September 16, would have extended funding through November 21 and provided \$88 million for additional security for members of Congress, the Administration, and the judiciary. The [second](#), introduced by House and Senate Democrats on September 18, would have extended funding through October 31. In addition to providing additional security funding, congressional Democrats' CR included a provision permanently extending enhanced "Affordable Care Act" (ACA) tax credits, which help people with low incomes better afford healthcare coverage. Without action from Congress, these credits are slated to expire at the end of the year, putting over four million people at risk of losing their health insurance.

Democrats' CR also included language that would "extend the availability of funds that have been improperly frozen" by the Office of Management and Budget (OMB) under the Trump Administration, and would have extended grant funding allocated under HUD's Continuum of Care (CoC) program for an additional year—a key request from advocates. Additionally, the CR included provisions to prevent future rescissions of previously appropriated funding. "[Rescissions](#)" refer to cancelling funding that has already been approved by Congress. Either the president or Congress can put forward a rescissions request, but Congress must approve the request for it to be enacted. A rescissions request only needs a simple majority of 51 votes to pass the Senate, rather than the 60 usually required in the chamber; when one party controls the Senate, House, and White House, a rescissions request can be enacted without any bipartisan support.

The House passed the first Republican-backed CR by a nearly party line vote of 217-212 on September 19; later that afternoon, the Senate voted 44-48 against the same CR, mostly along party lines. The Senate then voted on the Democrats' CR, which also failed, with a final party-line vote of 47-45. After voting, members left town for a one-week recess, with just two scheduled workdays remaining before the September 30 funding deadline.

The Need for Additional Funding for Voucher Renewals

While both the [House](#) and [Senate](#) fiscal year (FY) 2026 [spending bills](#) for HUD programs 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 HCVs or [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—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 the 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.

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:
 - At least \$35.65 billion to renew all existing Tenant-Based Rental Assistance (TBRA) contracts, plus urgently needed funding to ensure the 59,000 households who rely on an EHV to keep a roof over their heads [do not lose their assistance](#).
 - \$5.7 billion for public housing operations, and at least \$5 billion to address public housing capital needs.
 - \$4.922 billion for HUD's Homeless Assistance Grants (HAG) program.
 - \$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 2,700 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

Senator Blunt Rochester Announces Housing Plan, "The New Way Home Agenda"

By Libby O'Neill, NLIHC Senior Policy Analyst

Keywords: Lisa Blunt Rochester, Housing Supply Frameworks Act, LIHTC

Senator Lisa Blunt Rochester (D-DE) announced her new legislative agenda for housing, "[The New Way Home: A Federal Framework to Address America's Housing Crisis](#)," on September 9. The agenda covers policies related to homeownership and rental housing and has five areas of focus: expanding housing supply, building stronger communities, improving housing accessibility for underserved groups, unlocking innovative housing models, and investing in smart tax policy.

The agenda includes introduced and forthcoming legislation to address housing needs from various angles, including Senator Blunt Rochester's "Housing Supply Frameworks Act" ([S. 1299/H.R. 2840](#)), which NLIHC has endorsed (see *Memo*, [4/14](#)). Also included is the "Affordable Housing Preservation and Protection Act," last introduced by Senator Sherrod Brown in the 118th Congress and endorsed by NLIHC. This bill would provide financing to rehabilitate HUD-assisted multifamily housing. The agenda acknowledges the role that the Low Income Housing Tax Credit (LIHTC) will play in creating more affordable supply, though states the program is "overly complex." NLIHC supports [reforms to LIHTC](#) to help the program better serve renters with the greatest needs.

Homeownership-related initiatives include a first-time homebuyer tax credit and exploring shared equity models for housing, such as community land trusts.

NLIHC commends Senator Blunt Rochester for this proactive housing agenda and leading legislation to address our nation's housing crisis. We will continue to work with members of

Congress and our stakeholders to ensure that policies and legislation are assisting renters with the greatest needs, and those at-risk of or experiencing homelessness. We urge Congress to fully fund existing HUD programs that help renters access safe and affordable housing and explore new ways to meet the needs of low-income renters.

Read more about the agenda [here](#).

Representative Vargas Introduces “Home Together Act” to Block HUD from Sharing Personal Data for Immigrant Enforcement

By Kayla Blackwell, NLIHC Housing Policy Analyst and Sarita Kelkar, NLIHC Policy Intern

Keywords: Juan Vargas, Sydney Kamlagar-Dove, Limiting ICE National Encroachment (LINE) Act, data, immigration, enforcement, ICE

On September 11, Representative Juan Vargas (D-CA) [introduced](#) the “Home Together Act” to prevent HUD from sharing personal data with the Department of Homeland Security (DHS) for immigration enforcement and deportation purposes. The legislation was announced together with Representative Sydney Kamlager-Dove’s “Limiting ICE National Encroachment (LINE) Act,” which would prohibit two other agencies, the Department of Health and Human Services (HHS) and the Centers for Medicare and Medicaid Services (CMS) from sharing similar data with DHS. Designed to protect data and families, the two bills come in response to the Trump Administration’s attempts to access and direct sensitive, personal housing and health information to immigration enforcement officials.

The Trump Administration’s escalation of enforcement and deportation efforts, signaled by President Trump’s call for ICE officials to “achieve the very important goal of delivering the [single largest Mass Deportation Program in History](#),” is projected to deport more than [400,000](#) people solely within the first year of this term. With White House Deputy Chief of Staff Stephen Miller setting a target of [3,000+ arrests a day](#) at the start of summer, cities like Los Angeles have experienced immigration arrest rates [quadrupling](#) between April and June, creating a climate of tension exacerbated by the deployment of federal troops. Information-sharing is only one of many methods designated to facilitate this target, violating the safety of both immigrants and U.S. citizens alike.

In July, CMS entered an [agreement](#) with DHS, complying with the request to provide the personal data (including home addresses and ethnicities) of Medicaid enrollees to ICE officials. This sharing of location and identity information for immigration enforcement purposes effectively bars individuals from seeking out essential necessities out of fear when privacy is no longer guaranteed. Amidst a backdrop where immigrant families are living in fear, services are failing to provide confidentiality—threatening the security of families and placing a larger target on immigrant communities.

These agreements began prior to the summer. In April, House Democrats penned a letter to HUD Secretary Scott Turner opposing HUD’s Memorandum of Understanding (MOU) with DHS, a similar data-sharing agreement (see [Memo, 4/28](#)). The introduction of the “Home Together Act” and “LINE Act” takes a stand against federal agencies complicit in sharing sensitive information

with DHS and ICE and works to ensure access to key services like housing and healthcare doesn't come at the cost of government surveillance on families.

Read about the two pieces of legislation [here](#).

HUD

HUD Recap Office Announces Assistance for RAD Projects Encountering Extraordinary Costs

By Ed Gramlich, NLIHC Senior Advisor

Keywords: RAD, Recap, HUD, high cost

HUD's Office of Recapitalization (Recap) announced via an [email on September 15](#) that owners of Rental Assistance Demonstration (RAD) properties may request a one-time exception to the use of the standard Operating Cost Adjustment Factor (OCAF). RAD allows public housing agencies (PHAs) to voluntarily convert public housing developments to either Section 8 Project-Based Vouchers (PBVs) or Section 8 Project-Based Rental Assistance (PBRA). When public housing is converted under RAD, the property receives an annual rent increase based on the HUD-determined OCAF.

Recap notes that OCAF amounts have been insufficient in recent years due to rising operating costs. Therefore, to help address this shortfall, a RAD property may request a one-time "Alternative OCF" by demonstrating that cost increases are beyond the owner's control and are causing severe financial harm. If Recap approves an Alternative OCF, the adjustment will take effect at a project's next anniversary date—but only if funds are available. For public housing that converted to PBVs, the increase must be funded by the existing budget authority of a PHA serving as the Contract Administrator. For public housing that converted to PBRA, the increase would be funded from HUD's PBRA appropriation.

The rent as adjusted by the Alternative OCF will become the new operating cost baseline to be adjusted each year through the remaining term of the current Housing Assistance Payment (HAP) contract.

Read the Recap email [here](#).

View HUD's RAD website [here](#).

More information about RAD is on [page 4-58](#) of NLIHC's 2025 Advocates' Guide, and on NLIHC's [public housing webpage](#).

HUD PIH Announces Voucher NSPIRE Implementation Delay to February 1, 2027

By Ed Gramlich, NLIHC Senior Advisor

Keywords: NSPIRE, HCV, PBV, Housing Choice Vouchers, delay, HUD, PIH

HUD's Office of Public and Indian Housing (PIH) sent an [email](#) to public housing agency (PHA) directors announcing a further delay in implementing the National Standards for the Physical Inspection of Real Estate (NSPIRE) for the Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs. NSPIRE for HCV and PBV are designated as NSPIRE-V to distinguish them from the NSPIRE requirements for other HUD programs, such as public housing, Section 8 Project-Based Rental Assistance (PBRA), and HOME. The previously extended compliance date of October 1, 2025, has now been postponed until February 1, 2027, due to ongoing technical challenges.

The email reminds PHAs that the NSPIRE requirements for [carbon monoxide](#) and [smoke alarms](#) remain in place, as required by Congress, and that lead-based paint visual assessment standards also remain unchanged. In addition, fuel-burning space heaters were prohibited as of January 1, 2024. The email states that existing approvals for Housing Quality Standards (HQS) variations as well as alternative inspection methods remain in place until NSPIRE-V is implemented.

The NSPIRE inspection protocol started July 1, 2023, for public housing and October 1, 2023, for HUD's Office of Multifamily Housing Programs, such as PBRA, Section 202 and Section 811.

Read the PIH email [here](#).

View HUD's NSPIRE webpage [here](#).

More information about NSPIRE is on NLIHC's Public Housing webpage, and on [page 4-120](#) of NLIHC's *2025 Advocates' Guide*.

More information about HCVs is on [page 4-1](#) of NLIHC's *2025 Advocates' Guide*, including a short summary of NSPIRE for HCVs on page 4-9.

More information about PBVs is on [page 4-11](#) of NLIHC's *2025 Advocates' Guide*, including a short summary of NSPIRE for HCVs on page 4-17.

Fair Housing

Senators Kaine, Schiff and Representative Peters Reintroduce the Fair Housing Improvement Act

By Kayla Blackwell, NLIHC Housing Policy Analyst and Sarita Kelkar, NLIHC Policy Intern

Keywords: Tim Kaine, Adam Schiff, Scott Peters, source of income, veterans, low-income, Fair Housing Act, Fair Housing Improvement Act

Senators Tim Kaine (D-VA), Adam Schiff (D-CA), and Representative Scott Peters (D-CA) [introduced](#) the "Fair Housing Improvement Act of 2025" on September 17. Introduced

previously in 2023 (see [Memo, 5/1/23](#)), the bill would increase access to affordable housing for veterans and low-income families by including “military status,” “veteran status,” and “source of income” in the protected classes listed in the “Fair Housing Act.” While several states and localities have passed [source of income protection laws](#), federal law does not protect against this type of discrimination, and state and local enforcement varies widely. A federal solution is needed to protect over 2.3 million veterans and low-income families who use housing assistance, such as Housing Choice Vouchers (HCV) and Veteran Affairs Supportive Housing (VASH) vouchers, from housing discrimination. The bill is endorsed by NLIHC and the multi-sector *Opportunity Starts at Home* campaign.

Without federal source of income protections in place, too frequently landlords deny households who are using such vouchers and resources. By categorizing source of income and military and veteran status as protected classes, the bill will advance economic mobility and racial equity and make vouchers more effective in allowing families to access affordable housing in communities of their choice.

“The Fair Housing Act was signed into law more than 55 years ago, yet far too many still do not experience the protections it promised,” said Renee M. Willis, NLIHC President and CEO. “The Fair Housing Improvement Act, reintroduced by Senator Tim Kaine and Representative Scott Peters, expands upon the 1968 law by prohibiting housing discrimination based on military status, veteran status, or “source of income.” Through this act, Kaine and Peters aim to create more opportunities to protect housing and service programs designed for veterans and low-income households, while also giving landlords the time needed to implement the law. I applaud Senator Kaine and Representative Peters for reintroducing this crucial legislation, and I urge Congress to enact this bill to help end housing discrimination.”

“Source of income discrimination is far too often a main barrier for households seeking stable housing, preventing families from living where they choose,” said Chantelle Wilkinson, NLIHC vice president of strategic partnerships and campaigns. “Where we live connects us to educational opportunities, better health, nutritious foods, and employment—all essential to thriving in our communities. When a landlord denies a voucher holder access to housing despite meeting all other qualifications, that “no” is not just about a home: it’s denial of opportunity, equity, and stability. I applaud Senator Kaine and Representative Peters for advancing such critical legislation that will combat discrimination and segregation.”

Supported by over 35 national organizations, the act remains a priority bill for NLIHC and its *Opportunity Starts at Home* campaign.

Check out a fact sheet on the “Fair Housing Improvement Act” [here](#).

Read the press release about the bill and list of endorsers [here](#).

HoUSed

September 23 National HoUSed Campaign Call Cancelled—Join Us on October 14!

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: HoUSed campaign call, cancellation

NLIHC's September 23 National HoUSed campaign call is cancelled and will return on October 14 with the latest policy updates, advocacy actions, and news from the field. [Register here](#) for the series, and access NLIHC's archive of HoUSed Campaign calls and other webinar recordings [here](#).

Opportunity Starts at Home

***Opportunity Starts at Home* Campaign Joins Justice in Aging Webinar on Federal Housing Updates for Aging Advocates**

By Ella Izenour, NLIHC *Opportunity Starts at Home* Intern

Keywords: Opportunity Starts at Home, multi-sectors, webinar, Justice in Aging, 30-Day Notice Rule, Equal Access Rule

The *Opportunity Starts at Home* (OSAH) campaign joined the “Federal Housing Updates for Aging Advocates” webinar on September 17, hosted by [Justice in Aging](#), an OSAH campaign [Roundtable](#) member, to discuss current policy threats and opportunities affecting older adults’ access to federal housing and homeless assistance programs.

Jennifer Kye, director of federal housing advocacy for Justice in Aging, opened the webinar by sharing the current advocacy priorities affecting older adults’ access to affordable housing. Kye called attention to potential HUD proposals including revoking the [30-Day Notice Rule](#) and weakening of the [Equal Access Rule](#). Current proposals in Congress, such as [cuts to Housing Choice Vouchers](#), will result in fewer households receiving federal rental assistance and come in on a backdrop of cuts to Medicaid and SNAP food assistance. Kye stressed the critical role of advocates in urging Congress to fund federal rental assistance programs that support older adults.

Chantelle Wilkinson, NLIHC vice president of strategic partnerships and campaigns, provided an overview of the NLIHC’s *Opportunity Starts at Home* campaign. She outlined the campaign’s policy goals and emphasized the importance of safe, accessible, and affordable housing for older adults.

Wilkinson described OSAH’s mission to expand federal housing resources and address long-standing structural and racial inequities. The campaign aims to ensure that people with the lowest incomes can afford safe, stable housing, building an essential foundation for improved health, educational outcomes, and economic mobility. She also highlighted key NLIHC publications such as [The Gap](#) and [Out of Reach](#) reports and stressed the importance of building a broad, diverse coalition of advocates.

In addition, Wilkinson shared several OSAH resources that illustrate housing's intersections with other critical sectors, including the campaign's [policy agenda](#), [fact sheets](#), and podcast, available on [Spotify](#), [Apple](#), and [SoundCloud](#).

The webinar concluded with a Q&A, during which Wilkinson encouraged attendees to engage with the OSAH campaign by joining the [OSAH Roundtable](#), connecting with [OSAH State Partners](#), and subscribing to the monthly [newsletter](#).

Watch a recording of the webinar [here](#).

Learn more about the connections between aging adults and affordable housing by reading the OSAH campaign fact sheet [here](#).

Tenant Talk

Fall Edition of *Tenant Talk* Coming Soon!

By Sid Betancourt, NLIHC Manager of Inclusive Community Engagement

Keywords: Tenant Talk, *Fall issue*, *September*, *budget*, *reconciliation*, *funding cuts*, *tenants*

NLIHC is preparing for the release of the next issue of *Tenant Talk* this Thursday, September 25! Published twice a year, *Tenant Talk* is a newsletter that aims to engage tenants in housing advocacy and to highlight innovative approaches and recent victories in communities throughout the U.S. The upcoming issue, *Navigating Funding Cuts: Empowering Tenants to Shape Policy*, will include articles explaining the budget process and calls to action for tenant advocates. Sign up to receive a copy of the upcoming issue of *Tenant Talk* [here](#)!

The issue will educate readers on the budget process and detail what is at risk if proposed budget cuts are made to housing programs and other related programs. As Congress prepares to review the 2026 budget, this edition asks readers to engage their lawmakers in a conversation about the long-term and large-scale investments in affordable housing and homelessness programs. This publication will include two articles written by tenants who would be directly impacted by harmful cuts to housing programs. NLIHC's policy and research teams also provide an update on their work, including happenings on Capitol Hill, federal advocacy, and ongoing research.

A digital version of the latest *Tenant Talk* will be made available on the date of release to all NLIHC members and partners, as well as the general public, for reading or downloading. Digital copies will be available in Spanish soon.

If you would like to receive a printed version of *Tenant Talk* for free through the mail, you can fill out this [quick form](#). Please note: you are limited to one order of either one or five copies. Copies are available on a first-come, first-served basis. If you have registered to receive a physical copy of a past edition, we ask that you please register through the form again. The form will close on October 2, 2025, or whenever the stock of physical copies is exhausted. Please feel free to share the form with your network and any others who might be interested.

All editions of *Tenant Talk* can be accessed [here](#).

Research

Insufficient Federal Funding and Technical Assistance Limit Some Public Housing Authorities' Implementation of Disaster Risk Management Strategies

By Esther Colón-Bermúdez, NLIHC Research Analyst

Keywords: Public Housing Authorities, PHAs, disaster risk management, DRM, federally subsidized housing, disaster preparedness

An article recently published by the journal *PLOS Climate*, "[Exploring implementation of disaster risk management strategies by public housing authorities: A national survey](#)," examines how the uptake of disaster preparedness, response, and recovery strategies—collectively referred to as disaster risk management (DRM) strategies—varies across U.S. Public Housing Authorities (PHAs). The study, based on a national survey, finds that most PHAs have established plans and partnerships to respond to disasters, but lack sufficient dedicated funding or staff capacity for disaster management. Further, the DRM strategies implemented vary by PHA size, flexibility in funding, urban status, perceived hazard risk, and the political affiliation of their state's governor. The authors emphasize that without greater financing and technical assistance from HUD, PHAs will struggle to protect low-income renters from the growing risks of climate change.

Renters in federally subsidized housing are more likely to be of lower socioeconomic status, non-white, have a disability, be of older age, and to reside in lower quality housing. These intersectional risks leave them especially vulnerable to experiencing negative impacts after disasters, which can be further exacerbated by the challenges renters often face in obtaining post-disaster assistance. Furthermore, the location of federally subsidized units can put these renters at greater risk. [A 2023 report by NLIHC](#) found that 24% of federally subsidized units are located in census tracts with the highest risk of adverse impacts from disasters, and in eight states, more than half of all federally subsidized units fall within high-risk areas. PHAs have a critical role in managing federally subsidized housing, but little is known about their DRM strategies, particularly in the context of growing challenges tied to both a decline in federal funding and support as well as more frequent and intense disasters.

This study examines how the DRM strategies implemented by PHAs vary by organizational and community characteristics like PHA size and Moving to Work (MTW) status, urban classification, political affiliation of state governors, and perceived hazard risk. A survey was distributed by email to 3,362 PHA executive directors in October 2023, with five reminders sent before the survey closed in November 2023. The survey asked about six DRM strategies: having dedicated DRM funding, disaster plans in place, adequate staff or technical capacity, adequate financial resources, a DRM-specific role or department, and partnerships in place to support DRM. Publicly available secondary data were also used to supplement the survey responses. Ultimately, 559 PHAs responded from every state except Hawai'i, giving a 16.6% response rate. Of these PHAs, nearly half represent medium-sized agencies and more than half represent PHAs in metropolitan areas. Over half of these respondents reported perceived hazard risk at their PHAs.

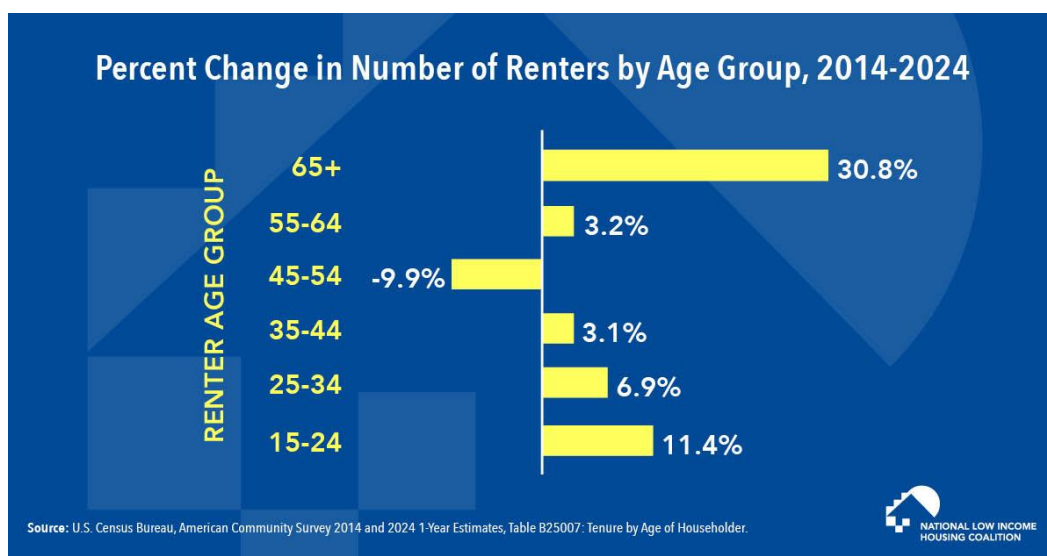
The authors found that the most commonly implemented DRM strategies were having disaster plans (88% of respondents) and partnerships in place to support DRM (66%). Disaster plans were more common among metropolitan PHAs (63%) and those with perceived hazard risk (66%). Adequate staff capacity and financial resources were found to be major gaps for PHAs, with 68% reporting inadequate staff or technical capacity, and only 37% reporting adequate financial resources. Among PHAs with perceived hazard risk, about one third reported that they have adequate financial resources. The least common strategies currently in use by PHAs were having dedicated funding for DRM (18%) and having a DRM-specific department or role (31%). Dedicated funding was significantly associated with larger PHA size and MTW status, while having a DRM role or department was significantly associated with all PHA characteristics except political affiliation.

Overall, larger and MTW PHAs are more likely to implement DRM strategies, suggesting that resources and funding flexibility matter. However, the flexibility in funding of MTW PHAs can come with important trade-offs that might outweigh the benefits for disaster readiness, such as providing fewer Housing Choice Vouchers, having fewer funds for critical capital repairs, and potentially imposing work requirements and higher rents on tenants. Currently, HUD does not require PHAs to implement DRM strategies and the resources available for DRM from HUD are lacking. Without stronger mandates and funding, PHAs remain underprepared to protect renters from climate change and disasters. HUD should prioritize providing DRM-focused technical assistance and staff training to PHAs, while Congress must allocate dedicated financial resources to HUD for PHAs to strengthen preparedness, response, and recovery.

Read the report [here](#).

Fact of the Week

A Growing Number of U.S. Renters Are Age 65 and Older



Source: U.S. Census Bureau, American Community Survey 2014 and 2024 1-Year Estimates, Table B25007: Tenure by Age of Householder.

NLIHC Careers

NLIHC Seeks Senior Advisor for Public Policy

The Senior Advisor for Public Policy monitors and analyzes all HUD regulatory and sub-regulatory actions, including legislative proposals that would impact regulations, that may impact renters in federally assisted housing, people experiencing homelessness, and the development and preservation of affordable housing. They also contribute to reports summarizing how states awarded their annual NHTF allocations. This position is a key member of the NLIHC Public Policy team working in close coordination with the senior vice president and directors as well as with colleagues on all other NLIHC teams. The salary range for this position is contingent upon experience and ranges from \$126,871 - \$140,000.

Responsibilities/Duties

Regulatory Affairs

- Monitor key HUD, Federal Register, and OIRA (OMB) sources, with a focus on the HUD programs and policies most important to NLIHC and extremely low-income residents, such as public housing (including the Rental Assistance Demonstration, Moving to Work Demonstration Expansion, and Section 18 Demolition/Disposition), Housing Choice Vouchers, Section 8 Project-Based Rental Assistance (PBRA), and fair housing.
- Study, summarize, and assess proposed and final HUD rules as well as formal HUD policy notices, memoranda, and other administrative materials.
- Notify NLIHC members and stakeholders about such HUD actions via Memo to Members, NLIHC listserv, and monthly virtual meetings conducted by NLIHC's Field Team.
- For proposed rules, draft brief sample comment letters and urge State and Tribal Partners and NLIHC members to submit comments. In addition, draft comprehensive, detailed NLIHC comment letters signed by NLIHC's President and CEO. Assess and sign on to comment letters drafted by allied advocacy organizations with greater expertise in a particular policy area.
- Engage relevant HUD staff regarding issues of concern.
- Prepare and conduct webinars on critical regulatory changes, as appropriate.

Policy Team Support

- Coordinate with Policy Team staff members to assess the regulatory and implementation impact of draft bills, proposed legislation, etc.

- Work with NLIHC's Policy and Communications teams on annual updates to NLIHC's Advocates' Guide and on needed updates to website materials related to public housing and fair housing.
- Coordinate with allied advocacy organizations on relevant issues.
- Represent NLIHC in working groups coordinated by other organizations such as the Housing Justice Network, Preservation Working Group, and Fair Housing Task Force.

Organizational Support

- Coordinate with NLIHC's Field and Campaign teams to mobilize action on regulatory and subregulatory issues.
- Participate in regularly scheduled Policy Team and All Staff meetings.
- Provide planning support for the annual Housing Policy Forum, including speaker recruitment, as assigned.
- Speak at meetings and conferences in DC and around the country, with a priority for NLIHC member organizations and state partners.
- Participate in staff meetings, trainings, and all NLIHC events.
- Other duties as assigned.

Qualifications

- Basic familiarity with key HUD and other affordable housing development programs: Housing Choice Vouchers, Public Housing (including the Rental Assistance Demonstration, Moving to Work Demonstration Extension, Project-Based Rental Assistance, and fair housing. Some familiarity regarding HOME Investment Partnerships (HOME), Low Income Housing Tax Credit (LIHTC), Section 3 obligations, and Rural Development Section 515 will be helpful to this position.
- At least 8 years of experience relevant to HUD regulatory actions.
- Experience with gathering, tracking, and reporting information on draft policies i.e., legislation and/or regulations and report writing.
- Ability to translate dense, complex regulatory and programmatic details into plain language analysis for non-expert audiences, including HUD-assisted residents and other advocates.
- Ability to manage multiple priorities and work independently in a fast-paced, mission-driven environment.
- Goal-oriented and self-motivated with strong organizational skills to breakdown complex projects into actionable steps.
- Ability to think creatively and strategically, aligning projects with other teams and broader organizational goals to maximize impact.
- Strong collaborator and problem solver.
- Experience with Microsoft Office suite, including Excel proficiency.
- Passion for housing justice, racial equity, a focus on extremely low-income renter households, and NLIHC's mission.

Preferred Skills

- Experience working with coalitions, nonprofits, or policy-focused organizations.
- Personal experience facing housing insecurity or injustice or living in federally subsidized housing.

Compensation & Benefits

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

NLIHC Seeks Operations Coordinator

The Operations Coordinator will collaborate closely with the Director of Operations and Accounting, as well as the Senior Vice President of Operations and Finance. This role is essential for ensuring that NLIHC's operations are effective and efficient, supporting the Coalition's mission to achieve racially and socially equitable public policies. The goal is to ensure that individuals with the lowest incomes have access to quality homes that are affordable and located in communities of their choice.

The Operations Coordinator will assist the operations team with key functions, including financial management, organizational recordkeeping, mail distribution, provide support for meetings and events, intern recruitment, IT support, and other assigned duties. This position will report directly to the Director of Operations and Accounting (DOA). The salary range for this position is contingent upon experience and is from \$67,077 - \$78,816.

This position requires physical time in the office, and the candidate must be located in the metropolitan Washington D.C. area or be able to commute to our office located in D.C. for a hybrid work schedule.

Responsibilities/Duties

Administration and Recordkeeping

- Maintain essential operational department files (financial, contract, personnel, etc.) and provide requested documents for the annual audit.
- Coordinate with NLIHC staff to procure necessary office supplies
- Prepare check deposits for DOA to complete electronic deposits at least weekly
- Assign general ledger codes to revenue receipts, including grants, donations, memberships, and other payments
- Receive vendor/contractor invoices and requests for staff expenditures, prepare payments to vendors/staff with appropriate general ledger coding in Bill.com, and make allocations to NLIHC's 501(c)(3) and 501(c)(4) as appropriate. Submit payments for approval by the SVP of Operations and Finance and/or the Director of Operations and Accounting in Bill.com

- Work with NLIHC program staff to ensure proper preparation of grants from NLIHC to state and local partners, ensure grant letters are signed in a timely manner, and get grants processed for payments in Bill.com. Maintain electronic files of all contracts and grants for submission to auditors
- Coordinate with the Director of Operations and Accounting to audit the previous year's financial documents to ensure all files are accurate and up to date, and to prepare the e-filing system to receive the new/current year's financial documents
- Implement procedures to process staff expenditure requests and payments
- Completing monthly credit card reconciliation
- Prepare a bi-weekly expense report from Bill.com for the CEO's review as part of the department's reconciliation activities
- Conduct annual equipment inventory
- Serve as back-up support for the Data Systems Analyst with monitoring the status of all office equipment, including assigning inventory codes. Arrange for routine maintenance and special repairs. Ensure supplies are maintained in sufficient quantities for uninterrupted service. Assist in managing the phone system. Maintain printers, scanners
- Manage the relationship with the property manager, obtaining and distributing keys and access cards to staff as needed. Respond to physical problems in the office, report them to the building supervisor, and follow up to ensure resolution
- Coordinate document organization and destruction in the NLIHC storage facility once per year
- Assist in the preparation and mailing of acknowledgement letters, publications, and other NLIHC correspondence, as needed
- Coordinate materials, submissions, and timelines for business license registration renewal
- Assist in internal IT troubleshooting and updates to IT and telecommunication systems
- Other duties as assigned

Hiring / Staffing / HR

- Post announcements for vacant positions, and schedule interviews as needed
- Ensure intern postings on Idealist and university websites each semester
- Ensure the timely delivery of Intern stipend payments in Bill.com and track these payments
- Coordinate/facilitate quarterly intern outing or group experience

Board

- Assist the Manager, Executive Operations, in coordinating Board travel
- Assist the Operations Department in staffing relevant Board committees (finance, investment, and personnel), including, but not limited to, scheduling meetings, preparing minutes, and providing other meeting support

Meetings and Events

- Assist in the planning and preparation of NLIHC events in conjunction with staff members and potential consultants

Qualifications

This is a full-time position with a strong preference for candidates physically located in the metropolitan Washington, DC area. Applicants must demonstrate a strong commitment to social justice and NLIHC's mission. This position is ideal for candidates with 2-8 years of relevant experience, although individuals with varied backgrounds will be considered. All applicants must be proficient in the Microsoft Office Suite and have basic to intermediate-level proficiency in Excel, Bill.com, Sage Intacct, and basic accounting/bookkeeping. Additionally, operational experience is strongly preferred.

Successful candidates will possess strong interpersonal skills with a commitment to confidentiality, as well as strong analytical, writing, and organizational skills, combined with keen attention to detail.

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

Interested candidates should submit a resume, a cover letter with salary requirements, and one writing sample to NLIHC Director of People and Culture Jamaal Gilani via email @jgilani@nlihc.org.

NLIHC News

NLIHC Seeks Input on How to Expand Partnerships in Arts & Culture Sector

By May Louis-Juste, NLIHC Program Manager, Strategic Partnerships

Keywords: Arts & culture, community input

NLIHC is [seeking your input](#) on upcoming and past arts and culture events that you believe our team should know about or attend. This could include film screenings, local gallery shows, community storytelling events, or national conferences. Your insights will help us stay connected to inspiring and educational work as we advocate for housing justice.

While events do not need to focus exclusively on housing, we are particularly interested in those that highlight housing justice themes or intersect with community, place, and belonging.

[Complete](#) the survey today!

NLIHC in the News for the Week of September 15

The following are some of the news stories to which NLIHC contributed during the week of September 15:

- “One Housing Assistance Program Congress Is Actually Expanding,” *Governing*, September 15, at: <https://tr.ee/grxnqG>
 - “Map Shows States With Laws Limiting ‘Junk Fees’ for Renters,” *Newsweek*, September 16, at: <https://tr.ee/x1T8D0>
 - “Colorado needs about 100K more housing units to meet demand, demographers estimate,” *Colorado Newsline*, September 17, at: <https://tr.ee/GjPjje>
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Where to Find Us—September 22

- Congressional Black Caucus Foundation [54th Annual Legislative Conference](#) – Washington, DC, September 24-26 (NLIHC Staff)
 - Annual Nevada Statewide Conference on Addressing Homelessness – Las Vegas, NV, September 29-30 (Sid Betancourt)
 - [Dutchess County Continuum of Care](#) meeting – Poughkeepsie, NY, September 23 (Lindsay Duvall)
 - [Georgia Act’s Annual Fall Affordable Housing Conference](#) – Atlanta, Georgia, October 1 (Renee M. Willis)
 - [Nonprofit Housing Association of Northern California](#) annual conference – San Francisco, CA, October 3 (Kim Johnson)
 - [Southern Conference on Homelessness and Housing](#) – Miramar Beach, FL, October 8-10 (Nada Hussein)
 - [Under One Roof/HCDNNJ Annual Conference](#) – New Brunswick, New Jersey, October 24 (Renee M. Willis, Featured Speaker)
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NLIHC Staff

Sarah Abdelhadi, Manager, State and Local Research
 Andrew Aurand, Senior Vice President for Research, x245
 Sidney Betancourt, Manager, Inclusive Community Engagement, x200
 Kayla Blackwell, 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, Housing Advocacy Organizer
 Adelle Chenier, 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
 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
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, National Campaign Coordinator
Brandon Weil, Graphic Communications Manager
Cierra White, IDEAS Intern
Chantelle Wilkinson, Vice President, Strategic Partnerships & Campaigns, x230
Renee M. Willis, President and CEO, x247
Tiara Wood, Communications Coordinator