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## Budget and Appropriations

### House Adopts Senate-Passed Budget Resolution After Promises of Deeper Spending Cuts to Medicaid and Food Assistance

**TAG: Budget and Appropriations**

*Keywords: budget reconciliation, budget resolution*

Republican members of the House voted on April 10 to adopt a Senate-passed budget resolution that would provide over \$5 trillion to extend tax cuts, increase funding for immigration enforcement, and fund other Trump Administration priorities while cutting at least \$1.5 trillion in the federal budget through cuts to other federal programs, including Medicaid and the Supplemental Nutrition Assistance Program (SNAP).

The resolution passed by a narrow vote of 216-214 after conservative members of the House Freedom Caucus (HFC) withheld their support for the Senate's resolution, which calls for at least \$4 billion in spending cuts. HFC members refused to vote for the proposal until they received assurances from Senate Majority Leader John Thune (R-SD) and House Speaker Mike Johnson (R-LA) that they were committed to securing at least \$1.5 trillion in cuts in a final bill.

The budget resolution provides an outline of how much money each congressional committee is responsible for spending or cutting. While the [House](#) and [Senate](#) already adopted their own, independent resolutions, both chambers had to adopt the same resolution before either could write the details of a full reconciliation bill.

The budget resolution provides the blueprint of what will be a massive bill Republicans are hoping to move through Congress using a process called "reconciliation." "[Reconciliation](#)" is a special procedure that allows a bill to pass the Senate with a simple majority of 51 votes rather than the 60 votes usually required in the chamber in exchange for limitations on what can be included in the bill. Because Republicans control the House, Senate, and White House, they can use reconciliation to pass a bill without any bipartisan support or input.

While housing assistance has not been named as a potential target for cuts, the anti-poverty programs being considered play a crucial role in economic stability for people and families with low incomes, helping them put food on the table and receive needed medical care. The financial assistance these programs provide also promotes housing stability: by helping families afford the cost of food and other necessities, more money is left over at the end of the month to ensure rent is paid. States can also use Medicaid to cover [health-related social needs](#), including housing.

The threats to Medicaid, which serves over 72 million low-income people around the country, and SNAP, which serves over 42 million people, have triggered widespread outcry from advocates around the country. Public opposition to the proposed cuts to Medicaid and SNAP is pressuring moderate and swing-district Republicans to express concerns about the bill to leadership; as negotiations continue, it will be crucial for advocates – especially those in Republican districts and states – to keep up the pressure on their members of Congress to vote against any reconciliation bill that would cut vital safety net programs.

The National Alliance to End Homelessness launched a [Take Action page](#) for advocates to quickly and easily contact their elected officials and urge them not to support cuts to Medicaid. Take action here: [tinyurl.com/3c2ntnnw](https://tinyurl.com/3c2ntnnw).

Learn more about how you can advocate for continued SNAP funding at the Food, Research, and Action Center's (FRAC) website: [tinyurl.com/2mzr5pb3](https://tinyurl.com/2mzr5pb3).

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## **White House Budget Request Expected Mid-May – Take Action!**

**TAG: Budget & Appropriations**

*Keywords: Appropriations, FY26*

The White House is expected to release its fiscal year (FY) 2026 budget request mid-May, with an outline – known as a “skinny budget” – expected later in April.

Every year, the Administration submits a budget request to Congress in advance of the annual appropriations process. Only Congress has the power to provide funding for federal programs, so the president's budget request does not carry any legal weight, but it does provide an opportunity for the Administration to signal their priorities in the fiscal year ahead. The anticipated “skinny budget” will likely provide topline funding requests for each of the 12 appropriations bills for FY26, including the Transportation, Housing and Urban Development (THUD) spending bill that funds HUD's vital affordable housing and homelessness assistance programs. The mid-May request will provide fuller details about how the Trump Administration would fund individual federal programs.

During his first term, President Trump repeatedly called for [massive spending](#) cuts to HUD programs, including deep cuts to the Housing Choice Voucher (HCV) program that, if enacted, would have taken housing assistance away from 200,000 households who rely on their HCV to keep a roof over their heads. The previous Trump Administration also pushed Congress to enact policies that would increase barriers to accessing housing assistance, including work requirements, time limits, and minimum rent increases on HUD-assisted households. However, thanks to advocates and congressional champions who worked tirelessly to protect HCVs and other vital HUD programs, these proposed cuts and policy changes were never enacted. NLIHC is expecting these threats to be raised again as FY26 negotiations take shape.

### *The need for additional funding for the Emergency Housing Voucher Program*

In addition to the need for increased funding in FY26 to cover the cost of HCV renewals, Congress will need to provide funding to ensure the 60,000 households who receive an Emergency Housing Voucher (EHV) do not lose their assistance. The [EHV program](#) was created in the “American Rescue Plan Act of 2021” which provided \$5 billion for 60,000 new tenant-based rental assistance vouchers specifically targeted to people experiencing or at immediate risk of homelessness, including people escaping intimate partner violence. The EHV program mandates that public housing authorities (PHAs), which are responsible for administering the program, work with their local Continuums of Care (CoCs) to identify people and families at risk

of or experiencing homelessness and connect them to an EHV, plus wrap-around services when needed for long-term housing stability.

The EHV program has been extremely successful in helping almost 60,000 people and families – in particular families with children – find and maintain stable housing. While funding for the program was originally slated to last until 2030, the rapid increase in the cost of rent over the last four years has caused funding to run out much more quickly than expected. Unless additional funding is allocated by Congress, HUD estimates that funding for the program will likely run out in 2026.

As Congress begins their work on FY26, NLIHC will continue to monitor developments and provide updated materials for advocates to take action and demand increased funding for HUD's vital programs in any final FY26 spending bill.

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## Congress

### Congress Members Reintroduce Bipartisan Affordable Housing Credit Improvement Act

**TAG: Congress**

*Keywords: LIHTC*

Representatives Darin LaHood (R-IL), Suzan DelBene (D-WA), Randy Feenstra (R-IA), Don Beyer (D-VA), Claudia Tenney (R-NY), and Jimmy Panetta (D-CA) introduced the “Affordable Housing Credit Improvement Act of 2025” (AHCIA) ([H.R. 2725](#)) this week which would expand and reform the Low-Income Housing Tax Credit (LIHTC). The bill garnered widespread support, introduced with over 100 bipartisan original cosponsors and has been endorsed by NLIHC. The Senate companion bill is expected to be introduced at the end of April.

The AHCIA would increase the allocation of credits by 50% over two years, adjust rules to facilitate the production and preservation of more homes financed with tax-exempt bonds, and enact reforms to make LIHTC a better tool for development in underserved communities.

The LIHTC program is the largest federal program designed to build and preserve affordable homes, supporting the construction or preservation of 4 million rental homes since the program's creation in 1986. However, apartments built using LIHTC are still too expensive for extremely low-income renters, who make up nearly half of LIHTC property residents. If enacted, the AHCIA would reform the tax credit to provide additional incentives to developers to build homes affordable to extremely low-income households most impacted by the housing crisis, as well as underserved rural and Native American communities.

If enacted with these key reforms, the bill would take important steps toward alleviating the growing rental housing affordability crisis by expanding and reforming the tax credit to better serve the nation's lowest-income families – those with the greatest and clearest needs.

Read Congressman LaHood's press release here: <https://bit.ly/3Yqvh34>.

Read the bill text at: <https://bit.ly/4jskGgo>.

Read more about needed reforms to LIHTC [here](#).

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## Lawmakers Reintroduce Housing Supply Frameworks Act

**TAG: Congress**

*Keywords: Housing Supply Frameworks Act*

The bipartisan “Housing Supply Frameworks Act” ([S.1299/H.R.2840](#)) was reintroduced in the House and Senate on April 10, led by Senators Lisa Blunt Rochester (D-DE), Thom Tillis (R-NC), Mike Crapo (R-ID), John Fetterman (D-PA) and Representatives Mike Flood (R-NE) and Brittany Pettersen (D-CO). Endorsed by NLIHC, the bill would require HUD to convene an expert task force to develop best practices on zoning and land use reform for state and local officials working to address housing supply shortages.

The “Housing Supply Frameworks Act” would help encourage communities to adopt needed reforms to increase the production of affordable housing. Areas to evaluate include reducing parking minimums, increasing density allowances, and promoting transit-oriented development.

“Zoning is an important piece of the puzzle when it comes to solving the nation’s affordable housing crisis,” said NLIHC Interim President and CEO Renee Willis in a [press release](#). “The ‘Housing Supply Frameworks Act’ would help provide communities with the information they need to adopt zoning practices that facilitate the construction of affordable, accessible homes and inclusive communities. I applaud Representative Mike Flood and Senators Lisa Blunt Rochester, Thom Tillis, Mike Crapo, and John Fetterman for introducing this important, common-sense legislation.”

While zoning and land use reforms can help increase supply, such reforms on their own will not be sufficient to address the housing needs of the lowest-income renters. NLIHC will continue to push Congress to provide needed federal investments to develop and operate housing for those with the greatest needs.

Read a one-pager on the bill at: <https://bit.ly/42zrIcq>.

Read the press release at: <https://bit.ly/4jfMSTG>.

Read the bill text at: <https://bit.ly/3EjtS7K>.

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## **Senator Shaheen (D-NH) and Representative Petterson (D-CO) Introduce “Manufactured Housing Tenant’s Bill of Rights”**

**TAG: Congress**

*Keywords: manufactured housing, mobile homes, tenant protections*

Senator Jeanne Shaheen (D-NH) and Representative Brittany Petterson (D-CO) introduced the “Manufactured Housing Tenant’s Bill of Rights” ([S.1194/H.R.2461](#)) to support tenant protections for tenants and owners of manufactured homes. The bill would create tenant protection requirements for Manufactured Home Communities (MHCs) that get financing from the Federal Housing Finance Agency (FHFA), Fannie Mae (“Fannie”), or Freddie Mac (“Freddie”). NLIHC endorsed the bill.

The bill would enact the following tenant protections for MHCs financed by FHFA, Fannie, or Freddie: 1) The right to a one-year renewable lease absent good cause for nonrenewal; 2) A 5-day grace period for late rent payments, and 3) A minimum 60-day written notice of rent increases or new added charges like water or sewer of up to 5% of the prior rent, with longer notice for larger rent increases (an additional 30 days required for each 2.5% rent increase above 5%).

The bill also provides for certain consumer protections for tenants who own their home (but not the land) to:

- Sell the manufactured home without having to relocate it;
- Sublet the home or assign the lease to a buyer of the home provided the buyer meets the MHC’s rules and regulations;
- Post “for sale” signs on the home;
- Sell the manufactured home in place within 45 days after eviction to prevent the homeowner from losing their equity; and
- Receive at least 60 days advanced notice of the MHC’s planned sale or closure, giving tenants the opportunity to purchase another home in the community in the event of a sale.

Read the press statement on the bill [here](#).

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## **Senators Smith (D-MN) & Rounds (R-SD) Reintroduce “Rural Housing Service Reform Act” with Additional Cosponsors**

**TAG: Congress**

*Keywords: rural housing service, Tina Smith, Mike Rounds, USDA, Agriculture, rural*

U.S. Senator Mike Rounds (R-SD) and Tina Smith (D-MN) [reintroduced](#) their bipartisan “Rural Housing Service Reform Act” ([S.1260](#)) to improve federal rural housing programs, strengthen the supply of affordable housing in rural communities, and modernize and improve the housing

programs run by the U.S. Department of Agriculture's (USDA) Rural Housing Service (RHS). The need for such reforms is underscored by the fact that between 2010 and 2020, there was only a 1.7% increase in rural housing units available, leaving many communities struggling with limited affordable housing options.

The "Rural Housing Service Reform Act" was the result of work by Senator Smith and Senator Rounds conducted while the two senators served as chair and ranking member, respectively, of the Senate Banking Committee's Subcommittee on Housing, Transportation, and Community Development. "This legislation is the direct result of bipartisan hearings and conversations with stakeholders who helped identify ways we can make federal rural housing programs work better for people struggling to find a safe, affordable place to live," [said](#) Senator Smith in a statement. The "Rural Housing Service Reform Act" is cosponsored by Senators Kevin Cramer (R-ND), Mike Crapo (R-ID), Steve Daines (R-MT), John Fetterman (D-PA), Jerry Moran (R-KS), Jeanne Shaheen (D-NH), Mark Warner (D-VA), and Raphael Warnock (D-GA).

The "Rural Housing Service Reform Act" would streamline federal programs, remove barriers to homeownership, preserve existing affordable housing and rental assistance in rural areas—cutting red tape and encouraging public-private partnerships to increase investment in the country's rural housing supply—by making Section 515 properties easier for non-profits to acquire, creating a permanent USDA pilot program, aligning USDA's income measuring to HUD, modernizing the USDA's foreclosure process, updating home repair loan rules, expanding Sec. 502 loan guarantees to include accessory dwelling and home daycare, and requiring faster loan approval timelines.

Read the bill text and see updated list of cosponsors [here](#).

Read Senator Smith's press statement on the bill [here](#).

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## House Financial Services Holds Hearing on Dysfunction and Accountability at HUD

**TAG: Congress**

*Keywords: Maxine Waters, Dan Meuser, French Hill, Al Green, HUD, DOGE, Inspector General*

The House Financial Services Subcommittee on Oversight and Investigations held a hearing on April 8 titled "[Decades of Dysfunction: Restoring Accountability at HUD](#)." The hearing focused on waste, fraud, and mismanagement within HUD and the need for transparency, accountability, and operational efficiency, as underscored by the Department of Government Efficiency (DOGE). The sole witness called to the hearing was Mr. Stephen M. Begg, HUD's Acting Inspector General.

Subcommittee Chairman Dan Meuser (R-PA) started the hearing by underscoring the importance of affordable housing but noted that HUD's failure to properly and efficiently utilize taxpayer funds, particularly with regards to improper payments, is putting their mission at risk. He emphasized the importance of transparency, accountability, and modernizing HUD's IT system and implementing a more robust fraud prevention plan for public housing authorities (PHAs).



Ranking Member Al Green (D-TX) refuted the legitimacy of DOGE, stating that it is a temporary entity and that giving significant authority to DOGE and its unelected leader with matters regarding HUD is “unthinkable.” The congressman urged the committee not to abdicate their power to DOGE and allow the dismantling of HUD.

Full Committee Chairman French Hill (R-AR) followed by stating that HUD has failed to uphold its important mission of providing safe and affordable housing. He shared stories of unsafe, unlivable housing conditions at the Little Rock Housing Authority and the unauthorized transfer of funds to deceased citizens, underscoring the waste and fraud of the department.

Ranking Member Maxine Waters (D-CA) stated in her opening remarks that President Trump and Elon Musk are working to dismantle HUD and increase housing costs with tariffs on building materials. She also noted that she and her fellow committee Democrats have sent three letters requesting a briefing and testimony from HUD Secretary Turner but have not received a single response. She urged her Republican colleagues to uphold their oath to protect the Constitution and conduct proper HUD oversight.

In his opening statement, Acting Inspector General Stephen M. Begg stated that the Office of the Inspector General does important work to detect and prevent fraud, waste, and abuse in HUD and promote integrity, efficiency, and effectiveness. Begg identified the need to modernize HUD’s IT system to better manage data, improve funding, and ensure that funding is spent properly, and noted that this is particularly important for detecting improper payments and expediting property inspection, particularly regarding lead hazards. Begg shared that his office is dedicated to maximizing taxpayer funds through these improvements.

Representative Nikema Williams (D-GA) raised concerns about DOGE's access to HUD databases containing sensitive personal information, including medical records and domestic violence survivor addresses. Mr. Begg confirmed that the Chief Information Officer (CIO) oversees data privacy and security, and that his office is conducting an ongoing review of potential improper disclosures. Congresswoman Williams also cited the abrupt termination of 78 Fair Housing contracts on February 27, 2025, asking whether HUD had investigated the legality or reasoning. Mr. Begg noted that the terminations are under litigation but confirmed that his office is monitoring the situation.

Watch a recording of the hearing here:

<https://www.youtube.com/watch?v=izuqcZgZew4&t=2857s>

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## **Fair Housing**

### **Relman Colfax Releases Summary of State Antidiscrimination Laws; Shows Many States Require Gender-Affirming Care in Public Accommodations**

**TAG: Fair Housing**

*Keywords: LGBTQ+, transgender, gender-affirming*

Relman Colfax recently released a new [resource](#), “State Antidiscrimination Laws and Gender-Affirming Care in the Wake of the Trump Administration Executive Orders.” The resource is intended to empower families, advocacy groups, allies, medical professionals, hospital administrators, and state officials with the knowledge and tools needed to protect and uphold the rights of the transgender community and is timely for April’s Fair Housing Month and ongoing attacks on the LGBTQ+ community. In many instances, state law does require providers who have offered gender-affirming care in the past to continue to offer it, particularly where they offer the same treatments to cis-gender patients.

While the explainer has robust legal information on gender-affirming medical care, housing advocates may find the category of “general antidiscrimination” useful for defending trans and LGBTQ+ clients in housing access. The resource is especially crucial as there is confusion after two recent executive orders issued by the Trump Administration that [threaten](#) federal funding for hospitals and medical clinics providing gender-affirming care to transgender children and young adults. In particular, the explainer includes:

- An overview of state laws protecting transgender individuals' access to gender-affirming care in the 18 states whose Attorneys General have recently made public statements or taken legal action in support of these rights, complete with an appendix outlining those laws.
- Contextual analysis of how state laws interact with the federal executive orders and the legal basis for providers' continued obligations to deliver gender-affirming care under these state protections.

Download the explainer PDF [here](#).

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## Our Homes, Our Votes

**Apply for the *Our Homes, Our Votes* Tenant Fellowship by Friday, April 18!**

**TAG: Our Homes, Our Votes**

*Keywords: Our Homes, Our Votes, nonpartisan, tenant leaders, civic engagement, fellowship*

NLIHC’s first-ever [Our Homes, Our Votes Tenant Fellowship](#) will convene 20 tenant and resident leaders committed to the mission of NLIHC’s nonpartisan *Our Homes, Our Votes* campaign: to increase voter turnout among low-income renters and elevate housing as an election issue. Applications are due this **Friday, April 18, at 11:59 pm ET**. Learn more about the program [here](#) and fill out an application [here](#).

Fellows will participate in bimonthly cohort meetings to include training on nonpartisanship between May and December 2025. Throughout the program, each fellow will work on a substantial project that fosters nonpartisan civic engagement and encourages their community to participate in the democratic process. All fellowship activities must be strictly nonpartisan, meaning that they do not support or oppose a specific political party or candidate. Projects may include, but are not limited to:

- Writing blog posts or articles about civic engagement;
- Creating social media content;
- Conducting nonpartisan voter registration, education, and turnout activities;
- Organizing in-person community events;
- Leading other efforts to encourage voter participation among tenants (e.g., bringing a polling place to their community, organizing rides to the polls).

Fellows will be paid a stipend of \$1,000 upon successful completion. For more information about the program expectations and an overview of the application questions, visit [www.nlihc.org/tenant-leader-guide](http://www.nlihc.org/tenant-leader-guide). Prospective applicants are encouraged to carefully review the guide before applying. The application form is available [here](#).

Please email [outreach@nlihc.org](mailto:outreach@nlihc.org) with questions.

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## House of Representatives Approves the Anti-Voter “SAVE Act”

### TAG: Our Homes, Our Votes

*Keywords: Our Homes, Our Votes, voter suppression, SAVE Act, voter registration*

The House of Representatives voted on April 10 to approve the “Safeguard American Voter Eligibility (SAVE) Act” ([H.R. 22/S. 128](#)), a federal voter suppression bill that [NLIHC opposes](#). The SAVE Act would require every American to provide documentary proof of citizenship in-person every time they register to vote or update their voter registration, even though federal election law already includes checks to ensure that only eligible citizens can vote. In most cases, citizens would be required to show their passport or birth certificate; government-issued REAL IDs, military IDs, or tribal IDs would not satisfy the bill’s requirements. [More than 21 million eligible voters](#) do not have proof-of-citizenship documents readily available.

If enacted, the “SAVE ACT” would disproportionately disenfranchise renters, who move more frequently than homeowners. Voters must update their registration when they move to a new home. The “SAVE Act” would make this process more burdensome by requiring voters to present a passport or birth certificate in-person each time they move. Because passport ownership [increases dramatically with income](#), low-income citizens would be less likely to meet the bill’s stringent voter registration requirements: only 21% of Americans with household incomes under \$50,000 possess a passport, compared to 64% of Americans with household incomes above \$100,000. Two-thirds of Black Americans lack a valid US passport; these [racial disparities](#) in passport ownership would put Black citizens at greater risk of disenfranchisement, perpetuating a long history of racist voter suppression measures designed to curtail Black Americans’ political power.

The “SAVE Act” would enact barriers to voter registration for rural citizens, who must travel longer distances to their election offices, and Native citizens, who could no longer use their Tribal IDs as proof of citizenship. People who change their names, including approximately 69 million married women, [would also face challenges](#) to their voter registration because the law does not specify what documents are necessary to prove their identity.

Because the “SAVE Act” would require registrants to show documentary proof of citizenship in-person at their election offices, it would make nonprofit-led, nonpartisan voter registration drives [infeasible](#) – including those carried out by *Our Homes, Our Votes* campaign partners. The bill would also effectively eliminate online voter registration.

In order to become law, the bill must pass the Senate, where it would need 60 votes to overcome a filibuster. NLIHC’s nonpartisan *Our Homes, Our Votes* campaign encourages housing advocates to contact their senators and strongly urge them to oppose the bill.

Read the Leadership Conference on Civil and Human Rights’ letter of opposition to the SAVE Act [here](#).

Learn more about the *Our Homes, Our Votes* campaign [here](#).

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## HoUsed

### Recap of April 8 National HoUsed Campaign Call for Universal, Stable, Affordable Housing

**TAG: HoUsed**

*Keywords: HoUsed Campaign, National Call*

NLIHC hosted a national HoUsed campaign call on April 8 featuring an update on federal funding for homelessness assistance programs from the National Alliance to End Homelessness CEO Ann Oliva and an update on the fallout since last year’s Supreme Court ruling, *Grants Pass v. Johnson*, from National Coalition for the Homeless (NCH) Executive Director Donald Whitehead.

During the call, Ann discussed the status of communities’ Continuum of Care (CoC) grant agreements for fiscal years (FYs) 2023 and 2024, funding provided for HUD’s homelessness response programs in FY2025, and the outlook for federal funding in FY2026. Ann also shared how the Trump Administration is working to roll back evidence-based solutions to homelessness, including by replacing Housing First models, which prioritize access to housing with wrap-around services when needed for long-term housing stability, with punitive models that mandate compliance with certain policies before people experiencing homelessness can access a safe, stable home.

Donald flagged ongoing state and local attempts to fine, ticket, and arrest people experiencing homelessness for engaging in life-sustaining practices, including sleeping, in public spaces even when there are no adequate shelter options available. He emphasized the need for real, sustained solutions to the affordable housing and homelessness crisis, including long-term, large-scale investments in the construction and preservation of deeply affordable, accessible homes. Donald and the National Coalition for the Homeless will be hosting a Housing Now! [National Day of Action](#) on April 22, an opportunity for advocates to make their voices heard and show up in

support of affordable housing and healthcare for all, and to reject attempts to criminalize the experience of homelessness and decimate HUD.

The call also featured remarks from Meg Zaletel, executive director of the Anchorage Coalition to End Homelessness in Anchorage, Alaska. Meg discussed ways in which her organization engages with state and local officials to advocate for increased funding for affordable housing and homelessness services. NLIHC's Policy Manager, Kim Johnson, provided a federal policy update sharing the latest information on HUD staffing cuts and the fight ahead for sufficient funding for HUD's Housing Choice Voucher and Emergency Housing Voucher Programs.

NLIHC's national calls will now take place on the second and last Tuesday of every month, from 4 to 5 pm ET. [Register for the series here](#).

Slides from the April 8 call can be found [here](#).

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

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## State and Local Innovation

### The State of North Dakota Signs Eviction Record Sealing Protections Into Law This Legislative Session

**TAG: State and Local Innovation**

*Keywords: Eviction Record Sealing, Tenant Protections, North Dakota, Evictions*

In March, North Dakota Governor Kelly Armstrong signed into law stronger protections for tenants, ensuring that renters with eviction records can access safe, stable, and affordable housing opportunities free from undue obstacles. Sponsored by Senators Ryan Braunberger (SD-010), Jeff Barta (SD-043), Claire Cory (SD-042), as well as Representatives Austin Foss (HD-044) and Mary Schneider (HD-021), "[Senate Bill 2238](#)" stipulates that a renter who has faced an eviction due to nonpayment of rent or damage to the property can apply to have their eviction record sealed with the court – given that all applicable judgements have been satisfied with the landlord and court – seven years after the eviction case (in so long as the tenant does not face a new eviction during this waiting period). The law also grants new protections to survivors of domestic violence ensuring that those evicted due to violence, stalking, or harassment are not disproportionately punished due to the presence of an unlawful detainer on a tenant's public record. With the passage of North Dakota's new eviction sealing law, North Dakota joins 19 states, including the District of Columbia, and three localities to have [enacted](#) such protections for tenants.

Evictions, as well as a resulting eviction record brought on by an eviction case, can have negative consequences for renter households. Once an unlawful detainer – or eviction – has been filed against a tenant with the courts, it becomes a matter of public record accessible to third parties including future landlords. The mere presence of an eviction record on a tenant's public record, especially as it is documented on a tenant screening report or background and credit check when applying for new housing opportunities, can often result in the automatic denial of a

tenant – despite an eviction record not being a good indicator of whether a tenant can pay rent or uphold the provisions of a lease agreement. The resulting consequences for families, the lowest-income renters, people with disabilities, and seniors is that even fewer housing options are available and accessible to them. Such circumstances can result in renters compromising on housing that lacks safety, affordability, and accessibility, and can even [impact life beyond housing](#), resulting in an inability to access reliable transportation, quality schools, and work opportunities.

To mitigate the lasting – and sometimes permanent - consequences of evictions, lawmakers have passed eviction record sealing and/or expungement protections both at the state and local levels. Eviction record sealing and expungement protections are a critical tool for protecting renters over the long-term. Once eviction record sealing protections are passed, a tenant’s eviction record is hidden from public view, making it accessible to a select group of authorized individuals such as lawyers, the tenant, or academic researchers. By comparison, expungement protections are more permanent in that they erase a tenant’s eviction record altogether, making it seem as though the eviction filing was never there. By sealing or expunging a tenant’s eviction record, a tenant is given a clean slate – giving them an opportunity to secure new housing opportunities without the social stigma associated with evictions.

While some eviction sealing laws passed across the country allow for the automatic sealing of eviction records, such as in Colorado, which passed “[House Bill 20-1009](#)” in 2020 to allow for eviction records to be suppressed as an eviction case moves through the court, some localities require tenants to adhere to a waiting period before applying or petitioning the courts to have an eviction record sealed. In Idaho, for example, “[Senate Bill 1327](#),” which was passed in 2024, states that for eviction cases that take place on or after January 1, 2025, a tenant may be eligible to have their eviction record sealed if more than three years have passed since the eviction case. Under North Dakota’s new eviction record sealing law, tenants must wait seven years before their eviction record can be eligible for sealing.

North Dakota’s new eviction record sealing law only applies to eviction cases under two specific circumstances, including if the tenant was evicted due to nonpayment of rent or if the tenant caused damage to the residential property. Further, North Dakota’s eviction record sealing law also offers protections to survivors of domestic violence. For tenants who were evicted due to domestic violence, an eviction record can be sealed immediately under the conviction of the perpetrator of violence, the issuance of a court-ordered disorderly conduct restraining order, sexual assault restraining order, or domestic violence protection order against the perpetrator.

To learn more about North Dakota’s new eviction record sealing law, please visit the state legislature’s website [here](#).

To learn more about eviction record sealing and expungement protections, including their core components, where such protections have been passed, and how such laws can be strengthened, NLIHC released a toolkit on such protections in 2023. The toolkit can be accessed [here](#).

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## NLIHC to Host Webinar on State and Local Rent Stabilization Protections on April 16

### TAG: State and Local Innovation

*Keywords: SLI, Rent Stabilization, Tenant Protections*

This month, NLIHC's [State and Local Innovation](#) (SLI) campaign will host the next installment of its *State and Local Tenant Protection Webinar Series: A Primer on Renters' Rights* with a new webinar on rent stabilization protections. This new webinar installment is a continuation of a series previously launched by the SLI campaign in November 2024 with a webinar focused on laws that limit excessive rental fees, commonly known as "junk fees." In February 2025, the SLI campaign continued the series by hosting a webinar on "just cause" eviction standards and the upcoming webinar on April 16 will focus on state and local efforts to enact rent stabilization protections – or laws that limit the speed and amount – by which rents can increase. The webinar will take place from **2-3 pm ET** and registrants will have the opportunity to hear from a broad range of speakers, including tenant advocates and legal service providers, about specific campaigns, resources, and efforts to advocate for rent stabilization protections for tenants within their jurisdictions. [Register for the webinar here!](#)

During the upcoming webinar, registrants will have the opportunity to hear from advocates in Portland, Oregon and Prince George's County, Maryland about local efforts to advocate for rent stabilization protections. Registrants will also have the opportunity to learn more about how each law works in implementation, how it is being enforced, and the challenges and lessons learned from each of the protections being passed – especially at the state level in Oregon and at the local level in Prince George's County. An agenda for the call can be found below:

- **Welcome**
  - Nada Hussein, National Low Income Housing Coalition
- **Level Setting**
  - Overview of Rent Stabilization Protections: Nada Hussein, National Low Income Housing Coalition
- **What Does Research Tell Us About Rent Stabilization?**
  - Samuel Stein and Oksana Mironova, Community Service Society of New York
- **Local Spotlight: How Local Advocates Won Rent Stabilization Protections in Oregon**
  - Kim McCarty, Community Alliance of Tenants
- **Local Spotlight: Making Rent Stabilization Protections Permanent: Efforts to Pass Rent Stabilization in Prince George's County, Maryland**
  - Eden Aaron, CASA
- **Q&A**
  - Nada Hussein, National Low Income Housing Coalition
- **Closing**

As noted, NLIHC's [State and Local Innovation \(SLI\) Project](#) will host the webinar series. The SLI campaign is an initiative created by the National Low Income Housing Coalition in April 2024 to support state and local partners across the country in the pursuit of advancing, implementing, and enforcing state and local tenant protections. The campaign also works to create and sustain emergency rental assistance programs, prevent the criminalization of homelessness, and provide technical assistance around state-level housing trust funds. With just a patchwork of federal-level tenant protections for renters, the work of state and local housing advocates to keep eviction rates down and prevent homelessness is critical.

The webinar series was created to exemplify the advocacy efforts employed by housing advocates, tenant organizers, and legal aid service providers who have enacted just cause eviction protections, rent stabilization ordinances, laws that strengthen code enforcement procedures and habitability standards, and laws that limit excessive rental fees. Such protections were highlighted in NLIHC's *State and Local Tenant Protection Series: A Primer on Renters' Rights*, a series of [four toolkits](#) released in August 2024. The toolkits provide an overview of each one major tenant protection listed, detail the common components of the protection, list information about state and local jurisdictions that have adopted the protection, suggest provisions that should be taken into consideration when enacting the protection, and highlight complementary policies that can be passed alongside the protection to ensure the greatest impact possible. Corresponding to the toolkits are case studies that provide specific cases of state and local jurisdictions to have enacted such protections.

The SLI campaign will host one final webinar on June 11 on laws that strengthen code enforcement procedures and habitability standards for renters.

Register for the webinar [here](#).

For more information on NLIHC's State and Local Innovation project, please visit: <https://nlihc.org/state-and-local-innovation>.

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## Opportunity Starts at Home

**Opportunity Starts at Home Campaign and the National Alliance to End Homelessness Host Congressional Briefing on Work and Homelessness in America**



## TAG: Opportunity Starts at Home

*Keywords: Opportunity Starts at Home, multi-sectors*

The [Opportunity Starts at Home](#) (OSAH) campaign and Steering Committee member National Alliance to End Homelessness hosted a virtual congressional briefing on April 2 to discuss the affordable housing crisis impacting people across the country. The briefing featured remarks from Brian Goldstone, author of *There is No Place for Us: Working and Homeless in America*, a powerful book highlighting the challenges of rising rental costs and stagnant wages for working families. The briefing also featured a discussion on insights and solutions to address this urgent crisis and concluded with a call to action to urge members of Congress to protect HUD staff and funding from proposed cuts, support the highest level of funding possible for FY26, and support the OSAH campaign's [Bipartisan Housing Policy Package](#).

Briefing speakers included:

- Opening Remarks, Chantelle Wilkinson, OSAH Campaign Director
- Moderator, Julie Walker, OSAH Campaign Coordinator
- Brian Goldstone, author, *There is No Place for Us: Working and Homeless in America*
- Steve Berg, Chief Policy Officer, National Alliance to End Homelessness

Chantelle Wilkinson opened the briefing with an overview of the affordable housing crisis and its impact on wage earners. Across the country, millions of wage earners struggle to afford stable housing for their families. More than 50% of wage earners cannot afford a modest one-bedroom rental home at Fair Market Rent (FMR) while working one full-time job, and over 60% of wage earners cannot afford a modest two-bedroom rental home while working one full-time job. Brian Goldstone provided remarks on the realities of families working full-time jobs while experiencing homelessness and the significant prevalence of this experience due to the national shortage of affordable housing and the disparity between rising rental costs and stagnant wages. Julie Walker then moderated a discussion between Brian and Steve Berg, who each shared insights on common misunderstandings about people experiencing homelessness and ways to challenge these misconceptions, the structural changes needed to address the rising rate of homelessness, the potential impacts of proposed cuts to key housing and homelessness programs on communities, and steps policymakers can take to ensure long-term solutions. Julie closed the briefing by encouraging attendees to bring what they learned about homelessness back to their colleagues to help dispel harmful misinformation and to influence housing policy in ways that can most effectively support those experiencing housing instability and homelessness.

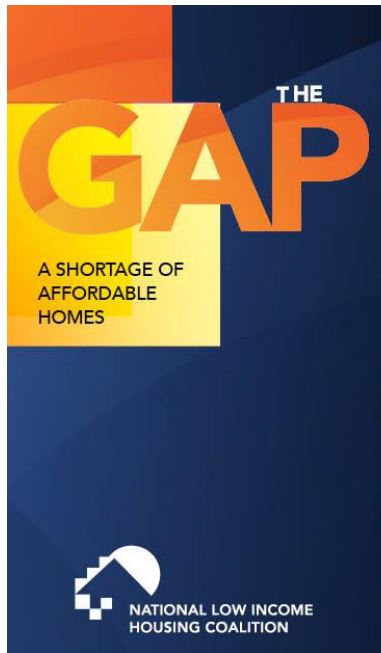
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## Fact of the Week

### Extremely Low-Income Households Disproportionately Experience Severe Housing Cost Burdens

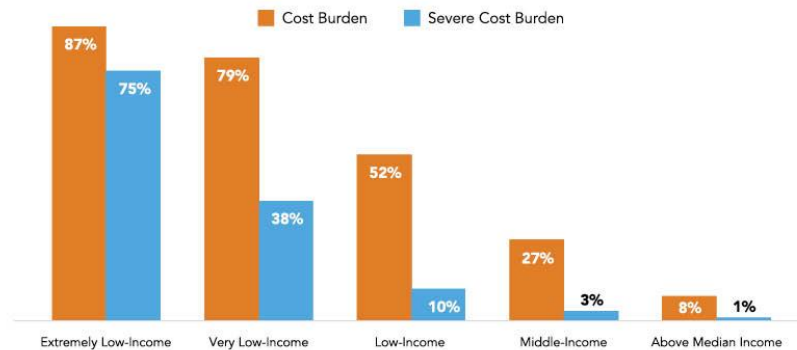
## TAG: Fact of the Week

*Keywords: cost burdens, extremely low-income*



## Extremely Low-Income Households Disproportionately Experience Severe Housing Cost Burdens

Renter Households with Housing Cost Burdens by Income, 2023



Source: 2023 ACS PUMS.

Source: [The Gap](#), NLIHC 2025

## Research

### NYC's 421-a Inclusionary Housing Program May Reduce Rent Burden Among Extremely and Very Low-Income Renter Households

**TAG: Tax Programs & Policy**

**Keywords:** Inclusionary housing, affordable housing, New York City, tax policy, rent burden, zoning, LIHTC

A recent article in *Housing Studies*, “Inclusionary housing policy and rent burdens: evidence from New York City’s 421-a tax exemption program,” examines the impact of New York City’s inclusionary housing policy on household rent burden. In general, inclusionary housing policies encourage or require market-rate housing developments to include affordable units through tax incentives or other developer benefits. The authors found that affordability restrictions added to the 421-a program in 2008 may have helped drive down rent burdens for extremely and very low-income renter households by increasing the supply of affordable rental housing.

The 421-a program is the largest tax expenditure program for residential properties in New York City. Established in 1971, it gives private developers of multifamily properties in New York City multi-year property tax exemptions for increases in the assessed value of new developments. In 2008, additional provisions were added requiring projects in neighborhoods designated as Geographic Exclusion Areas (GEAs) to set aside at least 20% of units as affordable to households with incomes at or below 60% of area median income (AMI). Under the program,

these set-aside units must remain affordable for 35 years, and market-rate rental units in the property are also subject to rent stabilization during this time.

The authors assessed the impact of the GEA affordability requirement by examining changes in rent burdens across New York City neighborhoods before and after its implementation in 2008. To analyze trends in rent burden across neighborhoods before and after the GEA requirement was implemented, the authors used 2002-2017 contract rent and income data from the New York City Housing Vacancy Survey (NYCHVS), a panel survey of New York City households conducted by the U.S. Census Bureau every three years. Geographic data to identify GEA neighborhoods were obtained from the NYC Department of Housing Preservation and Development. Additional data from the Census Bureau, NYC Department of City Planning, and NYU Furman Center were used as controls for the impact of additional housing programs and other socioeconomic changes over time.

The authors found that between 2008 and 2011, the share of rent-burdened households in GEA neighborhoods (defined as sub-boroughs in which more than one percent of tax lots were designated as GEA after 2008) increased by 1.7%, while the share in non-GEA neighborhoods grew by nearly 5%; this gap persisted throughout the study period, suggesting that the 421-a affordability restrictions may play a role in reducing rent burdens in GEA neighborhoods.

In examining these trends across income groups over time, the authors found that the share of rent burdened households in GEA neighborhoods was significantly reduced among extremely low-income (ELI, 0-30% AMI) and very low-income (VLI, 31-50% AMI) renter households. However, VLI renter households appeared to see greater reductions than ELI households. The authors speculate that this is because GEA restrictions target households at or below 60% of AMI, meaning that the affordable units created through the program were still prohibitively expensive for many ELI households.

The authors also found that the share of rent burdened households increased significantly for moderate- (81-120% AMI) and middle-income (120-165% AMI) renter households. Upon further investigation, they found that during the study period, nine out of ten properties targeting moderate- to middle-income households were developed with the 421-a tax exemption. The authors theorize that developers found it more profitable to abandon construction projects for moderate- to middle-income properties in GEA neighborhoods that would not have been eligible for the 421-a exemption. In short – the GEA requirement may have helped increase the supply of housing for ELI and VLI households but perhaps discouraged the production of units for moderate- and middle-income households in these neighborhoods.

The authors conclude that the 2008 changes to New York City's 421-a program creating the GEA affordability restrictions likely helped reduce rent burdens on ELI and VLI renters by increasing the supply of affordable units in GEA neighborhoods. However, the program may have had an adverse impact on rent burdens for moderate- and middle-income renter households as development costs in GEA neighborhoods drove up market rents. The authors caution policymakers to consider these effects when designing inclusionary housing policies and encourage further research into the overall impacts of inclusionary housing programs on rental housing stock and residents' migration patterns.

This article can be found at: <http://bit.ly/3XXAZcB>.

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## **NLIHC Careers**

### **NLIHC Seeks Director of Communications**

NLIHC seeks a Director of Communications to work closely with the NLIHC Vice President of External Affairs to support the implementation of NLIHC's communications strategies. The Director of Communications will manage communication plans, media, brand, and public relations and expand overall visibility and reach in support of the Coalition's mission, vision, goals, and objectives. The Director of Communications will supervise two positions: a Graphic Communications Manager and a Graphic Communications Sr. Coordinator. The salary range for this position is contingent upon experience and is from \$92,000 - \$118,000. This position requires physical time in the office, and the candidate must be located in the metropolitan Washington D.C. area or be able to commute to our office located in D.C. for a hybrid work schedule.

#### **Responsibilities/Duties**

- Manage the development and implementation of the Coalition's internal and external communication strategies, including publications, e-communications, media, digital, public relations, and marketing.
- Develop and maintain key communication channels, adapting and improving the approach in coordination with external trends and housing policy priorities.
- Lead efforts to drive and execute external digital communications, including websites, social media, email campaigns, multimedia.
- Develop and oversee implementation of external marketing and communications strategies, tactics, and deliverables.
- Oversee development and implementation of creative assets.
- Manage content and editorial needs for all digital platforms.
- Collaborate with team leads to drive internal communications to support initiatives and programs.
- Manage communications team workflows for requests, publications, and campaigns.
- Develop/maintain strong relationships with reporters, writers, and opinion leaders in print, broadcast, online, and social media.
- Maintain up-to-date database of all media contacts.
- Pitch stories and secure regular media interviews and editorial board meetings for President/CEO and other Coalition staff and members as appropriate.
- Collaborate with team leads to develop and implement messaging strategy.
- Prepare and distribute press releases and media alerts; manage press events for NLIHC and state partners.
- Manage the process of placing op-eds, letters-to-the-editor, blogs pieces, and other opinion pieces for president/CEO and other Coalition staff and members as appropriate.
- Approve articles for Coalition staff and members as appropriate for placement in partner publications.
- Curate new activation opportunities with media organizations.

- Manage media performance strategy and metrics.
- Develop and implement a comprehensive strategy for use of social media.
- Monitor print, broadcast, online, and social media for coverage of NLIHC, NLIHC campaigns, and NLIHC policy priorities; reach out to amplify or correct as needed.
- Stay abreast of new developments in social media and recommend advances and changes to NLIHC platforms. Maintain records of all media work; produce metrics of all social media contacts; prepare monthly reports.
- Manage content development, writing, and editing of NLIHC publications.
- Manage internal staff and state partners in development of media strategies.
- Develop and implement webinars, workshops, and written materials to aid NLIHC members in use of social media and press strategies.
- Collaborate with teams across the organization to amplify programs, projects, and campaigns.
- Supervise communications team and interns.
- Facilitate opportunities for professional development.
- Assist in implementation of the annual Housing Policy Forum, Leadership Awards Reception, and other events.

### **Qualifications**

This is a full-time position, and candidates must be physically located in the metropolitan Washington, DC area. Applicants must have a bachelor's degree. Applicants must have a strong commitment to social justice and NLIHC's mission. This position would be ideal for someone with five or more years of communications and management experience. Proficiency with Microsoft Office suite and Adobe Creative Cloud is required.

A person will be most successful in this role if you have knowledge and experience in all aspects of communications, digital media, social media, media relations, PR, and brand management.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and a generous benefits package.

Interested candidates should submit a resume, cover letter with salary requirement, and one writing sample to Jen Butler, NLIHC VP of External Affairs, via email at [jbutler@nlihc.org](mailto:jbutler@nlihc.org).

## **NLIHC News**

### **NLIHC in the News for the Week of April 7**

The following are some of the news stories to which NLIHC contributed during week of April 7:

- “West Hollywood Zoning Overhaul Aims to Solve Housing Crisis,” *Time News*, April 7, at: <https://tinyurl.com/k5ethupv>
- “How much must you earn in PA to be middle class? New report gives income range,” *Centre Daily Times*, April 7, at: <https://tinyurl.com/29n8mbv3>

- “Affordable Housing Program Could See Big Changes Under New State Budget,” *Columbus Underground*, April 7, at: <https://tinyurl.com/4zj7ffdu>
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## **Where to Find Us – April 14**

- [Coalition For Homelessness Intervention & Prevention Youth Advisory Board](#) – Indianapolis, IN (virtual), April 14 (Billy Cerullo)
  - [So Others Might Eat Shalom House Tenants](#) – Washington, DC, April 15 (Billy Cerullo)
  - [Humane Society Animal Care Expo](#) – Las Vegas, NV, April 17 (Julie Walker)
  - [Kansas Statewide Homeless Coalition 2025 Summit](#) – Topeka, KS, April 22-23 (Tia Turner)
  - [National Association of Latino Elected and Appointed Officials](#) (NALEO) Educational Fund Policy Institute: Shaping Economic Success for Latinas – Los Angeles, CA, May 7 (Kayla Blackwell)
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## **NLIHC Staff**

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