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Budget and Appropriations

Appropriators Move Cautiously Toward Temporary Funding Agreement to Avoid Government Shutdown on October 1—Take Action!

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: Budget, government shutdown, Tom Cole, Susan Collins, Patty Murray, THUD, voucher renewals

House Appropriations Committee Chair Tom Cole (R-OK) and Senate Appropriations Committee Chair Susan Collins (R-ME) are working on an agreement to provide temporary funding to keep federal programs and services running at the end of the month and avoid a partial government shutdown. Congress has until September 30—the end of fiscal year (FY) 2025—to reach a temporary funding agreement, known as a “continuing resolution,” or CR.

Senate Appropriations Committee Vice Chair Patty Murray (D-WA) signaled during a [press conference](#) last week that Senate Democrats could support “a bipartisan, short-term CR,” which would also include three of the nine appropriations bills Congress needs to pass for FY26: Military Construction and Veterans Affairs; Agriculture, Rural Development, Food and Drug Administration; and Legislative Branch. Both the House and Senate Appropriations Committees have passed their FY26 Transportation, Housing and Urban Development (THUD) bills to fund HUD’s vital affordable housing, homelessness, and community development programs, but the bill has not received a full vote in either chamber.

“Republicans and Democrats need to work together to fund the government with a short-term CR at the end of the month,” said Vice Chair Murray. “That CR agreement needs to reflect Democratic values and principles, and it needs to be a real bipartisan compromise.” While Republicans control the House, Senate, and White House, under the Senate’s filibuster rule, bills require at least 60 “yes” votes to pass; with a 53-47 majority, Republicans in the Senate will need support from at least seven of their Democrat colleagues to pass a CR. Vice Chair Murray highlighted the necessity that any agreement be “short-term,” and not [another year-long continuation](#) of the previous year’s funding. While the duration of the CR has yet to be determined, it will likely extend until mid-November to give appropriators additional time to finalize an FY26 spending agreement before the Thanksgiving recess.

The Need for Additional Funding for Voucher Renewals

Both the [House](#) and [Senate](#) have released [FY26 THUD spending bills](#). While both reject the drastic spending cuts and programmatic overhauls proposed in President Trump’s FY26 [budget request](#), neither spending bill provides sufficient funding to ensure renewal of all existing Housing Choice Vouchers (HCVs) or Emergency Housing Vouchers (EHVs). Without sufficient funding, vouchers will be lost through attrition—when a household no longer needs their voucher, the voucher cannot be reissued to a new family because it is no longer attached to funding. When renewal funding is insufficient—or when funding is cut—households that rely on a voucher to keep a roof over their heads 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; under the Senate’s bill, 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.

HoUSed

Join Tomorrow's (9/9) National HoUSed Campaign Call for Universal, Stable, Affordable Housing!

By NLIHC Policy Team

Keywords: HoUSed Campaign Call, Trump administration, homelessness in D.C.

[Join](#) tomorrow's national HoUSed campaign call from 4:00 to 5:00 pm ET. Hosted by NLIHC Senior Vice President of Policy David Gonzalez Rice, the call will feature updates from NLIHC Vice President of Field Strategy and Innovation Ramina Davidson, and Eric Tars, senior policy director of the National Homelessness Law Center, who will discuss how the Trump Administration's recent executive orders, and the federalization of the local police force in Washington, D.C., are impacting people experiencing homelessness in the District. We will also hear from our partners in the field, share ways advocates can take action, and answer questions from attendees.

Register [here](#).

Access NLIHC's archive of HoUSed Campaign calls and other webinar recordings [here](#).

NLIHC's National HoUSed Campaign Call Agenda: September 9

- Welcome & Introductions
 - David Gonzalez Rice, NLIHC Senior Vice President of Policy
 - Executive Orders, Federalization, and Threats to People Experiencing Homelessness
 - Ramina Davidson, NLIHC Vice President of Field Strategy & Innovation
 - Eric Tars, Senior Policy Director, National Homelessness Law Center
 - On-the-Ground Impact & Advocacy
 - Lara Pukatch, Chief Advocacy Officer, Miriam's Kitchen
 - Moderated Q&A
 - Policy Update & Next Steps
 - David Gonzalez Rice, NLIHC Senior Vice President of Policy
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Congressman Gomez Convenes Housing Policy Experts for National Summit on the Housing Affordability Crisis

By Libby O'Neill, NLIHC Senior Policy Analyst

Keywords: National Summit on the Housing Affordability Crisis, Jimmy Gomez, Ruben Gallego, Lou Correa, Jake Auchincloss, Richie Torres, Delia Ramirez



NLIHC Senior Director of Policy Kim Johnson, Cynthia Cuestas from the Council of Large Public Housing Agencies, and Nikitra Bailey from the National Fair Housing Alliance with Rep. Richie Torres (D-NY) at the National Summit on Housing Affordability Crisis on September 3, 2025.

Congressman Jimmy Gomez (D-CA) hosted a National Summit on the Housing Affordability Crisis on September 3 in Washington, DC. The event brought together housing policy experts and advocates representing renters, homebuyers, and various stakeholders in the housing sector, including homebuilders, construction workers, housing finance experts, lenders, Realtors, and community development professionals. NLIHC Senior Director of Policy Kim Johnson spoke on a panel, “Prioritizing Renters in Federal Policy,” and emphasized the need for large-scale, long-term investments in rental assistance, eviction prevention, enforcing tenant rights, and developing and preserving affordable, accessible homes for people with the lowest incomes.

The event included a keynote address from Senator Ruben Gallego (D-AZ) and five panels moderated by Representatives Jimmy Gomez (D-CA), Lou Correa (D-CA), Jake Auchincloss (D-MA), Ritchie Torres (D-NY), and Delia Ramirez (D-IL).

The first panel, “Making the Housing Puzzle Work: Piecing Together a National Housing Agenda,” was moderated by Rep. Gomez and featured remarks from Emily Cadik from the Affordable Housing Tax Credit Coalition, Jeff DeBoer from the Real Estate Roundtable, and Will Fischer from the Center on Budget and Policy Priorities. Panelists discussed the importance of addressing the housing affordability crisis from multiple angles, including construction subsidies like the Low-Income Housing Tax Credit (LIHTC), more funding for rental assistance, addressing the capital needs of public housing, and making processes for developing new

housing more efficient. The panelists also discussed innovative new solutions to the affordable housing crisis, including a renters' tax credit like the one proposed in Representatives Gomez' and Danny Davis' "Rent Relief Act" ([H.R. 6721](#)), which NLIHC helped develop.

Panel two, "Building and Marketing a 21st Century Housing Boom," was moderated by Rep. Correra, and featured remarks from Lake Coulson of the National Association of Home Builders, Erik Forman from the AFL-CIO Housing Trust, Joe Harris from the National Association of Realtors, John Jones from the National Association of Real Estate Investment Trusts (NAREIT), and Bill Kilmer from the Mortgage Bankers Association." Panelists focused on building more housing and the solutions required to create a new housing boom. Panelists noted the impact of the construction worker shortage, as well as zoning and regulatory barriers, on new home construction. Mr. Forman emphasized the importance of union labor for construction work, which results in better pay and safer construction sites for workers.

Rep. Auchincloss moderated the third panel, "Kickstarting the Production of Affordable Housing." Speakers included Marisa Calderon of Prosperity Now, Pat Cave from Enterprise Community Partners, Ryan Donovan of the Council of Federal Home Loan Banks, and Lorraine Kindred from National CORE. They discussed the need for denser housing but remarked that such proposals are often met with pushback at the local level and emphasized the need for community engagement when planning for new rental housing. The panelists also talked about the advantages of off-site construction methods such as modular construction, which can significantly speed up housing production. Panelists also mentioned the need for Treasury to fully fund the Community Development Financial Institution (CDFI) Fund, as CDFIs are specifically focused on financing affordable housing and community development.

The fourth panel, "Prioritizing Renters in Federal Policy," was moderated by Rep. Torres and included NLIHC's Kim Johnson, as well as Cynthia Cuestas from the Council of Large Public Housing Agencies, and Nikitra Bailey from the National Fair Housing Alliance. Panelists emphasized the need for more federal investments in affordable housing, including preserving public housing by addressing its massive backlog of capital needs. Ms. Johnson raised the need for increased investments in rental assistance and discussed the impending funding cliff for the Emergency Housing Voucher program. Ms. Bailey called on Congress to fully enforce the nation's fair housing laws and hold bad actors accountable, noting that we cannot address the affordable housing crisis without also addressing the fair housing crisis.

The final panel, "Combating the Eviction and Homelessness Crisis," was moderated by Rep. Ramirez and featured remarks from Steve Berg from the National Alliance to End Homelessness, Peter Hepburn of Eviction Lab at Princeton University, and Noelle Porter from the National Housing Law Project. The panelists discussed the positive impact of the large-scale investments made in eviction prevention and homelessness resources during the COVID-19 pandemic on housing stability, especially for people who had been experiencing homelessness and were able to get connected to assistance.

Read Representative Gomez' press release on the event [here](#).

A recording of the event is available here: [Part 1](#) and [Part 2](#).

Protecting Immigrant Families Coalition Webinar on Changes to Immigrant Eligibility for Benefits in Trump Era

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

Keywords: Protecting Immigrant Families Coalition, PIF, webinar, immigrant, eligibility

The Protecting Immigrant Families Coalition (PIF) held a webinar on Monday, September 8, at 1:00 pm ET titled, “[Cruel Summer: Changes to Immigrant Eligibility for Benefits in Trump 2.0.](#)” The agenda for this webinar included an overview of the latest legislative and regulatory changes to immigrant eligibility for public programs and the implications of these changes on immigrants and states.

This summer, Congress and the Trump Administration took unprecedented actions to limit immigrants’ access to public benefits. NLIHC opposes policies that create barriers or remove access for eligible immigrant families to seek or receive housing benefits. For example, the “One Big Beautiful Bill Act” (OBBBA) severely limited eligibility among many lawfully present immigrants for nutrition assistance, child tax credit, higher education, and healthcare, including healthcare provided through the “Affordable Care Act” (ACA), Medicare, Medicaid, and the Children’s Health Insurance Program (CHIP).

PIF released a [reference guide](#) with an easy-to-read chart and timeline illustrating the major changes passed in the OBBBA, clearly defining the law’s impacts on immigrants’ access to public benefits and economic supports (see [Memo, 7/14](#)).

Register [here](#) to view the recording from today’s webinar.

Disaster Housing Recovery

NLIHC-Endorsed Bill to Overhaul FEMA Passes House Transportation and Infrastructure Committee

By Noah Patton, NLIHC Director of Disaster Recovery

Keywords: Fixing Emergency Management for Americans (FEMA) Act of 2025, FEMA, DHRC

The “Fixing Emergency Management for Americans (FEMA) Act of 2025” (H.R. 4669) was [passed](#) by the House Committee on Transportation and Infrastructure on September 3 by a vote of 57-3. The bill would reorganize the Federal Emergency Management Agency (FEMA) as an independent agency outside of the Department of Homeland Security (DHS) and institute around a dozen significant reforms to disaster programs recommended by NLIHC and its [Disaster Housing Recovery Coalition](#) (DHRC) of more than 900 local, state, and national organizations.

The legislation was introduced by Transportation and Infrastructure Committee Chairman Sam Graves (R-MO), Committee Ranking Member Rick Larsen (D-WA), former Economic

Development, Public Buildings, and Emergency Management Subcommittee lead Republican Daniel Webster (R-FL); and Economic Development, Public Buildings, and Emergency Management Subcommittee Ranking Member Greg Stanton (D-AZ) and was endorsed by NLIHC. The passage of this bill to the House floor is the most recent culmination of significant advocacy work by members of the DHRC around this bill.

The bill includes over a half-dozen major policy objectives for the DHRC, including language that:

- Restores FEMA as an independent agency reporting directly to the president as a cabinet-level agency;
- Makes it easier for individuals without a fixed address, like individuals experiencing homelessness, to access post-disaster housing assistance;
- Lengthens the amount of time FEMA can assist disaster-impacted households;
- Creates a unified assistance application for all federal disaster assistance programs;
- Directs FEMA to create clear and understandable notices regarding program eligibility; and
- Removes penalties for disaster survivors who utilize crowdfunding sites like GoFundMe for disaster expenses.

Ahead of the vote, NLIHC released a [letter](#) from President and CEO Renee M. Willis to Committee members in support of the bill. “In the past, disaster survivors have often been prevented from accessing lifesaving assistance due to bureaucratic hurdles” reads a portion of the letter. “Without this assistance, they face higher housing costs, displacement from their communities, and, at worst, homelessness. Removing these barriers via the ‘FEMA Act of 2025’ would help ensure that disaster survivors can fully recover while remaining in their homes and their communities.”

“The ‘FEMA Act’ is designed to address one simple fact that we all recognize, especially Americans who have been impacted by disasters: FEMA is not working the way it should for our communities,” said Chairman Graves in a [press release](#) announcing the bill. “This bill makes FEMA directly accountable to the president, replaces the slow and bureaucratic rebuilding process, makes critical reforms to speed up federal processes, makes disaster assistance work better for survivors, demands greater transparency from FEMA, and more.”

“As natural disasters become more frequent and severe, the ‘FEMA Act of 2025’ strengthens the Agency and ensures it has the tools to efficiently and effectively serve as a lifeline to disaster-impacted communities—like those in my district hit by the 2024 Bomb Cyclone,” said Ranking Member Larsen (D-WA) in the same release. “Thank you to Chairman Graves for partnering on this important bill to reform FEMA. I hope this legislation moves quickly to the House floor for a vote.”

NLIHC staff and DHRC members will continue to engage with congressional offices as the bill progresses.

You can read the press release announcing the bill’s passage [here](#).

You can read the text of the bill [here](#).

You can find out more about NLIHC's Disaster Housing Recovery Coalition [here](#).

Research

Study Compares Direct-to-Tenant Cash Assistance and Housing Vouchers in Philadelphia

By NLIHC Research Team

Keywords: Housing assistance, cash assistance, housing choice voucher, rental assistance, housing stability

The [Housing Initiative at Penn](#) just released an evaluation comparing the impact of direct-to-tenant cash assistance to tenant-based housing vouchers. Specifically, the researchers examined housing outcomes for Philadelphia households participating in the PHLHousing+ cash assistance program with those receiving Housing Choice Vouchers through the Philadelphia Housing Authority. The researchers found that all households receiving cash assistance were able to use it, compared to 75% of households receiving vouchers. Further, the average time between subsidy delivery and a household's ability to use it was on average three months shorter for households receiving cash assistance than those receiving vouchers.

The randomized control trial relied on survey data from five online surveys conducted at six-month intervals for three assignment groups:

1. households who received monthly cash payments on a debit card (cash households);
2. households who received a tenant-based housing voucher (voucher households); and
3. households who receive no rental subsidy (control households)

The study compared subsidy use rates and the time between subsidy delivery and use for both cash and voucher households. Further, the study evaluated forced moves, homelessness, and housing quality for both types of assistance against no assistance. All participating households were renters with incomes less than 50% of the Area Median Income who did not receive other federal rental assistance. Both cash and voucher subsidy amounts were similarly calculated to eliminate housing cost burden so that households did not pay more than 30% of their income on housing. However, to increase efficiency and access to the PHLHousing+ program, rents for cash households were based on relevant Small Area Fair Market Rent, while voucher household rents represent the actual rent of their unit. While cash households can use their subsidy immediately and without restrictions on how it is spent, voucher households must first find a landlord willing to accept the voucher with a rental unit that passes an initial housing inspection.

All cash households were able to successfully use their assistance and did so more quickly than voucher households, though cash households were not restricted to using their assistance for rent. Cash households received their subsidy on average 16 days after program enrollment and 100% were able to successfully use it on average 21 days after enrollment. In comparison, only 75% of voucher households were able to redeem their voucher for housing. The average time between voucher offering and successful voucher use was 110 days, nearly three months longer than cash

households.

Both cash and voucher holders experienced lower informal or formal forced move rates compared to the control group overtime, but the effect was realized more quickly for cash-assistance households. Cash assistance led to a 63% reduction in forced moves relative to no assistance after one year. In comparison, the voucher program led to a 64% reduction in forced moves but only at two years. Further, cash households had a significantly lower rate of homelessness compared to the control group at 18 months (67% lower) and 24 months (57% lower), while differences in homelessness rates were not statistically significant for voucher households. However, the authors expect that the effects of vouchers on homelessness would be statistically significant with a larger voucher group sample.

Both the PHLHousing+ and Housing Choice Voucher program improved reported housing quality for participating households. Compared to control households, cash households experienced a 22% reduction in serious housing quality concerns after two years, whereas voucher households had a larger 31% reduction after the same amount of time. The authors speculate that the greater reduction in housing quality concerns for voucher households is most likely due to the voucher program's housing inspection requirement but could also reflect the housing authority's assistance with housing search and lease-up processes.

The authors conclude that both direct-to-tenant cash assistance and vouchers improve housing security outcomes for renters and that the effects of either form of rental assistance are stronger the longer it is provided. However, given that 25% of Philadelphia households who receive vouchers are unable to use them, the authors argue that cash assistance is a valuable addition to the tools used to keep low-income families housed. The authors caution that providing cash assistance could increase household income beyond public benefit limits and lead to a loss of those benefits. The PHLHousing+ strategically mitigated benefit loss by providing counseling, obtaining income waivers for key benefits, and establishing funding to compensate households for lost benefits.

Read the research brief and working paper [here](#).

Resource

NLIHC Releases New Resource on Bipartisan “ROAD to Housing Act of 2025”

By Libby O'Neill, NLIHC Senior Policy Analyst

Keywords: ROAD to Housing Act of 2025, analysis, Tim Scott, Elizabeth Warren, John Thune

NLIHC released a new [two-page explainer](#) of key provisions of the “ROAD to Housing Act of 2025” ([S. 2651](#)), a broad, bipartisan housing package introduced by the Senate Committee on Banking, Housing, and Urban Affairs Chair Tim Scott (R-SC) and Ranking Member Elizabeth Warren (D-MA). The bill passed out of committee unanimously on July 29 and will need to be passed by the full Senate and the House of Representatives before it can be signed into law.

The bill includes several of NLIHC's priorities, including the "Reforming Disaster Recovery Act," the "Rural Service Reform Act," the "Reducing Homelessness through Program Reform Act," and two provisions from the "Choice in Affordable Housing Act." However, NLIHC has specific concerns about two provisions of the bill related to expanding the Rental Assistance Demonstration (RAD) and Moving to Work (MTW) programs. You can read more about these provisions in the [new explainer](#), as well as in our [complete analysis](#), which covers all 40 provisions in the bill.

Since passing the Senate Banking Committee last month, Chair Scott introduced the bill as an amendment to the "National Defense Authorization Act for Fiscal Year 2026" (NDAA; [S. 2296](#)), which authorizes programs and policies for the Department of Defense. Adding legislation to the NDAA or other "must pass" legislation is a common practice, allowing bills to move more quickly through the legislative process. NLIHC will continue monitoring "ROAD to Housing Act" progress as it advances through Congress.

NLIHC recently joined a [sign-on letter](#) led by Up for Growth to Senate Majority Leader John Thune (R-SD), urging him to quickly bring the "ROAD to Housing Act" to the Senate floor to keep up the bill's momentum.

Read the two-page explainer [here](#).

Read the complete bill analysis [here](#).

Read the sign-on letter [here](#).

Tenant Talk Live

Join Today's (9/8) "Tenant Talk Live" Highlighting NLIHC's Southeastern Tenant Protections Cohort

By Sid Betancourt, NLIHC Manager of Inclusive Community Engagement

Keywords: Tenant Talk Live, Southeastern Tenant Protections Cohort

[Join](#) NLIHC's next "Tenant Talk Live," a meeting geared toward tenant and resident leaders, today, Monday, September 8, at 6:00 pm ET (5:00 pm CT, 4:00 pm MT, and 3:00 pm PT). Join NLIHC staff and learn more about our organization's 2025 Southeastern Tenant Protections Cohort (SE Cohort).

The SE Cohort is comprised of housing advocates located throughout the South, including Alabama, Florida, Georgia, Mississippi, and Tennessee. Attendees will learn about the work these advocates do to implement tenant protections in their jurisdiction.

Joining "Tenant Talk Live" this month is NLIHC Research Analyst Nada Hussein. In this role, Nada works to advance the Coalition's mission and ensure the enforcement and tracking of tenant protections for the lowest-income and most marginalized renters. Prior to joining NLIHC, she worked with the North Carolina League of Municipalities, where she crafted training

programs and drafted reports on homeownership, inequality, and poverty to educate local elected officials about ways to close the Black and Hispanic homeownership gap across the state. Nada has also worked with the North Carolina Justice Center, where she researched how local governing bodies across the state could use the funds received from the “American Rescue Plan Act” to support renters at risk of eviction.

Register today!

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

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

Fact of the Week

Two Million Children in Families at Risk of Housing Instability under Administration’s Proposed Rental Assistance Time Limits: One-Third Reside in Six States



Note: Counts include households receiving Housing Choice Vouchers, Project-Based Rental Assistance, and Public Housing that do not include a senior or person with a disability.

Source: Center on Budget and Policy Priorities (July 18, 2025). "Rental Assistance Time Limits Would Place More Than 3 Million People—Half of Them Children—at Risk of Eviction and Homelessness." Available at <http://bit.ly/3JLC8Qs>.

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 Jamaal Gilani, Director of People and Culture, 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 Seeks Graphic Design Intern

The Graphic Design Intern assists the NLIHC External Affairs team in the production of various physical, digital, and multimedia graphic design projects, including, but not limited to: Instagram reels, fact sheets, YouTube thumbnails, social media images, reports, infographics, explainer videos, and toolkits. Applicants should be experienced with Adobe Creative Cloud (Illustrator, After Effects, Premiere, Photoshop), Canva, and/or Adobe Express. Please provide a resume, cover letter, three design samples (or link to online portfolio), and a writing sample in order to be considered for this position.

Interested students should submit their materials to the NLIHC Communications Team via email at CommunicationsTeam@nlihc.org.

Find more information [here](#).

NLIHC Seeks Disaster Housing Recovery Intern

The Disaster Housing Recovery Intern would assist the NLIHC Disaster Housing Recovery team with cataloguing disaster- and resilience-related news and information, track relevant legislation, attend and summarize congressional hearings, relevant webinars, and briefings offered by organizational partners; participate in visits to congressional offices, develop materials for use in advocacy, and inform community-based organizations about disaster-related topics; and help to facilitate multiple working groups related to disaster recovery and resilience.

Interested applicants should submit their materials to Noah Patton, Director of Disaster Recovery, via email at npatton@nlihc.org.

Find more information [here](#).

NLIHC Seeks Tenant Leader Intern

The Tenant Leader intern would assist the NLIHC IDEAS (Inclusion, Diversity, Equity, Anti-racism, and Systems-thinking) team in writing articles for *Memo to Members* and other outlets, planning and executing "Tenant Talk Live" and our biannual publication, Tenant Talk, helping to coordinate NLIHC's Collective and tenant retreat, and creating programming for and strengthening support to the Collective's alumni base.

Interested applicants should submit their materials to Sid Betancourt, Manager of Inclusive Community Engagement via email at sbetancourt@nlihc.org.

Find more information [here](#).

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 Welcomes Sarita Kelkar as Policy Intern

By Sarita Kelkar, NLIHC Policy Intern

Keywords: Intern, new staff, welcome

NLIHC is excited to welcome Sarita Kelkar as a Fall 2025 Policy Intern.

Sarita is a senior at the University of Virginia, studying Public Policy & Leadership and Statistics. In her free time, she likes to read, bake, and thrift. Her involvements in Charlottesville, VA sparked her interest in housing policy, where her efforts as a research assistant, tutor, and tour guide taught her the importance of community engagement and place-based learning.

With these tenets in mind, Sarita has worked for the City of Alexandria's Office of Race and Social Equity and Brady United, seeking to elevate the voices of those closest to the issue through organizational and grassroots initiatives. Sarita looks forward to contributing to NLIHC's policy work and hopes to further her understanding of how legislative action is a piece of what's needed in realizing housing as a human right.

NLIHC in the News for the Weeks of August 18 through September 1

The following are some of the news stories to which NLIHC contributed during the weeks of August 18 through September 1:

- "Housing Advocates Share Insights, Progress on National Solutions at CCRE Panel," *Yahoo! Finance*, August 19, at: <https://tr.ee/cde1nW>
 - "Detroit housing crisis deepens for disabled residents," *Axios Detroit*, August 28, at: <https://tr.ee/nnTwgH>
 - "I Did My Dissertation on Housing Displacement. Then I Experienced It Myself," *Inequality.org*, September 2, at: <https://tr.ee/CcSD1J>
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Where to Find Us—September 8

- Health Anchor Network, [Aligning to Advance Policy](#) working group—virtual, September 10 (David Gonzalez Rice)
 - [Emergency Legal Responders](#), Disaster Know-Your-Rights Seminars—Guam and Commonwealth of the Northern Mariana Islands, September 13-19 (Noah Patton)
 - Neighborhood Preservation Coalition of New York State, [2025 NPCNYS Annual Conference](#)—Poughkeepsie, NY, September 15-17 (Zenayah Roache)
 - Texas Homeless Network, [2025 Texas Conference on Ending Homelessness](#)—Austin, TX, September 17 (Brooke Schipporeit)
 - [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)
-

NLIHC Staff

Sarah Abdelhadi, Manager, State and Local Research
Saatvik Amravathi, State and Local Innovation Intern
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
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
Kenza Idrissi Janati, Housing Advocacy Coordinator
Kim Johnson, Senior Director of Policy, x243
Sarita Kelkar, Policy Intern
Sasha Legagneur, State and Local Innovation 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 Mertyris, 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
Tejas Telkar, Homelessness and Housing First Policy Intern
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