



Memo To Members & Partners

A weekly newsletter from the National Low Income Housing Coalition

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HUD

Proposed HUD Rules Would Jeopardize Housing Assistance: 30-Day Notice Proposal Comments Due TODAY; Work Requirements and Time Limits Comments Due May 1; New CBPP Analysis Released - Take Action!

By NLIHC Policy Team

Keywords: housing assistance, HUD, work requirements, time limits, eviction

Since February, HUD has published several proposed regulatory changes that would have harmful impacts on HUD tenants, including:

- HUD’s [proposal](#) to repeal the requirement that PHAs and project-based rental assistance (PBRA) owners provide households with at least a 30-day termination notice prior to filing an eviction action for nonpayment of rent (30-Day Notice Proposal); and
- HUD’s [proposed rule](#) that would allow public housing agencies (PHAs) and HUD-assisted owners to adopt work requirements and time limits on assistance.

Below, please find information and resources for opposing these harmful changes, including:

- [NLIHC's sign-on letter for organizations](#) in response to the Work Requirements/Time Limits Proposed Rule.
- **Just-released Center on Budget and Policy Priorities (CBPP) [analysis](#)** regarding the Work Requirements/Time Limits Proposed Rule

30-Day Notice Proposal – Comment Deadline TODAY, April 27

In February 2026, HUD issued “[Revocation of the 30-Day Notification Requirement Prior to Termination of Lease for Nonpayment of Rent.](#)” If these changes are finalized, certain tenants in HUD-assisted housing would have less time to catch up on rent to avoid eviction. HUD would also no longer require PHAs and PBRA owners to provide information such as itemized lists of rent owed. HUD’s proposal would remove additional HUD protections, such as a prohibition on evicting tenants for nonpayment if they caught up on rent during the 30-day notice period.

Although HUD recently announced it [has postponed](#) when these changes would go into effect, the rulemaking is still moving forward. Comments opposing this proposal are crucial.

Take action on the 30-Day Notice Proposal by:

- **Submit [your own comment](#)**, urging HUD to withdraw the proposed rule. The comment deadline is April 27 at 11:59 pm ET.
 - The National Housing Law Project (NHLP) has created templates for tenants and organizations. Please reach out to Hannah Adams, hadams@nhlp.org, for more information.

Work Requirements and Time Limits Proposed Rule – Comment Deadline May 1 (This Friday)

On March 2, HUD [proposed](#) allowing public housing agencies (PHAs) and HUD-assisted owners to impose work requirements and time limits on assisted families. A new CBPP [analysis](#) estimates that the Proposed Rule would jeopardize housing assistance for up to 3.7 million people, including 1.9 million children. This includes 2.1 million people in households where at least one person is working.

HUD’s [Notice of Proposed Rulemaking \(NPRM\)](#), “Establishing Flexibility for Implementation of Work Requirements and Term Limits,” would allow “well-performing” PHAs and PBRA owners to adopt work requirements for “work-eligible” adults of up to 40 hours per week. “Work-eligible” adults are defined in the NPRM as individuals ages 18 to 61 who are not people with disabilities, pregnant, or enrolled in higher education. The “work-eligible” definition also excludes primary caretakers for: a person with a disability, a child under six, or a person who is temporarily incapacitated.

The NPRM would also allow for time limits on assistance after two years for “non-elderly, non-disabled families.” The definitions of “elderly family” and “disabled family” in current HUD regulations are written in a way that, under HUD’s proposal, individual household members who are elderly or who have disabilities could be impacted by a time limit if the household itself is considered “non-elderly” and “non-disabled.”

The NPRM would apply to the following programs: public housing, Housing Choice Vouchers (HCV), Project-Based Vouchers (PBV), and PBRA.

Take action on the Work Requirements and Time Limits Proposed Rule by:

- **Submitting [your own comment](#)** urging HUD to withdraw the proposed rule. The comment deadline is May 1 at 11:59 pm ET.
 - Use [NLIHC’s comment template](#) to draft a comment that reflects your perspective.
- **Joining NLIHC’s sign-on letter (for organizations)** by Thursday, April 30 at 11:59 pm ET: <https://nlihc.quorum.us/campaign/161309/>
- **Learning more about the harms of time limits and work requirements:**

- The Center for Law and Social Policy (CLASP) has a webpage with a detailed [compilation of resources](#).
- NHLP—jointly with NLIHC, CLASP, Justice in Aging, and Southern Poverty Law Center (SPLC)—published a resource titled, “[Work Requirements and Time Limits in Rental Assistance Programs Will Worsen Housing Instability](#).” This document outlines the ways in which imposing work requirements and time limits in HUD programs is counterproductive.
- NLIHC, NHLP, and CLASP have also synthesized CBPP data and NLIHC data to [create fact sheets for each state and the District of Columbia](#). These fact sheets are posted online as a single, searchable PDF. Consider using this information to inform your comments.
- NHLP has released a [legal analysis of the proposed rule](#). This analysis includes “a summary of HUD’s lack of legal authority to promulgate the rule, and the substantive drafting errors that appear in the rule (such as where there are discrepancies between the policies stated in the preamble and the proposed regulatory text).” NHLP’s analysis also includes a detailed comparison chart outlining how the proposal would apply across programs covered by the NPRM.
- Justice in Aging has published “[HUD’s Proposal on Work Requirements and Time Limits Would Take Away Housing Assistance From Older Adults](#).”
- NLIHC’s Preventing Benefit Cuts page can be found [here](#).
- HoUSed call [recording](#) and [slides](#)

NLIHC Urges HUD to Withdraw Proposed Mixed-Status Rule with Over 13,000 Housing, Immigration Advocates; Congressional Leaders Comment and Introduce Resolution Opposing the Rule

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

Keywords: mixed status, comments, housing assistance, PIF, NHLP, opposition, RIA, verification, documentation, costs, administrative burden, SAVE

NLIHC submitted a [comment letter](#) urging HUD to withdraw the proposed mixed-status rule, which was posted on the Federal Register for public comment from February 20 to April 21. Over 13,000 comments were posted to [the Federal Register](#) as of April 23, and opponents of the rule range from housing and immigrant advocates to elected leaders. The Congressional Hispanic Caucus, Congressional Black Caucus, and Congressional Asian Pacific American Caucus [submitted](#) a joint [comment letter](#) with 75 congressmembers opposing the rule. Maxine Waters (D-CA), ranking member of the House Financial Services Committee, [organized a comment letter](#) with the Committee’s minority members. Representative Delia Ramirez (D-IL) also introduced a resolution ([H.Res.1198](#)) condemning the proposal with over 25 cosponsors.

Background

HUD's [proposed mixed-status rule](#), if finalized and implemented, would require families with mixed immigration statuses (mixed-status families) in certain HUD programs to choose between remaining together and losing their housing assistance. The proposal would also require all HUD-assisted tenants to verify their eligible immigration status, adding to burdensome paperwork requirements for housing providers. NLIHC worked with immigration and housing leaders to oppose the rule, supporting the *Keep Families Together* campaign organized by Protecting Immigrant Families (PIF) and the National Housing Law Project (NHLP).

While immigration status determines who is eligible for federal housing assistance, current policy allows for mixed-status families—households with eligible and ineligible members—to live together, albeit receiving a subsidy that only covers eligible members (known as prorated assistance). However, the proposed rule would end prorated assistance, mixed-status families' ability to live together, and impose burdensome verification and documentation requirements. HUD's own [Regulatory Impact Analysis](#) (RIA) demonstrates the costs of these changes—necessitating action from organizations and individuals alike (see *Memo*, [4/20](#)).

NLIHC, Protecting Immigrant Families Coalition Oppose the Proposed Rule

NLIHC's [comment letter](#) describes the harmful impact of the proposed rule and urges HUD to withdraw the rule. The letter emphasizes how:

- **Implementing the Proposed Rule will not address the need for more HUD-assisted units because mixed-status families are not driving the shortage.** An estimated 8.9 million people participate in HUD-assisted housing programs. Family members who are ineligible due to their immigration status—a total of 24,100 people—“comprise less than one third of a percent of this total,” the letter states. “Displacing mixed-status families will not create a dent in the shortage of affordable housing units in the United States, which NLIHC research estimates to be a shortage of [7.2 million](#) affordable and available rentals for extremely low-income households.”
- **The “immediate effect” of the Proposed Rule “would be a reduction in the number of households and eligible persons assisted.”** This comes down to simple math, where the fully eligible households that would receive assistance instead of mixed status families would require a full subsidy—costing an additional \$4,900 per person. HUD's Regulatory Impact Analysis (RIA; see *Memo*, [4/13](#)) estimates that HUD would need an additional \$300 million to serve the current number of families served, where these fiscal impacts could force housing providers to reduce housing quantity and quality.
- **The costs of documentation requirements “could potentially result in denial, termination, or delay of housing assistance,” and a significant proportion of these costs “falls on U.S. citizens and nationals.”** This is wholly inconsistent with HUD's stated goal of providing assistance to eligible tenants. Moreover, people of color lack ready access to citizenship documents at a higher rate (11%) than white Americans (8%).
- **Housing providers will face administrative burdens, as verification requirements for existing tenants alone would cost between \$530,140 and \$2.1 million.** Expanded reliance on the SAVE system (see *Memo*, [2/23](#)), moreover, raises the likelihood of a secondary verification process—creating a procedure that conflicts with HUD's stated aim of making verification “more uniform for citizens and eligible noncitizens.” The

proposal targets immigrants to the detriment of everyone living in HUD-assisted housing, requiring housing providers to police families' documentation.

- **Current HUD regulations are consistent with Section 214.** When Congress amended Section 214 of the “Housing and Community Development Act” in 1980, they did so with the express intent of keeping families together while reducing costs for housing providers. Conversely, changes that HUD is proposing rely on a strained or atextual reading of Section 214.

NLIHC also joined [PIF's comment letter](#) with nearly 400 organizations nationwide. In a [press release](#) announcing the letter, PIF's Executive Director Adriana Cadena states, “HUD's claim that this is about ‘illegal immigration’ is yet another lie from the Trump administration—people who are undocumented are already denied housing subsidies.” She continues: “This plan will evict lawfully present immigrants and U.S. citizens in immigrant families.

NLIHC President and CEO Renee M. Willis stated in the same press release: “There is an affordable housing crisis across America, especially for those with the lowest incomes. Bullying low-income immigrant families by withholding the resources they rely on and forcing them to choose between staying together or losing housing assistance worsens this crisis and will increase housing insecurity. Instead of investing in proven solutions like rental assistance and vouchers, the Trump administration has deterred eligible immigrant families from seeking housing benefits and stoked fear in immigrant communities. The proposed ‘mixed-status’ rule is unlawful, cruel, and an egregious abuse of power. NLIHC is proud to stand with our partners in pushing back against the harmful implementation of this rule.”

The PIF letter contains similar sentiment as NLIHC's, decrying how the proposed rule:

- Runs contrary to three decades of policy interpretation and fails to state “good reasons for the new policy” and consider whether the rule has “engendered serious reliance interests” to some groups.
- Would bar children and other U.S. citizens who are eligible for housing subsidies from receiving them simply because they live with a family member with ineligible status—increasing their chances of housing instability, poverty, and the adverse effects these hardships have on their health and well-being.
- Puts mixed-status families in an impossible situation, where they must choose between staying together and getting evicted or splitting the family up.
- Uses the unreliable SAVE program, where reliance on SAVE puts both immigrants and U.S. citizens at risk of losing their housing.

Congressional Leaders Oppose Proposed Rule, Affirm Congressional Intent for Existing Law

Congressional leaders took action to oppose the proposed rule and affirm that Congress wrote Section 214 to keep families together and iterate that HUD's proposal goes against statute.

Leaders of the Congressional Hispanic Caucus, Congressional Asian Pacific American Caucus, and Congressional Black Caucus (collectively, the “Tri-Caucus”) also [sent a comment letter](#) opposing the rule. The letter, signed by 75 members of Congress, affirms Congress's intent in

drafting Section 214, the primary statute impacting immigrant families' eligibility for HUD-assisted housing. "Like other immigration policies from this administration, the proposed rule attempts to solve a problem that does not exist. It is based on the false premise that ineligible noncitizens are receiving housing assistance and diverting resources from citizens," the letter states. "In reality, current HUD rules limit rental assistance to household members with eligible immigration status, and ineligible individuals are prohibited from receiving such aid."

Rep. Waters, ranking member of the House Financial Services Committee, [sent a comment letter](#) with fellow Committee minority members, Representatives Nydia Velázquez (D-NY), Juan Vargas (D-CA), and Sylvia Garcia (D-TX). The members underscore Section 214 of the "Housing and Community Development Act" and note several additional concerns with HUD's proposal, including that "it would exacerbate the current eviction and homelessness crisis, placing children, seniors, and people with disabilities at a disproportionate disadvantage."

Rep. Ramirez introduced a resolution ([H.Res.1198](#)) "recognizing that stable housing keeps families together" and "condemns HUD Secretary Scott Turner for advancing policies that threaten family unity, worsen homelessness, and undermine the mission of HUD to provide safe, stable, and affordable housing for all."

Read comment letters from [NLIHC](#), [PIF](#), and [the Tri-Caucus](#).

Read Rep. Ramirez's resolution [here](#).

Learn more about mixed-status families' access to housing assistance in [Chapter 6](#) of NLIHC's *2026 Advocates' Guide*.

HUD Rescinds Flexibilities for Housing Choice Voucher, Project-Based Voucher, Public Housing, Emergency Housing Vouchers, and Stability Voucher Programs

By Alayna Calabro, NLIHC Senior Policy Analyst

Keywords: Homelessness, HUD, Housing Choice Vouchers, HCV, vouchers, rental assistance, project-based vouchers, PBV, public housing, self-certification, regulations, flexibility, PIH, waivers, EHV, emergency housing vouchers

HUD's Office of Public and Indian Housing (PIH) issued [Notice PIH 2026-04](#) and [Notice PIH 2026-05](#) on March 5. The notices rescind flexibilities that HUD had provided public housing agencies (PHAs) in administering the Housing Choice Voucher (HCV), Project-Based Voucher (PBV), Public Housing, Emergency Housing Voucher (EHV), and Stability Voucher (SV) programs.

Notice PIH 2026-04

Notice PIH 2026-04 rescinds [Notice PIH 2024-17](#), which provided a streamlined review process for regulatory waivers to expedite admission to the HCV, PBV, and Public Housing programs for

people experiencing homelessness (see *Memo*, [5/20/24](#)). Eliminating these waivers will make it more difficult for PHAs to serve people experiencing homelessness in their communities.

Notice PIH 2024-17, which HUD rescinded in its entirety, provided a streamlined submission and review process for two regulatory waivers for verification requirements at admission to the HCV, PBV, or Public Housing programs: (1) third-party verification of date of birth and a person's disability status, and (2) third-party verification of income and assets. Notice PIH 2026-24 states that waivers that were already approved or granted using the streamlined process will remain valid until their expiration dates.

People experiencing homelessness may not have the documents typically required to establish their eligibility for housing assistance programs readily available. Because missing documents can significantly delay assistance and access to housing, the waivers allow PHAs to house families experiencing homelessness more quickly by allowing self-certification of income, disability status, and date of birth.

Eliminating the streamlined waiver process will make it more difficult for PHAs to quickly and effectively serve people experiencing homelessness through the HCV, PBV, and public housing programs. HUD's decision also disregards important [lessons learned](#) from pandemic-era initiatives, including the EHV program, the Emergency Rental Assistance Program, and waivers authorized under the "Coronavirus Aid, Relief, and Economic Security Act."

Notice PIH 2026-05

[Notice PIH 2026-05](#) rescinds flexibilities in the EHV and SV programs that allowed PHAs to delay collecting social security documentation and citizenship documentation within 180 days of admission. Now, PHAs must follow standard eligibility verification procedures for Social Security numbers and citizenship or eligible immigration status for EHV and SV applicants.

Read Notice PIH 2026-04 [here](#).

Read Notice PIH 2024-17 [here](#).

Read NLIHC's *Memo* about Notice PIH 2024-17 [here](#).

Read Notice PIH 2025-05 [here](#).

Budget and Appropriations

Senate Republicans Pass Budget Resolution Laying Groundwork for Reconciliation Bill to Fund ICE and CBP

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: Budget and Appropriations, THUD, HUD, FY27

Senate Republicans passed by a vote of 50-48 a budget resolution on April 23, laying the groundwork for a reconciliation package that would provide an estimated \$70 billion in additional funding for Immigration and Customs Enforcement (ICE) and Customs and Border Protection (CBP). The introduction of a budget resolution is the first step in passing a bill through [reconciliation](#), a special legislative procedure that allows bills to pass the Senate with a simple majority of 51 votes instead of the 60 votes usually required. Senators Lisa Murkowski (R-AK) and Rand Paul (R-KY) were the only two Republicans to vote against the resolution.

With control of the House, Senate, and White House, Republicans can use reconciliation to pass a bill without any support from Democrats. Last year, Republicans used reconciliation to pass H.R.1, the “One Big Beautiful Bill Act,” which extended tax cuts and provided an additional \$325 billion in spending on immigration enforcement and defense. To pay for these provisions, the bill cut over \$1 trillion in funding for vital safety net programs, including Medicaid and the Supplemental Nutrition Assistance Program (SNAP; see *Memo*, [7/7/25](#)).

The budget resolution, the first step in the reconciliation process, establishes which committees will be responsible for drafting legislative language for the reconciliation bill, and how much money committee members are allowed to spend – or expected to cut – in the bill. The resolution passed by Senate Republicans instructs the Senate Homeland Security and Governmental Affairs (Homeland Security) Committee and the Senate Judiciary Committee to draft legislative language allowing for \$70 billion in spending by May 15; the House will need to adopt the same resolution before the bill can move forward, and any changes in the House would need to be voted on again in the Senate. The House Rules Committee is slated to consider the resolution today (April 27), with the goal of the full House passing the resolution as-is before the end of the week.

Senate Republicans on the Homeland Security and Judiciary Committees will lead drafting the legislative language for the reconciliation bill and hope to hold a floor vote on the bill the week of May 11. Republicans are aiming to have the bill finalized and to the President’s desk by June 1.

Attempt to Add “SAVE Act” Provisions to Reconciliation Bill Fails

During the Senate vote, the budget resolution undergoes a process called “vote-a-rama,” during which Senators propose and vote on as many amendments to the resolution as they would like. Senator John Kennedy (R-LA) proposed an amendment that would have added provisions from the “Safeguard American Voter Eligibility (SAVE) America Act” to the resolution, including establishing proof of U.S. citizenship to register to vote, and mandating photo identification to vote in person, among other provisions. The amendment was not adopted with a final vote of 48-50, and four Republicans—Senators Tom Tills (R-NC), Susan Collins (R-ME), Mitch McConnell (R-KY), and Murkowski—joining Democrats to vote against the amendment. NLIHC and our partners in the nonpartisan [Our Homes, Our Votes](#) campaign [strongly oppose](#) the SAVE Act, which would create unnecessary barriers that suppress voter participation, especially among people with low incomes.

Senator Ernst Unveils “Anti-Fraud” Bill to Offset New Spending with Additional Safety Net Cuts

While the upcoming reconciliation bill is expected to be narrowly targeted to funding for ICE and CBP, some Republicans are calling for a third, final reconciliation bill this Congress that would include cuts to safety net programs to offset the proposed spending increase for ICE and CBP. Senator Joni Ernst (R-IA) introduced on April 22 the “Protecting American Taxpayers Act,” a [legislative package](#) combining 17 bills with the stated goal of “[recovering] stolen funds, protecting taxpayer dollars, and stopping fraudsters” through rescinding unobligated funding from COVID-19-related programs, and imposing additional work reporting requirements on recipients of the Temporary Assistance for Needy Families (TANF) program, among other proposals. HUD programs are not mentioned in the bill; however, many of the same families who receive TANF, Medicaid, and other assistance also struggle with housing stability, and a reduction in assistance that helps families afford the cost of food, medical care, and other necessities will also impact their ability to afford the cost of rent.

While it is not yet clear what would be included in a third reconciliation bill, House Speaker Mike Johnson (R-LA) has pledged to move quickly to “reconciliation 3.0” after the second reconciliation bill is finished.

Join CHCDF Letter Calling on Highest Possible Funding for Federal Affordable Housing, Homelessness, and Community Development Programs in FY27 by May 1!

By Kim Johnson, NLIHC Senior Director of Policy and Alayna Calabro, NLIHC Senior Policy Analyst

Keywords: Budget and Appropriations, THUD, HUD, FY27

The Campaign for Housing and Community Development Funding ([CHCDF](#)) released an updated organizational [sign-on letter](#) calling on Congress to provide the highest possible funding for affordable housing, homelessness, and community development programs in final fiscal year (FY) 2027 spending bills. The letter also requests Congress include language in all appropriations bills blocking attempts to withhold, rescind, or otherwise cut congressionally approved funding by the executive branch. Organizations are invited to [join the sign-on letter here](#) by May 1.

CHCDF is a coalition of more than 70 national organizations working to ensure the highest possible funding for federal affordable housing, homelessness, and community development programs. CHCDF’s members represent a full continuum of national housing and community development organizations, including faith-based, private sector, financial/intermediary, public sector, and advocacy groups. NLIHC is a member of CHCDF’s steering committee and provides the group with administrative support.

The letter supports CHCDF’s congressional advocacy to increase federal investments in HUD and U.S. Department of Agriculture (USDA) affordable housing, homelessness, and community development programs through the annual appropriations process. In addition to increasing these

vital federal investments, the letter urges Congress to “include language in all appropriations bills to block any attempt by the executive branch to withhold, rescind, or otherwise cut congressionally approved funding.” Since taking office, the Trump administration has taken various actions—including “pocket recissions,” firing members of the federal workforce, and withholding funds—that make it difficult, if not impossible, for congressionally approved funding to reach communities, undermining Congress’s authority and intent. Congress should include in any final FY27 spending bill guardrails preventing the administration from ignoring congressional intent, and ensuring funding will reach the communities for whom it is intended.

House FY27 HUD Funding Bill Expected by May 21

The House Appropriations Committee has started releasing and reviewing their FY27 spending bills—a process known as “markup”—with the Transportation, Housing and Urban Development (THUD) spending bill funding HUD’s vital affordable housing, homelessness, and community development programs expected by May 21.

Appropriators are also meeting with members of the Trump administration in a series of congressional hearings on the president’s FY27 budget request, during which cabinet secretaries will be asked about the rationale and justification behind the administration’s spending proposals. The House Appropriations Committee’s hearing for HUD Secretary Scott Turner is currently scheduled for May 12. While the Senate Appropriations Committee’s markup schedule and a hearing date for Secretary Turner have not been announced, Committee Chair Susan Collins (R-ME) is aiming to finish markup of all 12 spending bills for FY27 before the end of June.

Take Action: Tell Congress to Provide the Highest Possible Funding for Affordable Housing and Homelessness Programs in FY27!

NLIHC is calling on Congress to once again reject funding cuts and harmful policy changes proposed in the White House’s budget request, and instead provide the highest possible funding for HUD’s affordable housing, homelessness, and community development programs, including for NLIHC’s top priorities:

- Full funding to renew all existing Housing Choice Voucher (HCV) contracts, including ensuring continued assistance for Emergency Housing Voucher holders.
- At least \$5.1 billion for HUD’s Homeless Assistance Grants program to address the needs of people experiencing homelessness.
- Increased funding for public housing operations and capital needs to help maintain and efficiently operate public housing.
- Increased investments in programs that support the construction and preservation of deeply affordable, accessible housing, including full funding for all Section 811 PRA and PRAC renewals, at least \$424 million for new Section 811 PRA contracts, and full funding to renew all existing contracts under the Section 202 Housing for the Elderly program.
- At least \$15 million for HUD’s Eviction Prevention Grant Program (EPGP) to provide communities grants to establish right to counsel and other programs that help people avoid eviction and remain housed.
- At least maintained funding of \$1.1 billion for the Indian Housing Block Grant (IHBG) program and increasing funding to \$150 million for the IHBG-Competitive program.

Advocates can take action today by:

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

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

Opportunity Starts at Home

***Opportunity Starts at Home* Campaign Publishes Brief on the Intersections of Housing, Climate, Energy and Food Security**

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

Keywords: multi-sector, climate policy, food insecurity

The [Opportunity Starts at Home](#) (OSAH) Campaign published a new [brief](#), “Housing Policy as Climate Policy: Confronting Thermal Inequity, Energy and Food Insecurity,” written by OSAH intern Ella Izenour. The piece examines the intersections of housing, thermal safety, energy affordability, and food security. It expands the traditional “heat or eat” dilemma, a tradeoff in which households must choose between paying energy bills or buying food, showing how climate change is transforming it into a year-round challenge as hotter summers increase cooling demands.

The brief highlights a shifting geography of energy poverty in the United States, with higher energy burdens increasingly concentrated in hotter regions. These pressures create a continuous cycle of tradeoffs, forcing households to choose between staying cool, maintaining stable housing, and affording food. Research shows that as energy costs rise; food budgets are often the first to be reduced. Families may skip meals, cut grocery spending, or rely on cheaper, less nutritious options to cover rent and utility costs. Others may limit air conditioning use during extreme heat, increasing the risk of heat-related illness and mortality. The brief also explores how the historical legacy of redlining has contributed to present-day disparities in housing and climate. Longstanding disinvestment in predominantly Black neighborhoods has produced environmental conditions that intensify the Urban Heat Island effect, where dense infrastructure, heat-retaining materials, and limited vegetation drive higher temperatures. Research shows that formerly redlined neighborhoods are, on average, 4.5°F warmer than areas that were not redlined.

The brief concludes by calling for policy solutions, including a permanent Emergency Assistance Fund to provide short-term support to households at risk of eviction and utility shutoffs. It also recommends updates to the Supplemental Nutrition Assistance Program (SNAP) that better reflect rising housing costs, along with increased funding for federal and state energy and weatherization assistance programs.

Read the brief [here](#).

To learn more about the intersections of housing, racial inequality, hunger, and the environment, read the OSAH fact sheets [here](#).

Our Homes, Our Votes

SAVE Act Fails to Advance in the Senate, Preserving Access to the Ballot

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

Keywords: SAVE Act

In a significant development, the U.S. Senate did not advance the “[Safeguard American Voter Eligibility \(SAVE\) Act](#),” halting what would have been one of the most restrictive federal voting measures in recent history. The bill, which previously passed the House, would have required documentary proof of citizenship to register or update voter registration, creating substantial

barriers for millions of eligible voters, particularly low-income renters, seniors, people with disabilities, and communities of color.

Advocates and civil rights organizations widely opposed the [SAVE Act](#), warning that it would impose unnecessary and burdensome documentation requirements that many eligible voters may not readily have access to, while also undermining voter registration efforts that are critical for reaching historically marginalized communities. The Senate's failure to advance the bill marks an important moment in the ongoing fight to protect access to the ballot, though similar efforts are expected to continue at both the federal and state levels.

Throughout this process, NLIHC and our partners in the nonpartisan [Our Homes, Our Votes](#) (OHOV) campaign have been actively engaged in opposing the SAVE Act and elevating its potential impact on low-income renters. NLIHC joined more than 130 national, state, and local organizations in a [sign-on letter](#) urging Congress to reject the legislation, while continuing to educate policymakers and partners about the consequences of restricting voter access for communities already facing housing instability. NLIHC President and CEO also issued a [statement](#) applauding efforts to not advance this legislation and reinforcing the importance of protecting voting rights as a core component of housing justice.

“NLIHC applauds the U.S. Senate's failure to advance the SAVE Act, which would have deepened the affordable housing crisis by restricting the voting rights of renters with low incomes. This bill sought to undermine a shared vision of a multiracial, inclusive democracy—one that Americans across the country support and are working to strengthen by expanding access to the ballot,” said NLIHC President and CEO Renee M. Willis. “We thank Senate champions who continue to reject legislation like the SAVE Act that enables voter suppression. We urge continued support for policies like the ['John R. Lewis Voting Rights Advancement Act,'](#) which are essential to ensuring that renters with low incomes can build the political will needed to advance bold, lasting solutions to the affordable housing crisis. Affordable housing is built with ballots. The failure to advance the SAVE Act is a step toward removing the barriers that too many renters with low incomes face when exercising their fundamental right to vote and to secure a stable, safe, and affordable home.”

NLIHC's [OHOV nonpartisan campaign](#) has worked to ensure that our network remains informed, prepared, and equipped to respond to emerging threats to civic participation. This includes sharing timely updates, providing tools and resources for compliant voter engagement, and supporting partners in integrating civic participation into their housing work. At a moment when access to the ballot continues to be challenged, this work remains critical to ensuring that renters, especially those most impacted by housing instability, are not left out of the democratic process.

While the Senate's action represents an important development, it does not mark the end of efforts to restrict voting access. We will continue to monitor developments, advocate for equitable access to the ballot, and support our partners in advancing nonpartisan civic engagement.

Join us for the next OHOV webinar on Monday, May 11, to stay connected and updated on the SAVE Act and more. Learn more and register [here](#).

Strategic Partnerships & Campaigns

How Art Becomes Advocacy in the Fight for Housing: New Episode of “The Common Ground” Podcast Out Now

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

Keywords: The Common Ground, podcast, National Voices of Resilience Homeless Choir

“What does housing justice sound like?” In episode 4 of “[The Common Ground](#),” we explore this question through a powerful, in-depth conversation with Daniel Holmes, Kennetha Patterson, and Nat Peterson Lopes of the [National Voices of Resilience Homeless Choir](#). The choir brings together artists, advocates, and community members who use music to turn lived experience into something shared: connection, healing, and purpose. This episode asks listeners to look past familiar narratives of homelessness and sit with something less expected: joy, creativity, and the quiet power of collective care. For Daniel, Kennetha, and Nat, the work goes beyond performance. It's about making space to be heard, to be valued, and to belong.

Daniel Holmes founded the choir alongside the visual art collective Morning Coffee Artists, after years of living and witnessing homelessness firsthand. What began as paintings evolved into poems, and then into music that carries the full weight of those journeys, including stories of loss, resilience, and hope. As Daniel shares, the songs started as paintings, became poems, and eventually found their way into a recording studio, one hard-won opportunity at a time.

Kennetha Patterson brings that same conviction to advocacy work. For her, being part of the choir is about more than community. It is about proving that people experiencing homelessness are not a problem to be managed, but voices with something essential to offer.

"Any one of you could be homeless. Homelessness is not by choice." – Daniel Holmes

That directness sits at the heart of everything the choir does. Daniel shared a moment from a public forum where he challenged a deputy mayor, who was speaking about homelessness without ever having experienced it, to understand what it really means. A week later, a tornado displaced thousands of Nashville residents. The point landed hard. Together, the three of them make the case that housing justice is not only about policy. It is about people, and about how we see one another, how we build community, and how we invest in spaces that allow people to heal and thrive.

"Housing is healthcare and also housing is the nucleus of every family, and without it, everything literally is going haywire." – Kennetha Patterson

That belief carries through everything the choir is building, from benefit concerts and a growing fund to a musical play currently in development, to long-term plans for community-owned housing. Because at its core, this episode is a call to listen more deeply, and then to act. Whether by supporting artists, showing up to performances, or advocating for safe, stable, and affordable housing, there is a role for all of us here.

To hear more about this important discussion, you can listen to “The Common Ground” on [Spotify](#), [Apple Podcasts](#), and [SoundCloud](#). Subscribe to join us as we explore our shared commitment to finding common ground.

Research

Survey Finds Bipartisan Consensus that Immigration Enforcement Should Not Cause Fear and Avoidance of Critical Social Services and Benefits

By Mackenzie Pish, NLIHC Research Analyst

Keywords: immigration, mixed-status rule, social services, public benefits, Medicaid

A recent nationally representative survey conducted by PerryUndem, in partnership with the Protecting Immigrant Families coalition (PIF), revealed bipartisan concern about current immigration enforcement actions and the impact of those actions on immigrant families’ access to social services and benefits. The survey found that a majority of adults think that immigration enforcement should not be permitted in certain public service facilities and would be concerned if immigration enforcement caused people to avoid securing social services and benefits.

The 10-question survey was administered in March 2026 to 1,133 adults aged 18 and over. The survey addressed opinions on U.S. Immigration and Customs Enforcement (ICE) approaches generally and investigated how ICE actions and current federal immigration policies are impacting U.S. citizens, lawfully present immigrants, and immigrant families. Respondents were selected from a nationally representative sample frame provided by NORC at the University of Chicago and participated through NORC’s biweekly AmeriSpeak Omnibus survey.

The survey found that about two-thirds of adults do not approve of ICE’s enforcement actions and think actions have “gone too far.” Across all respondents and even within political party affiliations, most adults do not believe that ICE should detain or arrest U.S. citizens or legally present immigrants. Nearly 3 in 4 adults believe that U.S. citizens in immigrant families are being intimidated and wrongfully detained. While there is partisan variance, most adults believe that certain public facilities should be off limits to ICE arrests and detention. A majority of respondents felt that ICE should not be allowed to detain or arrest someone in a school (68%), hospital (60%), local health clinic (58%), or local nonprofits that provide social services like housing (54%). Notably, this question asked respondents about ICE arrests of people generally and did not condition arrests based on citizenship status or lawful presence, suggesting that the respondents cared about safeguarding these places from ICE entirely.

The consensus around off-limit public facilities aligns with shared concerns about the impact of ICE actions on people's ability to access and receive social services and benefits. Seventy-two percent of all adults—including 87% of democrats, 64% of independents, and 63% of republicans—believe that misinformation about immigrants' use of public benefit programs is used to build support for policies that exclude immigrants from those programs. Eighty-three percent of adults believe that people who are here legally and pay taxes should be able to get help with essential needs like food and healthcare. This sentiment is shared by a majority of democrats (92%), independents (84%), and republicans (74%). Similarly, a majority of adults reported that they would be concerned if ICE enforcement actions caused citizens in immigrant families to avoid food banks, medical care, work, and applying for public benefits. Most adults, including majorities from each political party, agree that Medicaid should be restored to immigrants who are in the U.S. legally. Most adults also agree that Medicaid data should not be used to identify or locate immigrants for deportation.

The Protecting Immigrant Families Coalition and PerryUndem contend that this survey reveals greater agreement on immigration and its impacts across political party affiliations than expected. They suggest that the findings reveal a shared public desire for improved approaches to immigration enforcement and reduced harm to immigrant families.

Read the report [here](#).

Housing Distress Increases the Risk of Poor Health and Well-Being for Aging Adults

By Mackenzie Pish, NLIHC Research Analyst

Keywords: seniors, aging in place, housing instability, health outcomes

Research published in *Social Science and Medicine (SSM) Population Health*, "[Housing distress and subsequent health and well-being among older adults: An outcome-wide longitudinal approach](#)," found that housing distress increased the risk of several physical and psychological health problems. The authors defined "housing distress" as housing problems that lasted one year or longer that were either somewhat or very upsetting. They found that housing distress was significantly associated with negative outcomes for 11 of 35 health indicators examined in the study.

The authors relied on data from the University of Michigan's Health and Retirement Study (HRS)—a nationally representative panel of U.S. adults age 51 and older. The authors' findings are based on three waves of HRS data collected between 2006 and 2016 for 12,988 adults. Demographic data was collected in Wave 1, housing distress was measured in Wave 2, and health outcomes were measured in Wave 3. Health outcomes were based on 35 indicators of physical health (14 indicators), health behavior (4), psychological well-being (7), psychological distress (5), and social factors (5).

People of color and women accounted for higher shares of those who experienced housing distress. Black and Hispanic adults accounted for 28% and 15% of those who experienced housing distress, but only 11.7% and 8.8% of those who did not experience ongoing housing problems. Their white counterparts, in comparison, accounted for 53% of those who experienced housing distress, and 77.3% of those without ongoing housing problems. Similarly, women accounted for 65% of those who experienced housing distress and only 58% of those without ongoing housing problems. Adults with lower incomes, education attainment, and wealth were also disproportionately represented amongst those who experienced housing distress. Seventy percent of participants with housing distress had incomes below \$50,000, compared to 65% of those with ongoing but not upsetting housing problems, and 53% of those without ongoing housing problems.

The authors also found that housing distress significantly increased the risk or likelihood of 11 of the 35 health indicators. For physical health, housing distress was associated with an increased risk of physical functioning limitations, lower self-rated health, and a higher number of physical health conditions. Housing distress increased the risk of an older adult experiencing seven psychological health and distress indicators, including reporting lower life satisfaction, mastery, health mastery, and purpose in life, as well as higher negative affect, depressive symptoms, and hopelessness. Of the social indicators, housing distress was significantly associated with increased risk of loneliness.

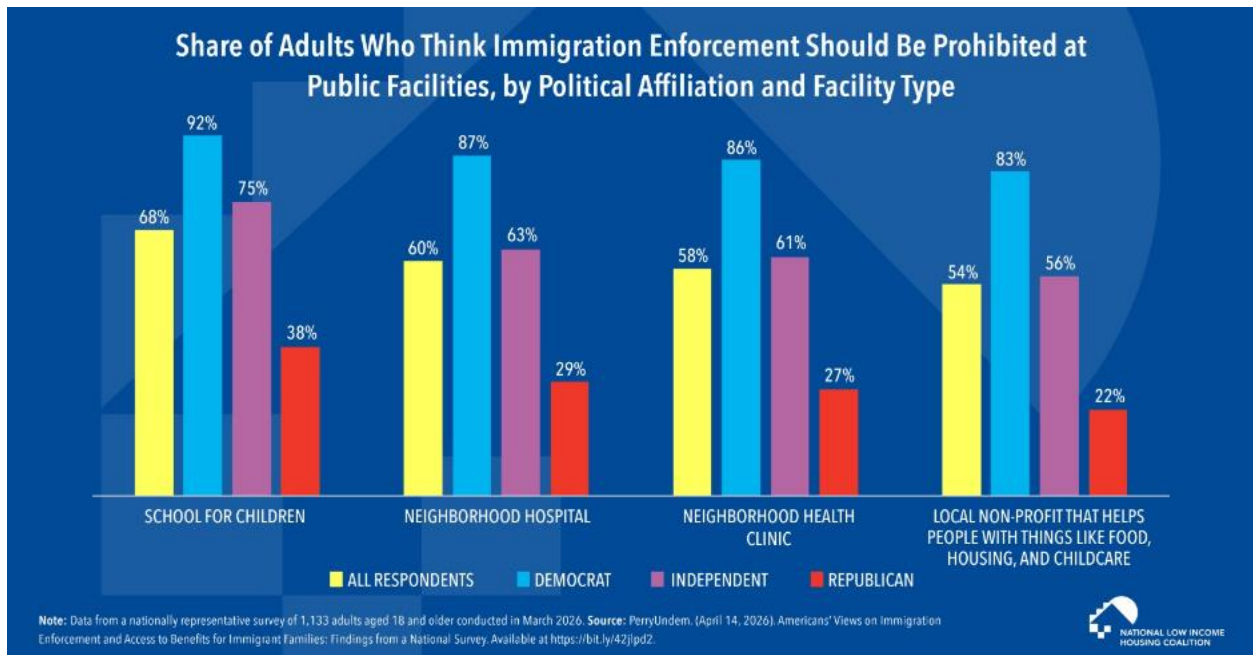
The authors conclude by highlighting the toll that housing instability can take on the health and well-being of older adults. They suggest the need for stronger housing policies targeted at reducing health disparities and enabling healthy aging in place. They explain the importance of conducting research with more recent data, especially given the growing population of older adults and the fact that health and housing circumstances may be notably different in a post-pandemic era. They recommend research that follows participants for longer periods of time and examines how housing distress and related health outcomes vary based on more granular demographic characteristics.

Read the report [here](#).

Fact of the Week

The Majority of Adults Support Prohibiting Immigration Enforcement in Schools and Critical Health and Social Services Facilities

Keywords: immigration enforcement, schools, social services



Note: Data from a nationally representative survey of 1,133 adults aged 18 and older conducted in March 2026.

Source: PerryUndem. (April 14, 2026). Americans' Views on Immigration Enforcement and Access to Benefits for Immigrant Families: Findings from a National Survey. Available at <https://bit.ly/42jlpd2>.

NLIHC Careers

NLIHC Seeks Senior Vice President, Advancement

The [Senior Vice President, Advancement](#) will report to the President and Chief Executive Officer of NLIHC and will lead the organization's comprehensive advancement strategy, overseeing all philanthropic revenue and donor engagement efforts to sustain and grow NLIHC's impact.

This position is responsible for designing and executing a multi-year resource development strategy aligned with NLIHC's strategic priorities. The role will lead all aspects of development, including major gifts, planned giving, institutional fundraising, sponsorships, and fund development campaigns. The SVP will serve as a key member of the senior leadership team, contributing to organization-wide strategy and ensuring alignment between revenue generation and programmatic goals.

The salary range for this position is contingent upon experience and is from \$165,000 - \$185,000. This is a remote position with regular travel to Washington, DC required. Regular

travel to Washington, DC is required for senior leadership retreats, board meetings, and key organizational events. The SVP is expected to travel significantly for face-to-face cultivation and solicitation of principal and major gift prospects across the country. The nature of the role also requires a proactive communication style to maintain a deep integration with the DC-based staff and the organizational culture.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. **Interested candidates should submit a resume, cover letter (including salary requirements), writing sample, and a portfolio of advancement accomplishments to Jamaal Gilani, Director of People and Culture, via email at jgilani@nlihc.org.**

For more information about this opportunity, visit: <https://nlihc.org/about/opportunities>

NLIHC Seeks Research Intern

Join the team! The [Research intern](#) will assist with ongoing research of state and local housing trust funds (such as who they serve, how they are funded, what activities they support), writes articles on current research for *Memo to Members & Partners*, attends briefings, and responds to research inquiries.

Interested students should submit a cover letter, resume, and writing sample to Andrew Aurand, Senior Vice President for Research, via email at aurand@nlihc.org.

For more information about this opportunity, visit: <https://nlihc.org/about/opportunities>

NLIHC Seeks Strategic Partnerships & Campaigns Intern

Join the team! The [Strategic Partnerships & Campaigns intern](#) will support *Our Homes, Our Votes*, *Opportunity Starts at Home*, and the Strategic Partnerships team with developing written and social media content, monitoring state policy and ballot measures, updating multi-sector fact sheets, researching and identifying potential partners, supporting outreach and relationship management, and contributing to messaging and newsletter content for members and partners. Strong written and oral communication skills, strong organizational skills, and a demonstrated commitment to racial equity, social justice, innovation, and creativity are preferred.

Interested students should submit their cover letter and resume to May Louis-Juste, Project Manager, Strategic Partnerships at mlouis-juste@nlihc.org.

For more information about this opportunity, visit: <https://nlihc.org/about/opportunities>

NLIHC News

NLIHC in the News for the Week of April 20

The following are some of the news stories to which NLIHC contributed during the week of April 20:

- “Homelessness in Central Oregon: From secure home to homelessness, a common pattern,” *Central Oregon Daily News*, April 20, at: <https://tr.ee/tYqF1t>
- “Housing that puts people first isn’t a slogan. It’s a strategy.” *Baltimore Business Journal*, April 21, at: <https://tr.ee/T4GhxQ>
- “Is Wisconsin projected to need 200,000 more homes to meet demand by 2030?” *Milwaukee Community Journal*, April 22, at: <https://tr.ee/COJT7v>

Where to Find Us – April 27

- [National VOAD Conference](#) – Reno, NV, May 4-7 (Noah Patton & Meghan Mertyris)
- [52nd Annual Convention & Tradeshow and the Housing Our Relatives Summit: Collaborative Solutions for Native Communities](#) – Anchorage, Alaska, May 4-8 (Renee M. Willis, Mayerline Louis-Juste & Kayla Blackwell)
- [National Adaptation Forum](#) – Pittsburgh, PA, May 12-14 (Noah Patton)
- [NeighborWorks Montana Housing Conference](#) – Fairmont Hot Springs, MT, May 18-20 (Nada Hussein)
- ABA, [Forum on Affordable Housing & Community Development Law 2026 Annual Meeting](#) – Washington, DC, May 21 (Renee Williams)
- [Minnesota's Affordable Housing Summit 2026](#) – Minneapolis, MN (in-person), June 4 (Renee M. Willis, Keynote Speaker)
- [Influencing Social Policy](#) – virtual, June 10 (Tia Turner)
- [AASC Conference](#) – Austin, TX, August 23-24 (Tia Turner)

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Renee M. Willis, President and CEO, x247
Tiara Wood, Communications Coordinator