



Memo To Members & Partners

A weekly newsletter from the National Low Income Housing Coalition

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Budget and Appropriations

- President Trump Releases FY27 Budget Request Proposing Significant Cuts to HUD Programs, and Work Requirements and Time Limits on Assisted Households – Take Action!

Congress

- Senator Warren Sends Letters to Corporate Landlords Demanding Transparency in Business Practices and Calling for Increased Renter Protections

HUD

- Proposed HUD Rules Would Jeopardize Housing Assistance—Join NLIHC's Office Hours Today!
- Spotlight on the Work Requirements and Time Limits Proposed Rule: New Justice in Aging Resource and Upcoming NLIHC Events; Take Action by May 1!

Opportunity Starts at Home

- National Network to End Domestic Violence Publishes Annual Domestic Violence Counts Report

Our Homes, Our Votes

- Executive Order Limiting Mail-In Voting Raises Concerns for Voter Access
- Join 4/13 *Our Homes, Our Votes* 2026 Webinar
- Recap: 3/9 *Our Homes, Our Votes* 2026 Webinar

Tenant Talk Live

- Join Today's (4/6) "Tenant Talk Live" on Disability Awareness and Housing Accessibility

Research

- Majority of California's Tax Credit Homes Are Occupied by Extremely Low-Income Tenants, but Only a Small Fraction of LIHTC Units Target Them

Fact of the Week

- Renters with Extremely Low Incomes are Much More Likely than Other Renters to be Severely Housing Cost-Burdened

NLIHC News

- NLIHC in the News for the Week of March 30
 - Where to Find Us – April 6
-

Budget and Appropriations

President Trump Releases FY27 Budget Request Proposing Significant Cuts to HUD Programs, and Work Requirements and Time Limits on Assisted Households – Take Action!

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

Keywords: Budget and Appropriations, THUD, HUD, FY27

President Donald Trump and HUD Secretary Scott Turner released on April 3 a fiscal year (FY) 2027 [budget request](#) calling for an overall 10 percent cut to non-defense programs, including a cut of at least \$3.8 billion dollars to HUD’s vital affordable housing, homelessness, and community development programs. The White House [requested](#) \$73.5 billion in funding for HUD in the coming fiscal year, a roughly five percent cut from the \$77.3 billion for HUD programs Congress provided in the [final FY26 budget](#). See NLIHC’s [full analysis](#), and an updated [budget chart](#) for an overview of funding levels for select HUD programs.

“Cuts to healthcare and food assistance, combined with the rising cost of gas, groceries, and other necessities, are already putting added strain on households struggling to make ends meet,” said NLIHC’s President and CEO, Renee M. Willis, in a [statement](#) after the budget’s release. “Further eroding the country’s safety net with cuts to housing assistance will leave even more families without the resources they need to live with stability and dignity.”

While the FY27 budget request does not include the extreme changes and staggering cuts to rental assistance programs proposed in [last year’s](#) budget request, it includes severe cuts to many programs and policy proposals that would make it more difficult for families to find and maintain a stable, affordable home. The request includes language prohibiting Public Housing Agencies (PHAs) from issuing “any new vouchers or otherwise [assisting] new families,” including through Project-Based Vouchers (PBVs), “except vouchers for HUD-Veterans Affairs Supportive Housing (HUD-VASH) and the family unification program.” The request also includes significant changes to HUD’s Homeless Assistance Grant (HAG) program that, if enacted, would radically change the way communities can respond to the needs of people experiencing homelessness, shifting funding from permanent housing with supportive services, and towards less effective, more costly measures like short-term shelters and transitional housing.

Despite bipartisan consensus that more must be done to boost the country’s affordable housing supply, the request would zero out funding for several programs that help finance the construction and preservation of affordable homes, including the HOME Investment Partnership

program (HOME), the Community Development Block Grant (CDBG) program, and the Native Hawaiian Housing Block Grant program, among others. In addition, the proposal would impose work requirements and time limits on households receiving HUD rental assistance, and directs \$30 million towards a new Program Integrity Initiative, dedicated to “[fighting] fraud, waste, and abuse of Federal housing programs.”

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.](#)

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

Congress

Senator Warren Sends Letters to Corporate Landlords Demanding Transparency in Business Practices and Calling for Increased Renter Protections

By Sarita Kelkar, NLIHC Policy Intern

Keywords: Corporate landlords, investments, institutional investors, affordable housing crisis, single-family homes, manufactured housing communities, tenants

Senate Banking Committee Ranking Member Elizabeth Warren (D-MA) sent [letters](#) on March 25 to the heads of the 14 biggest corporate landlords in the housing sector, requesting information on their investments in single and multifamily homes, and in manufactured housing communities.

“Institutional investors often shirk on tenant protections and maintenance costs to boost their profits across the single-family, multifamily, and manufactured housing sectors,” writes Senator Warren. “Major investors like Tricon Residential (now owned by Blackstone), Amherst, and Progress Residential have all been subject to major litigation for alleged fair housing violations, habitability deficiencies, and violations of basic property management standards.”

Institutional investors’ roles in the housing market accelerated after the 2008 financial and foreclosure crisis; now, over [450,000](#) single-family homes and [2.2 million](#) apartment units are owned by institutional investors in the United States. The Ranking Member’s letters highlight how corporate landlords and institutional investors directly contribute to the affordable housing crisis by leveraging “their access to capital, federal tax benefits, and technology” to buy up available properties, and then implementing predatory practices such as aggressive rent hikes. People living in properties owned by these investors also report decreased responsiveness and accountability to tenants. Senator Warren ends the letter with a list of questions the corporations must answer by April 8, related to their investment portfolio, rent setting practices, and complaints filed by residents living in their properties.

These letters come as conversations continue on Capitol Hill over the Senate-passed “21st Century Road to Housing Act,” a bipartisan housing supply package that includes restrictions on institutional investors’ ability to own single-family homes (see [Memo, 3/23](#)).

Read the Ranking Member’s letters [here](#).

Learn more about tenant protections in [Chapter 7](#) of NLIHC’s 2026 *Advocates’ Guide*.

Learn more about the [history](#) and [impacts](#) of institutional investment.

HUD

Proposed HUD Rules Would Jeopardize Housing Assistance—Join NLIHC's Office Hours Today!

By NLIHC Policy Team

Keywords: Mixed status, housing assistance, HUD, verification, immigrant, work requirements, time limits, eviction

Since February, HUD has published several proposed regulatory changes that would have harmful impacts on HUD tenants. Each of these proposals is currently open for public comment:

- HUD's [proposed Mixed-Status rule](#), which would require families with mixed immigration statuses (mixed-status families) in certain HUD programs to choose between remaining together and losing their housing assistance;
- HUD's [proposed rule](#) that would allow public housing agencies (PHAs) and HUD-assisted owners to adopt work requirements and time limits on assistance; and
- 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).

Office Hours on HUD Proposed Rules

Join NLIHC TODAY, April 6, at 3:00 pm ET for office hours regarding the HUD 30-Day Notice and Time Limits/Work Requirements proposals. This session will be informal, and NLIHC staff will be on hand to answer questions about commenting on these proposals. Register [here](#).

Mixed-Status Proposed Rule

HUD has published [proposed changes](#) that would require families with mixed immigration statuses (mixed-status families) in certain HUD programs to choose between remaining together and losing their housing. In 2025, the Center on Budget and Policy Priorities (CBPP) [estimated](#) that nearly 80,000 people, including 37,000 children, could lose their rental assistance if such changes were enacted.

NLIHC supports the National Housing Law Project (NHLP) and Protecting Immigrant Families (PIF) Coalition's [Keep Families Together campaign](#) to mobilize opposition to the proposal and urges advocates to [submit comments](#) opposing the rule by April 21 at 11:59 pm ET!

NLIHC has joined an organizational [sign-on comment letter](#) from PIF and urges housing organizations to cosign in support of housing for immigrant families by April 20 at 5:00 pm ET!

Take Action on the Mixed-Status Proposed Rule:

1. **Submit your own comment letter** urging HUD to withdraw the proposed rule. Comments are due April 21 at 11:59 pm ET!

- a. Organizations can use this [comment template](#), tailored to your unique perspective, to elaborate on the harms of the proposal.
 - b. Individuals, including housing advocates and tenant unions, can use [prompts](#) from the Keep Families Together webpage.
2. **Join PIF’s organizational [sign-on comment letter](#)** by April 20 at 5:00 pm ET!
 3. **Host your own comment party** or share the proposal in your regular meetings!
NLIHC staff are ready and available to help advocates learn more about the proposal and support your comments. Reach out to outreach@nlihc.org to learn more!

Work Requirements and Time Limits Proposed Rule

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 recent CBPP [analysis](#) found that a two-year time limit on assistance would result in an estimated 3.3 million people losing their rental assistance, including 1.7 million children.

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 aged 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:

1. **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.
2. **Learning more about the harms of time limits and work requirements:**
 - a. The National Housing Law Project (NHLP)—jointly with NLIHC, the Center for Law and Social Policy (CLASP), Justice in Aging, and Southern Poverty Law Center—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.

- b. 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.
 - c. 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.
 - d. Justice in Aging has published “[HUD’s Proposal on Work Requirements and Time Limits Would Take Away Housing Assistance From Older Adults](#).”
3. **Register for and join NLIHC’s Office Hours on the HUD 30-Day Notice and Time Limits/Work Requirements proposals today, April 6, at 3:00 pm ET.** NLIHC staff are ready and available to help advocates learn more about the proposal and support your comments. Reach out to outreach@nlihc.org to learn more!

30-Day Notice Proposal

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:

1. **Submitting [your own comment](#)**, urging HUD to withdraw the proposed rule. The comment deadline is April 27 at 11:59 pm ET.
2. **Learning more about how this proposal will harm HUD tenants:**
 - a. NLIHC staff are ready and available to help advocates learn more about the proposal and support your comments. Reach out to outreach@nlihc.org to learn more!
 - b. [Register](#) for and join NLIHC’s Office Hours on the HUD 30-Day Notice and Time Limits/Work Requirements proposals today, April 6, at 3:00 pm ET.

Spotlight on the Work Requirements and Time Limits Proposed Rule: New Justice in Aging Resource and Upcoming NLIHC Events; Take Action by May 1!

By Alayna Calabro, NLIHC Senior Policy Analyst and Renee Williams, NLIHC Senior Advisor for Public Policy

Keywords: Work requirements, time limits, housing assistance, HUD

On March 2, HUD [proposed](#) allowing public housing agencies (PHAs) and HUD-assisted owners to impose work requirements and time limits on assisted families. Learn more about the proposed rule [here](#).

NLIHC strongly opposes HUD's proposal. NLIHC has developed a [comment template](#) to assist commenters in crafting individualized comments. Comments are due May 1.

Impacts on Older Adults: A New Justice in Aging Resource

HUD's proposed rule includes several exemptions, such as exempting individuals with disabilities and individuals aged 62 and older from work requirements. The proposed rule also limits the applicability of time limits to "non-elderly, non-disabled families." Read more about the rule [here](#).

Justice in Aging has published a [fact sheet](#) on how work requirements and time limits, as outlined in HUD's proposal, would harm older adults if the proposed rule is implemented. The fact sheet outlines how exemptions in the proposed rule would not fully protect older adults from the negative impacts of these policies.

For instance, the fact sheet notes that some "older adults age 62+ and people with disabilities may live with others who are subject to work requirements, and/or live in households headed by a younger, non-disabled adult and subject to time limits." Since termination of assistance would impact the whole household, the fact sheet explains, older adults and persons with disabilities could lose assistance due to noncompliant family members, or because the household had exceeded its time limit.

The fact sheet also explains that many adults over 50 face employment discrimination, followed by involuntary early retirement or long-term unemployment.

Read the fact sheet, entitled "HUD's Proposal on Work Requirements and Time Limits Would Take Away Housing Assistance From Older Adults," [here](#).

Upcoming Events

- Today, April 6, NLIHC is hosting office hours at 3:00 pm ET on the HUD 30-Day Notice and Work Requirements/Time Limits proposed rules. NLIHC staff are ready and available to help advocates learn more about the proposal and support your comments. Register [here](#).
- On Tuesday, April 14 from 4:00 to 5:00 pm ET, NLIHC's national *HoUSed* campaign call will feature a discussion about the Work Requirements/Time Limits Proposed Rule. Register [here](#).

Take action to oppose HUD's work requirements and time limits proposed rule:

- Submit [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](#), tailored to your unique perspective.
 - Learn more about the harms of time limits and work requirements:
 - The National Housing Law Project (NHLP)—jointly with NLIHC, the Center for Law and Social Policy (CLASP), Justice in Aging, and Southern Poverty Law Center—published a resource entitled, “[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 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](#).”
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Opportunity Starts at Home

National Network to End Domestic Violence Publishes Annual Domestic Violence Counts Report

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

Keywords: multi-sector, domestic violence awareness, NNEDV

The [National Network to End Domestic Violence](#) (NNEDV), a member of the *Opportunity Starts at Home* (OSAH) Steering Committee, published its [20th Annual Domestic Violence Counts Report](#), which summarizes data collected during the NNEDV’s Domestic Violence Counts Survey. The survey is a one-day, unduplicated count of adults and children seeking domestic violence services in the United States. Data were collected from 1,707 programs, representing 85% of identified domestic violence programs nationwide. During the 24-hour data collection period, participating programs served 84,146 victims but were unable to meet 13,018 requests for help. The report identifies a lack of affordable housing and insufficient funding for emergency shelters as major barriers to recovery for survivors of domestic violence.

The report finds that of the 84,146 victims served, 53,590 adults and children were provided with refuge in emergency shelters, transitional housing, hotels, motels, or other program-supported

housing. Notably, 58% of the 13,018 unmet requests for help were for housing-related needs, including emergency shelter, hotels, motels, and transitional housing. Access to a safe and stable place to stay is often a survivor's most immediate need. However, barriers including high housing costs, years-long waitlists, and damaged housing histories resulting from abuse limit survivors' ability to secure and maintain stable housing. The report emphasizes the importance of addressing these challenges through intentional partnerships and sustained investment at the federal, Tribal, state, territorial, and local levels.

The report also includes stories from advocates and survivors, highlighting both the critical importance of stable housing and the long-term challenges survivors face. One advocate in Hawai'i described how the ongoing housing and cost-of-living crisis has increased the need for long-term support that many programs struggle to provide, stating that "with limited transitional housing units and reduced funding, survivors are often forced to choose between returning to unsafe situations or homelessness. This frequently means the stability they worked so hard to achieve while in shelter can quickly deteriorate." These accounts demonstrate how systemic housing challenges can undermine survivors' progress and long-term safety.

Read the report [here](#).

To learn more about the intersection of housing and domestic violence, read the OSAH fact sheet [here](#).

Our Homes, Our Votes

Executive Order Limiting Mail-In Voting Raises Concerns for Voter Access

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

Keywords: Mail-in voting, SAVE ACT

A recent [executive order](#) signed by President Trump introduces new restrictions on mail-in voting that could significantly limit access to the ballot, particularly for low-income renters and other historically marginalized communities.

The executive order directs the Department of Homeland Security, in coordination with the Social Security Administration, to develop a federal list of approved absentee voters. Under the order, the United States Postal Service would only be permitted to deliver mail-in ballots to individuals included on that list. This approach introduces new administrative barriers that could prevent eligible voters from accessing mail-in voting options.

Mail-in voting remains a critical tool for expanding voter participation, particularly for individuals facing structural barriers such as housing instability, lack of transportation, inflexible work schedules, or caregiving responsibilities. For low-income renters, who are already underrepresented in the democratic process, restricting access to mail-in ballots risks further exacerbating existing inequities in voter participation.

The provisions outlined in this executive order reflect broader policy proposals included in the [SAVE Act](#), which NLIHC has strongly [opposed](#) due to its potential to restrict access to the ballot and disproportionately impact vulnerable communities. Efforts to limit voter access through additional documentation requirements or restrictive eligibility systems undermine the ability of eligible voters to participate fully in elections.

NLIHC's [Our Homes, Our Votes \(OHOV\) campaign](#) continues to emphasize the importance of expanding—not restricting—access to voting. Ensuring that renters and low-income communities can fully participate in our democracy is essential to advancing equitable housing policies and strengthening civic engagement nationwide.

Advocates, tenant leaders, and service providers interested in learning more about the intersection of housing advocacy and voter access are encouraged to join NLIHC's ongoing *Our Homes, Our Votes* [webinar series](#). The next session, taking place April 13 at 3:00 pm ET, “Protecting Voting Rights: Strengthening Democracy Through Local Housing Advocacy,” will explore how housing organizations can play a critical role in safeguarding voter access and building civic power in their communities.

Read NLIHC's full statement on the [SAVE Act](#) and its impact on low-income voters [here](#).

Join 4/13 *Our Homes, Our Votes* 2026 Webinar

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

Keywords: OHOV, voting rights, local advocacy, Louisiana v. Callais, upcoming webinar

[Register today](#) and join us April 13 at 3:00 pm ET for the next installment of the 2026 *Our Homes, Our Votes* monthly webinar series titled, “Protecting Voting Rights: Strengthening Democracy Through Local Housing Advocacy.”

This session will explore the critical role housing advocates play in supporting democratic participation and protecting access to the ballot, particularly for low-income renters and historically marginalized communities. As barriers to voting continue to emerge at the state and federal levels, this webinar will help participants understand how housing advocacy intersects with civic engagement and why this work is essential to a functioning democracy.

Participants will gain a foundational understanding of:

- How housing instability and voter suppression are interconnected
- The role of housing organizations and tenant leaders in expanding voter access
- Strategies for embedding nonpartisan voter engagement into housing advocacy work
- How local efforts can strengthen civic participation and build long-term voter power

This session is designed to ground participants in key concepts that connect housing justice to democracy and will serve as a bridge to the May 2026 webinar, which will provide a deeper legal analysis of the Supreme Court case *Louisiana v. Callais* and its implications for voter access and housing advocacy.

The webinar will feature speakers working at the intersection of housing and civic engagement who will share insights, strategies, and real-world examples of how local advocacy efforts are strengthening democracy and protecting voting rights in communities across the country.

This webinar series is central to the OHOV campaign's mission to ensure renters are fairly represented in our democracy, especially as they remain significantly underrepresented in the political process. The series equips advocates, tenant leaders, and service providers with the tools and knowledge needed to conduct effective, nonpartisan voter engagement while navigating emerging challenges and threats to voter participation.

Register for the webinar series [here](#).

Watch previous webinars [here](#).

View the 2026 webinar series schedule [here](#).

Recap: 3/9 *Our Homes, Our Votes* 2026 Webinar

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

Keywords: OHOV, voting power, local elections, VoteRiders, New Pennsylvania Project, voter ID

The *Our Homes, Our Votes* (OHOV) campaign, a nonpartisan initiative to increase voter turnout among low-income renters and elevate housing as a key election issue, hosted the second installment of its 2026 webinar series on Monday, March 9. The webinar, titled “[Building Voting Power Locally: How Local Elections Set the Stage for 2026](#),” focused on how local advocacy, organizing, and voter engagement efforts can strengthen democratic participation and build long-term civic power in communities.

This session centered on the critical role local elections and community-based strategies play in shaping housing outcomes and expanding access to the ballot. Speakers highlighted how local engagement is not only foundational to influencing policy decisions that impact renters but also essential to building sustained voter participation ahead of national elections. The webinar featured LaVita Tuff, Consulting Policy & Advocacy Manager at VoteRiders, and Kadida Kenner, CEO of the New Pennsylvania Project. Together, they offered insights into the challenges and opportunities shaping voter engagement at the local level.

Kadida Kenner started the webinar off by sharing best practices from her work leading the New Pennsylvania Project, highlighting strategies for effective local engagement. She discussed the

importance of year-round organizing, meeting people where they are, and building trust within communities. Her remarks underscored that sustainable voter engagement is rooted in relationships, cultural competency, and a deep understanding of local needs and dynamics.

LaVita Tuff grounded the conversation in the ongoing barriers many voters face in accessing the ballot, particularly around voter ID requirements and documentation. She also provided an overview of the proposed SAVE Act, outlining how, if passed, it could impact millions of voters by creating additional barriers to registration and participation, especially for low-income renters and historically marginalized communities. Drawing from her work with VoteRiders, she highlighted how the organization supports voters through direct assistance, education, and advocacy, emphasizing the importance of ensuring that eligible voters have the tools and information needed to successfully cast their ballots.

Throughout the conversation, speakers reinforced that housing advocates are uniquely positioned to support civic participation by leveraging their relationships with tenants and embedding voter engagement into existing programs and services. From voter registration efforts at housing sites to tenant-led outreach and education, local strategies can have a powerful impact on both turnout and policy outcomes.

This webinar also served as a bridge to the broader 2026 OHOV series, introducing key themes around the intersection of housing justice and democracy that will be explored more deeply in upcoming sessions. The series is led by Tia Turner, NLIHC Project Manager for *Our Homes, Our Votes*, in partnership with Chantelle Wilkinson, NLIHC Vice President of Strategic Partnerships and Campaigns.

The recording of the webinar can be found [here](#). The presentation slideshow can be found [here](#).

The following links were shared on the call:

- [Webinar hub](#) to register
- [Best practice report](#)
- [Subscribe](#) to NLIHC email list
- [Become](#) an affiliate
- [Join](#) the Housing Providers Council
- [TurboVote](#)

Our Homes, Our Votes resource library: <https://www.ourhomes-ourvotes.org/resources>

The next OHOV 2026 webinar is “Protecting Voting Rights: Strengthening Democracy Through Local Housing Advocacy.” This event frames how housing advocacy supports democratic participation and introduces foundational concepts before the Supreme Court webinar in May. The webinar will take place on Monday, April 13, at 3:00 pm ET.

Register for the webinar series [here](#).

Tenant Talk Live

Join Today's (4/6) "Tenant Talk Live" on Disability Awareness and Housing Accessibility

By Sidney Betancourt, NLIHC Manager, Inclusive Community Engagement

Keywords: Tenant Talk Live, disability awareness, accessibility

Join today's "Tenant Talk Live," a Zoom meeting focused on tenant and resident leaders, at 6:00 pm ET (5:00 pm CT, 4:00 pm MT, and 3:00 pm PT). This month, NLIHC staff will be joined by disability awareness advocate, Melissa DiVietri, who will share how to document accessibility barriers and ask for reasonable accommodations. Ms. DiVietri will also discuss the current accessibility policy landscape and offer possible solutions for more equitable policies.

[Register](#) for today's "Tenant Talk Live."

About Melissa DiVietri

Melissa is an internationally exhibiting abstract artist, advocate, and technology builder from Michigan. Widely known online as Blue Eye Queen, Melissa was born with sacral agenesis—a rare congenital condition affecting the lower spine that impacts mobility. She has been painting since the age of five and transforms lived experience into expressive abstraction.

With exhibitions across 36 active showcases worldwide, Melissa's work has appeared through ArtPoint in France, Einsight in China, ArtPrize in Michigan, ETHDenver, NFT NYC, and programs connected to the Detroit Institute of Arts. She has painted and exhibited across 38 countries, bringing her work from street galleries to international art collectives and global digital platforms. A graduate of Ferris State University with a Bachelor of Science in Engineering and a background in International Marketing and Graphic Communications, Melissa proudly represents her Michigan roots while building platforms that empower uniquely abled individuals and artists worldwide.

You can learn more about Melissa at www.melissadivietri.com/connect or follow her at @melissadivietri on all social media platforms.

"Tenant Talk Live" would not be possible without tenants like you! We strive to connect and engage with residents and tenant leaders through our meetings. If you are a low-income tenant and have a topic you would like to propose for an upcoming "Tenant Talk Live," or if you would like to participate as a speaker on an upcoming call or meeting, please email Sid Betancourt, NLIHC Manager, Inclusive Community Engagement at sbetancourt@nlihc.org.

Meetings like "Tenant Talk Live" also depend on the support of our members. Become an NLIHC member [here](#)!

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

Research

Majority of California's Tax Credit Homes Are Occupied by Extremely Low-Income Tenants, but Only a Small Fraction of LIHTC Units Target Them

By Julian Mura-Kröger, NLIHC Research Intern

Keywords: LIHTC, rental prices, housing development, project-based rental assistance, California

A recent study published in *Housing Policy Debate* by Ann Owens, "[Who Is LIHTC Built for? The Distribution of Affordable Housing Units by Rents, Tenant Incomes, and Project Features in California](#)," examines rental prices, tenants' incomes, credit types, and neighborhood features in California's Low-Income Housing Tax Credit (LIHTC) stock. The author finds that although the majority of LIHTC tenants are extremely low-income—defined in the article as those earning 30% or less than the area median income (AMI)—only a small share of LIHTC units are targeted to them. Still, the share of California's LIHTC units targeted to the lowest-income renters has grown substantially since 2016, most likely due to changing regulations, financial feasibility, and state priorities on housing formerly homeless individuals.

To analyze the income targeting of LIHTC units, Owens combined data on LIHTC projects active between 2011 and 2023 from California's Tax Credit Allocation Committee (TCAC) and the 2018-2022 American Community Survey (ACS). The TCAC data allowed the author to examine the type of tax credits projects received, if projects included housing for large families, seniors, or special needs individuals, and the income targeting of projects. The ACS provided information on the neighborhood characteristics of LIHTC projects. Additionally, the author used data from HUD to examine the incomes of LIHTC tenants between 2018 and 2022.

TCAC's dataset included 2,707 projects, of which 62% received 4% LIHTC credits and 38% received 9% credits. Forty percent of projects were intended for families with children, 18% for seniors, 15% for special needs occupants, and 21% were not targeted for specific demographics. When it comes to targeting LIHTC units to extremely low-income households, only 25% of units funded in 2023 were targeted to them, though this represented a significant increase from just 5% in 2016. The share of LIHTC units targeted to the lowest-income renters was larger for projects receiving 9% LIHTC credits or serving special needs (often formerly unhoused) tenants than it was for 4% credits.

The study also revealed a significant mismatch between the income targeting of LIHTC units and the incomes of LIHTC tenants. Owens observed that extremely low-income renters accounted for 58% of LIHTC households, while only 15% of units were targeted to these renters. This suggests that the lowest-income tenants in LIHTC projects are often rent-burdened despite living in subsidized housing or needing additional subsidies to afford their homes.

Finally, the author also examined the neighborhood characteristics of California’s LIHTC stock as it related to the income targeting of units. Owens found that, compared to units targeted to low-income renters, a smaller share of units targeted to extremely low-income renters were in the highest-resource neighborhoods, and a larger share was in the highest poverty neighborhoods. These differences, however, were modest and not always statistically significant after controlling for other factors.

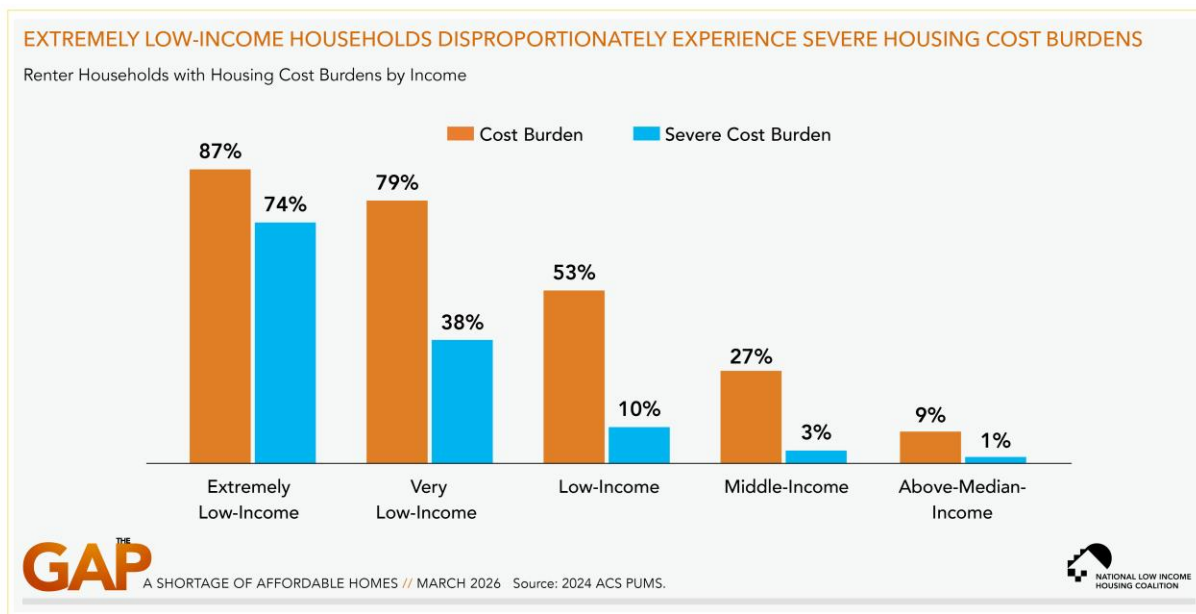
Owens concludes by noting how program regulations, especially those outlined in state qualified allocation plans (QAPs), and the financial feasibility of development are key to determining income targeting in the LIHTC program. Owens also suggests that more research is needed on tenant screening processes to better understand the mismatch between units’ affordability targets and tenants’ incomes, as no universal process currently exists.

Read the publication [here](#).

Fact of the Week

Renters with Extremely Low Incomes are Much More Likely than Other Renters to be Severely Housing Cost-Burdened

Keywords: The Gap, cost burden, housing insecurity



Source: 2024 ACS PUMS.

NLIHC News

NLIHC in the News for the Week of March 30

The following are some of the news stories to which NLIHC contributed during the week of March 30:

- “Movement-Builders You Should Know,” *Colorlines*, March 31, at: <https://tr.ee/nxa2K0>
 - “Housing advocacy recognized,” *Winonapost*, April 1, at: <https://tr.ee/9F9qeA>
 - “‘Ohio is too expensive.’ Ohio House Democrats plan to introduce series of affordability bills,” *Ohio Capital Journal*, April 2, at: <https://tr.ee/J22p9R>
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Where to Find Us – April 6

- [Florida Disaster Collaboration Conference](#) – Orlando, FL, April 20-21 (Noah Patton)
 - [National VOAD Conference](#) – Reno, NV, May 4-7 (Noah Patton & Meghan Mertyris)
 - [National Adaptation Forum](#) – Pittsburgh, PA, May 12-14 (Noah Patton)
 - [NeighborWorks Montana Housing Conference](#) – Fairmont Hot Springs, MT, May 18-20 (Nada Hussein)
 - [Minnesota's Affordable Housing Summit 2026](#) – Minneapolis, MN (in person), June 4 (Renee M. Willis, Keynote Speaker)
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