



Fund for
Housing and
Opportunity

FY2026

(July 2025 – June 2026)

Impact Snapshot

August 2026



Antonia Fasanelli (National Homelessness Law Center), Elisa Harrigan (FHO), and Marie Claire Tran-Leung (National Housing Law Project) presented at Change Philanthropy's October 2025 Unity Summit conference on using litigation, organizing, and narrative to protect housing justice.

A decade ago, a group of funders came together around the belief that through collaboration, they could have a greater impact than any one funder could alone.

United by this vision, they launched the Fund for Housing and Opportunity (FHO), a collaborative fund and grantmaking community dedicated to preventing homelessness before it starts and ensuring every renter has access to a safe, affordable place to call home.

Housing is the foundation for strong communities—it connects people to opportunity, health, education, and a sense of belonging. At a time when American democracy is being tested, national housing programs with proven track records are deprioritized, effective responses to homelessness are under attack, and inequities are widening, housing philanthropy is at a crossroads. This year, federal agencies moved to strip housing assistance from mixed-status immigrant families, expand punitive and harmful responses to homelessness, and unwind decades of progress in fair housing enforcement and community investment, even as rents, insurance and construction costs, and displacement pressures keep climbing nationwide.

Against this backdrop, FHO leaned further into its role as a connector and catalyst for collective philanthropic action, investing in strategies that build power, amplify proven solutions, and reshape the narrative around housing. The FY26 Impact Snapshot highlights progress made between July 1, 2025 to June 30, 2026 through our grantmaking across our three core portfolios:



**Policy, Advocacy,
and Organizing**



**Elevating
What Works**



**Narrative
Change**

Since 2017, FHO has approved 145 grants from its pooled fund totaling over \$31 million, and FHO members have separately contributed at least an additional \$16.6 million in aligned funding to these organizations. In FY26, FHO approved 21 new and/or renewal grants totaling nearly \$3 million.

The Snapshot also highlights FHO's efforts to meet the moment through a rapid response grant fund and to align philanthropy behind complementary strategies that move us closer to a just and equitable housing system.

While funds were used for outreach, education, and work to shape the public narrative, FHO funds were not used for any lobbying activities. Though this Snapshot includes highlights of grantee partners' overall work and some grantee organizations conduct lobbying with other funds, all grantee partners are prohibited from using FHO funds for lobbying in their grant agreements.



FHO members share ideas and feedback at our June 2026 Triannual meeting to strengthen our collective impact.

FY26 Fund for Housing and Opportunity members:

The Annie E. Casey Foundation

Ballmer Group

The Conrad N. Hilton Foundation

The Harry and Jeanette Weinberg Foundation

JPMorganChase Foundation

The Kresge Foundation

MacFarlane Foundation

Melville Charitable Trust

Meyer Memorial Trust

Robert Wood Johnson Foundation

Trinity Church Wall Street

Supporter(s):

Oak Foundation



Policy, Advocacy, and Organizing

FHO's Policy, Advocacy, and Organizing strategy is focused on efforts that (1) bolster and protect affordable housing investments to meet the needs of and repair harms for Black, Indigenous, and communities of color (BIPOC) and (2) build power for BIPOC and low-income communities to lead lasting policy change. Since inception, FHO has granted nearly \$12.8 million to this priority, including over \$1 million this year for grant renewals.

This year, FHO's Policy, Advocacy, and Organizing grantee partners deepened their impact by advancing strategies to address the affordable housing crisis and strengthen renter protections, while pushing back on policies that fuel displacement in BIPOC and low-income communities. Across regions, grantees broadened their coalitions, grew cross-sector partnerships, and advanced the housing justice movement, navigating a complex political environment to safeguard essential programs, funding streams, and tenant protections. Examples of grantee activities include:



Opportunity Starts at Home partnered with the National Alliance to End Homelessness to host two congressional educational briefings on often-overlooked issues: people in the labor force experiencing homelessness, and older adults experiencing homelessness.



KC Tenants supported tenants in launching new unions at five properties in the Kansas City metro area. Two previously organized unions also won habitability repairs and the reversal of retaliatory evictions through collectively bargained agreements.



Alliance for Housing Justice produced extensive educational materials and anchored a [commenting portal site](#) with 13 co-sponsor organizations. This enabled low-income tenants and the public to submit 3,600 responses to HUD's request for public comment on a proposed rule change banning mixed-status families from accessing HUD assistance.

\$142B

FHO grantee partners contributed to the preservation or leveraging of significant public investments at the local, state, and federal levels. Of the \$142 billion in public funding leveraged for housing since FHO's inception, \$1.4 billion was secured in FY26.

329

Investments in national collaboratives and local partners yielded impressive policy advances since FHO's inception: 178 local, state and federal housing policies were supported/introduced, and 151 policies were enacted or implemented that include stronger tenant protections, housing trust funds, anti-displacement measures, and evidence-based support for people experiencing homelessness. In FY26, 22 policies were supported or introduced, 15 were enacted, and five were implemented.



Narrative Change

Eight years ago, FHO made some of the field's earliest philanthropic investments in housing narrative change, helping to build the infrastructure needed to shift how people understand the root causes of homelessness and housing insecurity and that housing is a basic need. Political outcomes are shaped by culture, and culture is shaped by narrative. While this portfolio is modest in size, it plays an outsized role by supporting organizations that are changing the stories people tell about housing, homelessness, and who deserves a safe, affordable home. From tailored technical assistance and capacity-building provided by **PolicyLink** to **National Homelessness Law Center's** [Housing Not Handcuffs](#) campaign and more, grantee partners understand narrative not as a communications function, but as movement strategy.

FHO has approved a total of \$5.1 million in Narrative Change grants from its grant pool since inception, including \$750,000 in grants this fiscal year. Examples of grantee activities include:



Invisible People educates the public about homelessness through independent journalism, documentaries, and storytelling that influence public understanding and policy. The organization has become a leading voice exposing the tactics used to criminalize homelessness and poverty, countering misinformation and harmful narratives with evidence-based reporting and the perspectives of people with lived experience.

In 2025, Invisible People's work generated more than 400 million impressions and 205 million video views, helping shape the national conversation around homelessness and its solutions.



Housing Narrative Lab is partnering with Harvard University to support 16 non-political, digital content creators with millions of combined followers. Content creation efforts not only reach new audiences but also generate insights that help the field replicate effective narrative strategies by shifting culture.

More than 30,000 people—including journalists, service providers, and advocates—have gained research-backed training through Housing Narrative Lab.

Between 2021-2025, Americans' views shifted significantly: Belief that housing is a basic need increased from 63% to 71%, support for greater government action rose from 53% to 65%, and concern about housing affordability grew from 79% to 87%.

source: Housing Narrative Lab Research



In November 2025, **Race Forward** hosted [Just Narratives for Multiracial Solidarity](#), a convening that brought together hundreds of communicators, organizers, advocates, artists, and funders. The event highlighted the importance of building narrative power across issues while also creating space for participants to develop strategies on specific priorities, including [housing justice](#).



Elevating What Works

FHO granted over \$670,000 in FY26 to support cross-sector, community-driven models that center racial equity and empower communities, and \$9.45 million since inception. Grantee partners demonstrated the value of investing in proven, community-driven solutions during a period of significant uncertainty. Across this portfolio, organizations helped stabilize housing for low-income families while adapting quickly to emerging threats affecting immigrant communities, transgender individuals, people experiencing homelessness, and more.

A defining strength of the Elevating What Works grantee partners is their ability to scale and replicate effective models. Local collaboratives expanded eviction prevention infrastructure, legal services, and housing stabilization programs, while national organizations translated successful local strategies into tools, training, and technical assistance that strengthened communities nationwide. Collectively, grantee partners helped prevent or delay thousands of evictions, strengthen tenant leadership, and secure new public and private resources for affordable housing and homelessness prevention. Examples include:



The Welcome Home Coalition in Portland released the community-led [Finding Home](#) report with Sisters of the Road. The report captures the perspectives of over 650 people experiencing homelessness, helping to shape regional housing conversations and advancing equitable solutions recommended by the people closest to the problem.



The Urban Sustainability Directors Network (USDN) in partnership with **Climate Mayors** and **C40 Cities** worked to support communities and local governments in Chicago, IL and Jacksonville, FL to craft a shared vision of how to leverage federal climate funding, including how to finance accessible, clean, safe housing. For example, in Chicago, USDN is supporting the work of UnBlocked Englewood, a community-led revitalization and storytelling project that helps low income Black residents repair their homes, acquire land, build wealth, and empower them to determine their neighborhood's future.



Louisiana Fair Housing Action Center helped establish a statewide homelessness coalition, bringing together Continuums of Care, people with lived experience, and housing leaders to advance coordinated strategies to reduce and prevent homelessness.

FHO grantee partners worked with 542 non-housing organizations to take action on housing justice efforts including:

- Funding to expand affordable housing supply
- Inclusionary zoning
- Anti-displacement policies and tenant protections such as right to counsel, good cause eviction, and stability for undocumented tenants

FHO Community Advisors

Throughout FY26, FHO implemented a Community Advisors program which aimed to deepen our practice of building relationships based on inclusiveness and thought partnership, enhance decision-making processes within FHO, and support emerging leaders in housing justice. Six community leaders were nominated by FHO grantee partners to participate in the inaugural cohort:



**Bebhinn
Francis**



**Erika
Gaines**



**Andreina
Kniss**



**Jenay
Manley**



**Randall
Taylor**



**Libby
Viera-Bland**

The program centered on bi-directional relationships, creating opportunities for both the Advisors and FHO to learn with and from one another. Activities included peer workshops, discussions focused on FHO's strategy and practices, individual leadership development opportunities, and an in-person convening. In return, FHO provided a stipend for participation and supported the leadership acceleration of the advisors by financially supporting their professional development in areas they identified as personal and collective growth opportunities.

The program culminated in recommendations to inform FHO's strategy, practices, and approach to housing justice. Advisors [co-authored an article](#) featured in Nonprofit Quarterly sharing what they want philanthropy to understand: community leaders are eager partners in advancing equity, but meaningful power-sharing requires more than listening sessions.

"It's not that philanthropy lacks interest in community voices. It's just that, too often, that is where the exchange stops. Through FHO's Community Advisors Program, we looked at what encourages power sharing, what gets in the way, and what begins to change when funders try to do things differently."



Meet the Moment Fund

Since its launch in January 2025, FHO's Meet the Moment pooled fund has enabled rapid, flexible funding for organizations responding to urgent threats and emerging opportunities, complementing FHO's long-term grantmaking. This pool was created for rapid deployment of one-time grants to quickly increase resources for communities that are most targeted by new, unlawful national policies.

Meet the Moment grants have allowed FHO to remain responsive during a period of significant change. The strategy has strengthened relationships with trusted movement partners, expanded FHO's ability to support emerging leaders and organizations, and positioned grantee partners to protect vulnerable communities and defend individuals at the nexus of housing, immigrant, and racial justice. Highlights include:



Inquilinxs Unidxs por Justicia in Minneapolis, MN organized mutual aid and know-your-rights trainings for tenants during immigration enforcement sweeps. Tenant leaders were trained in building and neighborhood organizing and eviction defense to keep each other safe during acute crises and to build long-lasting relationships and capacity in the long run.



The national **Protecting Immigrant Families** coalition and the **National Housing Law Project** co-led the Keep Families Together campaign, which mobilized immigrant-serving, housing justice, and legal organizations to respond to emerging threats and protect immigrant families' access to safe, stable, and affordable housing.



National Network for Youth developed comprehensive [Know Your Rights guidance](#) with and for youth experiencing homelessness to help them understand their rights and know how to advocate for themselves, especially when their instincts tell them something is wrong. The guidance includes tailored resources for youth who are immigrants, 2SLGBTQIA+, or living with disabilities.



\$500k+

In FY26, FHO mobilized over \$500k in rapid response funding.

Know Your Rights Toolkit for Youth Experiencing Homelessness

Designed for Youth Ages 13 to 25
Who are Experiencing Homelessness
Without a Parent or Guardian



Field Alignment

In addition to our grantmaking, FHO aligns funders to support housing justice and work together to have a greater impact and advance more trust-based practices. FHO members agree that building national philanthropic alignment on housing issues was the most influential aspect of FHO this year.

A key part of this work in FY26 was mobilizing funders to protect immigrant families. Following HUD's proposed rule change that would ban mixed-status households from receiving HUD assistance, FHO worked to ensure funders were informed and equipped to respond. FHO developed a [funder resource](#) outlining strategies to mitigate potential impacts and partnered with Funders Together for Housing Justice (FTHJ) and Grantmakers Concerned with Immigrants and Refugees (GCIR) to raise awareness among funders and philanthropy-serving organizations. FHO also co-facilitated a webinar with FTHJ, GCIR, and the Keep Families Together coalition to answer questions and keep funders informed. Ultimately, 23 philanthropic organizations signed onto a public comment opposing the rule, representing funders and philanthropy-serving organizations at the national, state, and local levels.

Additional highlights include responding to attacks on housing justice organizations and learning from grantee partners what forms of beyond-the-check support are most useful. We continued to work in partnership with FTHJ to create intentional spaces for members to connect, exchange insights, and strategize in response to a rapidly shifting political landscape.

Altogether, FHO curated 38 learning sessions for our members and the broader field on topics such as:

- How organizations can act together to protect democracy
- Reparative development and what it looks like in Portland's Albina neighborhood
- What implications AI and broader profit-driven technological innovations could have for housing justice
- Responding to federal policy updates
- Frontline strategies to protect immigrants and people experiencing homelessness



In FY26, FHO worked with partners to curate 38 learning sessions for our members and the broader field.



BEYOND THE CHECK:

FHO has provided over 350 hours of technical assistance and thought partnership to over 190 philanthropic and other partners in the field since we started tracking this measure two years ago.



82% of FHO members report FHO influences the way they operate and/or give grants

Building Bridges Through Collaborative Funding

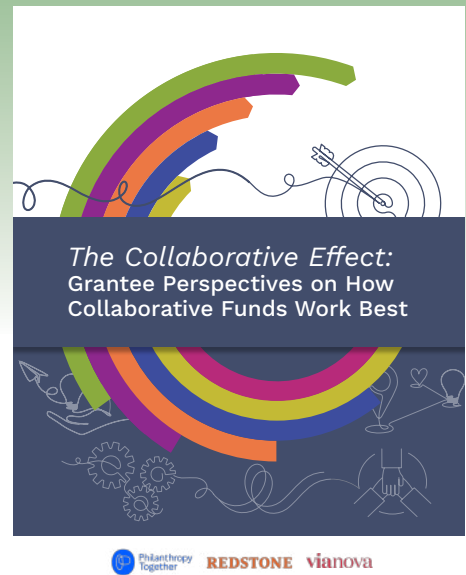
FHO was nominated by our peers as one of just 22 high-performing collaborative funds included in an in-depth study examining how collaborative philanthropy compares to more traditional, single-institution approaches. The findings are captured in a new report, [*The Collaborative Effect*](#), from Philanthropy Together, Redstone Strategy Group, and Vital Impact.

The study is the most comprehensive analysis to date of how mid-sized collaborative funds are experienced by the organizations they fund. The study drew on over 647 grantee survey responses benchmarked against the Center for Effective Philanthropy's dataset of 60,000+ responses, along with focus groups, interviews, and eight in-depth case studies of participating funds.

WHY IT MATTERS:

FHO was nominated by peers—not through a self-application—and selected from the broader field as a recognized high performer.

The research affirms the collaborative model is not just an efficient way to mobilize resources, it is a qualitatively different way of engaging with the field. When funders pool resources and align around shared goals, grantees experience more trust, more flexibility, and more genuine partnership. The whole is demonstrably greater than the sum of its parts.



Across the cohort of participating collaborative funds, FHO's grantees reported:

FHO deeply understands their strategies and goals—reflecting genuine partnership rather than a transactional funder relationship.

FHO is seen as highly committed to diversity, equity, and inclusion across its grantmaking and relationships.

Grantees feel comfortable approaching FHO when problems arise—a signal of trust that is built through authentic relationships.



"Collaborative funds build trust, shift power, and accelerate systems change—often with outsized impact relative to their size."

Looking Forward

At the FHO, we know progress comes through partnership, bringing diverse perspectives together, navigating complexity, and aligning investments around a shared purpose. This is a pivotal moment to act with urgency and unity, building a housing future defined by dignity, justice, and opportunity for all.

*If you'd like more information about the organizations FHO supported in FY26, email us at **info@housingisopportunity.org**.*



housingisopportunity.org