



NATIONAL LOW INCOME
HOUSING COALITION

2026

AUGUST RECESS ADVOCACY TOOLKIT



MESSAGE FROM THE CEO

Dear Advocates,

This Summer, we made history together when the “[21st Century ROAD to Housing Act](#)” became law. Now, as Congress heads home for August recess, you have a critical opportunity to turn this recent win into lasting change. Your representatives need to hear both your gratitude and your expectation that they will work with you to ensure affordable, accessible, and stable housing for low-income families. Just as important, in light of the Trump administration’s relentless efforts to undermine the promise of affordable housing for everyone, federal lawmakers need your encouragement to protect affordable housing and homelessness programs, guard Congress’s power of the purse, and push back when the administration abuses its power.

Thank you for your steadfast commitment during this important advocacy moment, and please continue to look to NLIHC as a partner in the movement for affordable, accessible homes for all.

Onward,



Renee M. Willis
President and CEO
National Low Income Housing Coalition

WHY AUGUST RECESS?

In August, members of Congress leave their offices in D.C. to return to their home districts and states. Known as “August recess,” this time is used by members to attend community meetings and hear from their constituents about the issues impacting them. Advocates can use the time available during August recess to engage senators and representatives by:

- **Scheduling in-district meetings** with members of Congress. Meeting with your senators and representatives while they are in their home communities can help you build relationships with these policymakers and their staff. Bring in key stakeholders who share your priorities and use the meeting to educate members of Congress and their staff about the housing crisis in your community, and how the federal government can offer solutions. Use NLIHC’s [meeting request template](#) and tips to help plan an in-district meeting.
- **Inviting members of Congress** to tour a housing development serving people with the most urgent affordable housing needs in your community. In-person tours help members of Congress see first-hand the positive impact of federal housing investments on their communities and constituents, making them one of the most effective strategies for turning members of Congress into champions for affordable housing and homelessness programs. Tours can also be a big draw for elected officials, who are always looking for opportunities to meet constituents. Be sure to provide ample time for members of Congress to ask questions and learn about the housing needs of people with the lowest incomes in your community. Read more about how to plan an effective [site visit or tour](#).
- **Using social media to amplify key messages** about America’s housing and homelessness crisis and long-term solutions. Doing so can help shape the narrative around housing and homelessness and will allow you to join the national conversation about the need for long-term solutions. When you meet with your members of Congress or invite them on a tour, be sure to thank them on social media for their commitment to housing solutions.
- **Inviting directly impacted people to the table to share their experiences and talk about needed solutions.** People navigating HUD and USDA programs and services are best situated to understand the programs’ successes and shortcomings. Hearing from directly impacted constituents also personalizes the issue, and helps lawmakers better understand how the decisions being made in D.C. impact the people they represent. Learn about how to [tell compelling stories with this resource](#).

Thank you for your advocacy! Please reach out to outreach@nlihc.org with any questions, or to share your plans for August Recess advocacy!

NLIHC'S AUGUST RECESS POLICY PRIORITIES

1

Increase funding and include safeguards in a final FY27 HUD spending bill to ensure assistance reaches the communities and people it is meant to serve.

FISCAL YEAR (FY) 2027 APPROPRIATIONS

Congress still needs to pass a final FY27 spending bill for HUD programs for the upcoming fiscal year, which begins October 1. The House Appropriations Committee introduced and passed their [FY27 HUD funding bill \(H.R.9170\)](#), which would reduce funding for HUD programs by 8% from the previous year and underfund vital programs that help communities build more affordable, accessible homes, and help families find and maintain stable housing. The Senate Appropriations Committee has not yet released their FY27 spending bill for HUD.

At a time when more people are struggling to afford the cost of housing, Congress should be working to [protect and expand funding](#) for HUD and USDA affordable housing and homelessness programs, including by:

- **Providing at least \$45.6 billion for Tenant-Based Rental Assistance (TBRA) programs**, which would be enough to renew all current TBRA contracts and continue assistance for the more than 40,000 households still served by an Emergency Housing Voucher (EHV). Congress should also make clear that [HUD has the authority](#) to issue new vouchers to EHV holders, to ensure these households are able to continue receiving assistance.
- **Investing at least \$5.1 billion in HUD's Homeless Assistance Grants (HAG) program**, and including language in the final FY27 spending bill protecting funding for Continuum of Care (CoC) programs so they are not destabilized by potential changes from the administration.
- **Fully funding the Public Housing Operating Fund** at the full, formula-determined need, plus \$598 million to address the cumulative shortfall in Public Housing operations reported in FY25, and providing increased funding for the Public Housing Capital Fund to begin addressing the capital needs backlog in Public Housing.
- **Investing in accessible, affordable homes for older adults and people with disabilities** by fully renewing all existing Project-Based Rental Assistance (PBRA) contracts and Project Rental Assistance Contracts (PRACs), and expanding funding for the Section 202 Housing for the Elderly and Section 811 Housing for Persons with Disabilities programs.
- **Providing at least \$15 million for HUD's Eviction Protection Grant Program (EPGP)**, which gives communities grants to establish right to counsel and other programs that help people avoid eviction and remain housed.
- **At least maintaining \$1.1 billion for the Indian Housing Block Grant (IHBG) program and increasing funding for the IHBG-Competitive program to \$150 million**, targeted to tribal communities with the most urgent housing needs.

- **Establishing guardrails** to ensure the administration releases appropriated funding to communities and does not withhold, redirect, limit, or otherwise rescind congressionally approved funding.

SAFEGUARD HUD'S CONTINUUM OF CARE (CoC) PROGRAM

Communities rely on consistent, predictable funding for Continuums of Care (CoCs) to provide and maintain programs and services to people and families experiencing or at risk of homelessness, including outreach, intake, and assessment; emergency shelter and transitional housing; and affordable, accessible housing options and wrap-around services for those who need longer-term support to remain stably housed.

Despite the importance of consistent funding for CoC programs, the Trump Administration and HUD Secretary Scott Turner are pursuing [drastic changes](#) to the program that would limit communities' ability to pursue evidence-based solutions to homelessness. If implemented, these changes would put as many as [97,000 people](#) who had previously been experiencing homelessness at risk of losing the assistance they rely on for stable housing.

To protect funding for permanent supportive housing and the people it serves, in any final FY27 HUD spending bill Congress should:

- **Raise the minimum renewal threshold for Tier 1 funding in the CoC program from 60% to 85%.** Tier 1 funding provides annual renewal funding so that CoCs can continue to operate vital programs that serve people experiencing or at risk of homelessness, including people in need of housing with services to ensure long-term stability. This guardrail would help protect assisted households and mitigate the harm HUD can cause by taking away assistance from current recipients.
- **Establish deadlines and requirements to ensure HUD issues a lawful Notice of Funding Opportunity (NOFO) for the CoC program, announces awards, and executes contracts in a timely way.** Despite instructions from Congress, HUD has still not executed grant agreements or provided access to funding to many CoC grantees. The Trump Administration has also attempted to include unlawful provisions, like defining what kinds of disability qualify for housing assistance and which do not, in NOFOs for the CoC program. To ensure appropriated dollars reach communities as intended by Congress, HUD must be held accountable and be required to follow the directions given by Congress.

Visit the [National Alliance to End Homelessness](#) for more resources on the CoC program.

2

Ensure the fair and effective implementation of the "21st Century ROAD to Housing Act"

The 21st Century ROAD to Housing Act (ROAD; [P.L. 119-101](#)) became law on July 11, marking the first major bipartisan housing package to become law since the 1990s. The bill focuses primarily on increasing the supply of housing and includes [several provisions](#) NLIHC advocated for that will directly or indirectly impact renters with low incomes, including the "Reforming Disaster Recovery Act," "Rural Housing Service Reform Act," and provisions from the "Choice in Affordable Housing Act." **If your [senators](#) or [representative](#) voted for the 21st Century ROAD to Housing Act, August Recess is a good opportunity to [thank them](#) and offer to work together on next steps!**

With ROAD now law, Congress and the Trump Administration will need to work together on the bill's implementation. Advocates can play a crucial role in shaping how key provisions from ROAD are implemented, including by:

- **Calling on Congress to adequately fund the Community Development Block Grant-Disaster Recovery (CDBG-DR) program**, which [provides](#) flexible grants to help presidentially-declared disaster areas build affordable housing and other infrastructure, distribute rental assistance, carry out mitigation and resilience activities, aid in economic development, and more. ROAD included a three-year authorization of the CDBG-DR program and made important programmatic changes. Now, sufficiently funding the program will ensure a more equitable recovery process for disaster survivors and impacted communities. [Learn more](#) about funding for the CDBG-DR program here and the critical programmatic improvements.
- **Weighing in with HUD as it goes through the federal rulemaking process to determine how policies in ROAD will be implemented, including the CDBG-DR program.** Authorizing a federal program allows Congress to provide funding to the program on a regular basis and the executive branch to create permanent rules governing how the program will be run. In the coming weeks, HUD will release more information on the rulemaking process for the CDBG-DR program, and advocates will have the opportunity to shape how the program is implemented. NLIHC will also be working with our partners to monitor and influence the implementation of other provisions impacting renters with low incomes, including those from the "Rural Housing Service Reform Act" and "Choice in Affordable Housing Act."
- **Ensuring HUD is adequately staffed to carry out its tasks under ROAD.** HUD lost [30% of its workforce](#) between last year's cuts from the Department of Government Efficiency (DOGE) and indiscriminate staff reductions. In passing ROAD, Congress tasked HUD with dozens of deliverables, many on short timelines. Congress should make sure Secretary Turner retains talent and hires capacity back as needed to deliver on ROAD and ensure the department can efficiently perform core responsibilities.

3

Keep fighting harmful policies in the Trump Administration's regulatory agenda

Under Secretary Turner, HUD has proposed a variety of rules and regulations that would create barriers to assistance and deny eligible families the help they need to keep a roof over their heads. These policies include:

- The proposed [Mixed-Status rule](#) would contradict federal statute and longstanding policy that allows families in which at least one member is ineligible based on their immigration status to live together with eligible household members in HUD-assisted housing. The Center on Budget and Policy Priorities (CBPP) [estimated](#) the change could result in 80,000 people, including 37,000 children, losing their rental assistance.
- The proposed [Equal Access rule](#) removes protections for LGBTQ+ people across all HUD programs, from emergency shelter to mortgage assistance, and reinforces false stereotypes about transgender people.
- The proposed [Work Requirements and Term Limits rule](#) would allow Public Housing Agencies (PHAs) and HUD-assisted owners to implement time limits on housing assistance, and to impose onerous new paperwork requirements that would force residents of assisted housing to document work or disability or risk losing their home.
- The proposed [disparate impact rule](#) ignores existing law and would attempt to undermine a longstanding legal tool used to fight discriminatory practices that deny housing opportunities based on race, sex, and other characteristics.
- The proposed revocation of [HUD's 30-day notice requirement](#) would strip away protections for certain HUD tenants, such that they would have less time to catch up on rent to avoid eviction.

Unfortunately, the damage does not stop at HUD; other federal agencies have proposed harmful policies that will negatively impact access to housing. For example, the proposed Office of Management and Budget (OMB) rule [regarding federal grantmaking](#) would dramatically change how federal funds are awarded and administered, injecting politicized considerations into longstanding programs and creating uncertainty for federal funding recipients.

Advocates around the country have already taken action to oppose these damaging proposals, including submitting over 496,000 public comments on OMB's proposed rule. While the comment period on these proposals is over, **advocates can still push their members of Congress to block their implementation by passing legislative language prohibiting HUD from using Congressionally appropriated dollars to implement or enforce these harmful changes.**

4

Protect access to the ballot for renters and people with low incomes

NLIHC and our partners in the nonpartisan [Our Homes, Our Votes](#) campaign strongly oppose any attempt to restrict voting access, including the “Safeguard American Voter Eligibility (SAVE) Act.” The “[SAVE Act](#)” ([H.R.7296/S.3752](#)) would require documentary proof of citizenship to register to vote or update voter registration, even though existing laws already require citizenship to vote in federal and state elections, and instances of noncitizen voting are exceedingly rare. This would create unnecessary barriers to voting that suppress participation and disproportionately disenfranchise communities already pushed to the margins of our democracy, including low-income renters, voters of color, young voters, voters with disabilities, seniors, Tribal communities and rural voters.

The “SAVE Act” passed the House in February but failed to pass the Senate in June by a vote of 48-50, with all Senate Democrats and four Republicans – Senators Susan Collins (R-ME), Thom Tillis (R-NC), Lisa Murkowski (R-AK), and Mitch McConnell (R-KY) – voting against the bill. **Advocates can continue taking action by urging their senators to oppose the “SAVE Act” – if your elected officials already voted against the bill, thank them for their opposition and urge them to keep it up!**

RESOURCES

[Housing Needs by State](#): Shows the shortage of rental homes affordable and available in each state for the lowest-income households, housing cost burdens by income groups, and the demographics of extremely low-income renter households. Congressional District Profiles are also available for findings at the district level.

[State Housing Preservation Profiles](#): Data providing an overview of the affordable housing inventory at the state level. Graphs depict the number of affordable homes with subsidies set to expire in the near future. The data sheet makes the case for investments in these homes before many convert to market rents.

[The Gap](#): The report includes data on housing cost burden prevalence and examines the demographics, disability and work status, and other characteristics of the extremely low-income households most impacted by the national shortage of affordable and available rental homes.

[Out of Reach](#): The report calculates national, state, and metropolitan area “Housing Wages,” an estimate of the hourly wage full-time workers must earn to afford rental home at fair market rent, without spending more than 30% of their income on the cost of rent.

[FY27 Housing Choice Voucher Renewal Funding](#): The Center on Budget and Policy Priorities (CBPP) published a blog that evaluates current levels of funding for the Housing Choice Vouchers (HCV) and Emergency Housing Voucher (EHV) programs. The blog provides suggestions for how Congress can protect and expand the assistance millions of families rely on to afford the cost of rent.

[Changes to CDBG-DR](#): This factsheet compares changes to HUD’s Community Development Block Grant – Disaster Recovery (CDBG-DR) program before and after enactment of ROAD. The NLIHC-led Disaster Housing Recovery Coalition (DHRC) strongly supports the CDBG-DR program and will be monitoring and weighing-in with HUD as it develops rules governing the program. Register for the DHRC Working Group to stay abreast of these efforts.

[Overview of HUD’s Mixed-Status, Work Requirements and Term Limits, and 30-Day Notice Proposals](#): An NLIHC article that provides a brief overview of three key proposed rules released by HUD—Mixed-Status Proposed Rule, Work Requirements and Time Limits Proposed Rule, 30-Day Notice Proposal—as well as links to additional resources and information.

[Our Homes, Our Votes 2026 Webinar Series](#): NLIHC’s nonpartisan voter engagement campaign, *Our Homes, Our Votes*, hosts monthly webinars, featuring real-world examples, lessons directly from the field, and step-by-step guidance to help organizations strengthen their civic engagement efforts and ensure renters’ voices are heard.

RESOURCES

[Ending Homelessness Through Housing and Services](#): General introductory information about the Housing First model and findings on one of the most effective approaches to ending homelessness is providing housing plus voluntary wrap-around services when needed for long-term stability.

[2025 National Renter Survey](#): Report is the first from NLIHC to comprehensively capture the distinct housing-related experiences of renters with varying incomes, racial identities, and accessibility needs across the U.S.

