

Volume 31, Issue 3
January 26, 2026

Housing Policy Forum

- A Look Ahead at NLICH's Housing Policy Forum 2026 Breakout Sessions!

Budget and Appropriations

- Senate Vote on House-Passed Spending Package Stalled as Senate Democrats Seek Separate Vote on DHS Funding Bill, Increasing Likelihood of Partial Government Shutdown

HUD

- HUD Secretary Turner Testifies in House Financial Services Committee Oversight Hearing

HoUSed

- Join January 27 National HoUSed Campaign Call for Universal, Stable, Affordable Housing!

Opportunity Starts at Home

- *Journal of Housing Economics* Publishes Article on Assisted Housing and Child Development

Disaster Housing Recovery

- Senators Meet to Discuss Disaster Response and Recovery Reforms; Hearing Planned on Anniversary of the Palisades Fire
- NLICH-Supported Bill on Disability Justice and Disasters Introduced in Congress

Research

- Professional Landlord Attorneys Result in Higher Costs for Tenants and More Evictions

Fact of the Week

- Households That Include Someone with a Disability Are More Likely to Report Difficulty in Paying Rent

Federal Register

- Shortened Public Comment Periods

Strategic Partnerships & Campaigns

- Episode 2 of “The Common Ground” Podcast – From Stigma to Solutions – Is Out Now!

NLIHC News

- NLIHC Welcomes Julian Mura-Kröger as Research Intern
- NLIHC in the News for the Week of January 19
- Where to Find Us – January 26

Housing Policy Forum

A Look Ahead at NLIHC's Housing Policy Forum 2026 Breakout Sessions!

By Jen Butler, NLIHC Senior Vice President, External Affairs

Keywords: Housing Policy Forum, early bird registration

NLIHC's Housing Policy Forum 2026 will feature an array of breakout sessions in which attendees can engage with and learn from thought leaders, policy experts, researchers, tenant advocates, affordable housing practitioners, and more!

Taking place March 10-13 at the Washington Hilton Hotel in Washington, D.C., the 2026 Forum will include the following [breakout sessions](#):

- An Ecosystem Approach to Housing Justice
- Immigrant Advocates are Housing Advocates: The State of Immigration Rights and Housing Justice
- Higher Ground: Disaster Related Organizing at the State and Local Levels
- Power: Use It or Lose It – An Organizing Approach to Interacting with Elected Officials
- From the Ground Up: Building Political Will Amid Federal Disarray
- Data, Evidence-Based Policymaking, and Democracy
- Wide Open Spaces: Housing Advocacy in Rural and Tribal Communities
- What's at Stake for Housing on the Ballot and in the Supreme Court
- Meeting the Moment: Strategizing to Protect and Expand Proven Housing Solutions
- Collective Voices: Leading with Lived Expertise
- The National State of Homelessness
- Getting the Narrative Right: Combating Misinformation with Research and Effective Storytelling

Take a [look back](#) at moments from Forum 2025!

Get the latest updates on the Forum schedule, featured speakers, sessions, and special guests!

The Washington Hilton Hotel is now accepting hotel reservations. Don't wait! Secure your lodging today. [Book](#) your stay.

NLIHC members get a discount on registration! [Become](#) a member today or contact your Field Team member to check your membership status.

Budget and Appropriations

Senate Vote on House-Passed Spending Package Stalled as Senate Democrats Seek Separate Vote on DHS Funding Bill, Increasing Likelihood of Partial Government Shutdown

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: Appropriations, FY26 spending bills, continuing resolution (CR), PPAs, RIF, THUD, funding

Senate Democrats are demanding the removal of the fiscal year (FY) 2026 appropriations bill for the Department of Homeland Security (DHS) from a broader FY26 “minibus” spending package that includes five other appropriations bills, including the Transportation, Housing and Urban Development (THUD) spending bill, funding HUD’s affordable housing, homelessness, and community development programs.

The House of Representatives passed, on January 22, a final FY26 spending bill for HUD programs as part of a three-bill spending package released [last week](#), with overwhelming bipartisan support, 341-88. House members held a separate vote on the DHS funding bill, which ultimately passed 220-207. After passing the House, the spending bills were combined into a broader spending package in the Senate that includes all six remaining spending bills, totaling over \$1.2 trillion in federal spending.

It is not clear whether the Senate will be able to remove the DHS funding bill from the broader spending package. The current continuing resolution (CR) funding many federal programs expires after January 30; without full-year funding bills in place, there will be a partial government shutdown. Senate Appropriations Vice Chair Patty Murray (D-WA) said in a [statement](#) the “DHS bill needs to be split off from the larger funding package before the Senate,” and noted it would take bipartisan cooperation to do so; similarly, Senator Angus King (I-ME) encouraged his colleagues to hold a separate vote on the DHS funding bill to avoid a government shutdown.

The FY26 spending bill provides \$77.3 billion for HUD programs, an over \$7.2 billion increase from the previous fiscal year, and boosts funding for several key programs, including housing vouchers, homelessness assistance, and Project-Based Rental Assistance (PBRA). The bill also includes important language to facilitate the renewal of Continuum of Care (CoC) grants and to help transfer Emergency Housing Voucher (EHV) holders to other rental assistance programs. Unfortunately, the bill decreases funding for public housing operations and capital needs, despite a growing backlog of needed repairs in the nation’s public housing stock. Read NLIHC’s full [analysis](#) of the final FY26 spending bill and view our updated [budget chart](#).

Take Action

The Senate needs to vote on the THUD bill before the current CR expires on January 30. With bipartisan, bicameral agreement on THUD and other important funding bills, Senators should

hold a separate vote on the DHS funding bill to ensure continued funding for HUD and other vital federal programs and services.

Use NLIHC's toolkits and resources to contact your members of Congress and urge them to pass a final FY26 HUD spending bill with increased funding for HUD's programs!

- NLIHC's advocacy toolkit, "[Opposing Cuts to Federal Investments in Affordable Housing](#)," includes talking points, advocacy materials, engagement ideas, and more resources for advocates to weigh in with their members of Congress on the importance of these vital resources!
- **Email or call members' offices** to share 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 or email them directly!
- **Share stories from 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.

HUD

HUD Secretary Turner Testifies in House Financial Services Committee Oversight Hearing

By NLIHC Policy Team

Keywords: HUD, housing supply, fair housing, civil rights, homeownership, efficiency

The House Committee on Financial Services (HFSC) held a full committee hearing on January 21, "[Oversight of the Department of Housing and Urban Development and the Federal Housing Administration](#)." The witness to the hearing was HUD Secretary Scott Turner.

In his opening statement, Chairman French Hill (R-AK) commended Secretary Turner's approach to housing under the current administration—describing it as a needed redirection to engage in policies and programs supporting HUD's mission of delivering safe and accessible housing. Discussing a shortage of housing supply relative to growing demand, Chairman Hill emphasized the committee's need to address the high cost of living in a bipartisan manner, remove regulatory barriers, and strengthen accountability and oversight of local public housing authorities. Ranking Member Maxine Waters (D-CA), on the other hand, described how HUD has been weakened under Secretary Turner's leadership. Pointing to the halting of fair housing and civil rights investigations and enforcement, closing of regional and field offices, termination of hundreds of HUD employees, and undermining of evidence-based programs proven to reduce

homelessness, Ranking Member Waters framed such measures as contributing to the ongoing housing crisis.

Secretary Turner began his testimony by characterizing HUD's actions of the past year as expanding opportunities for the American people. Through his account of cutting red tape, providing disaster relief, prioritizing treatment and recovery in homelessness, reviewing who taxpayer dollars support, and internal controls and auditing, Secretary Turner depicted HUD under his leadership as a department promoting efficiency, housing affordability, and enterprise towards achieving greater homeownership. Throughout his remarks, he acknowledged that HUD can only serve one in four eligible families but characterized this gap not as a need for additional investments by Congress but either as a failure of previous management or a rationale for denying assistance to immigrant and mixed status families. Turner also touted his department's withdrawal of the Affirmatively Furthering Fair Housing rule as a matter of returning "local control" over zoning to communities.

During Q&A, members of Congress highlighted ways that HUD, under Secretary Turner's leadership, has diminished fair housing enforcement, dramatically reduced staff capacity through voluntary and forced resignations, and has used regulations to diminish housing access.

Representative Nydia Velazquez (D-NY) [asked](#) Secretary Turner about the leaked mixed status rule (see *Memo*, [10/6/2025](#)): "A leaked draft of HUD's proposed mixed status rule is likely to force impacted families to choose between separating as a family to keep their family [housed] or face eviction and potentially, homelessness. Is it HUD's intention to force families to separate, yes or no?" Though Secretary Turner did not directly answer the question, Velazquez continued: "Mixed status families make up less than 1% of families participating in HUD's multifamily housing programs and are already paying their fair share. The current rule already prohibits noncitizens from receiving a rent subsidy." Representative Velazquez entered NLIHC's [article](#) on the rule in the official record.

Representative Brad Sherman (D-CA) used his line of questioning to expose HUD's failure to invest Community Development Block Grant Disaster Recovery (CDBG-DR) funding following the Los Angeles wildfires. "Your department has helped fire victims by providing zero dollars and zero cents." When asked if he supports a CDBG-DR program, Secretary Turner [stated](#) he supports CDBG-DR funding for "all of fire, flood and victims of disasters and storms across the country."

Representative Frank Lucas (R-OK), along with Representative Troy Downing (R-MT), asked questions about the effectiveness of the "Native American Housing Assistance and Self-Determination Act of 1996" (NAHASDA) and affirmed commitment to reauthorizing the legislation, which expired in 2013. Secretary Turner expressed his support for HUD's Office of Native American Programs (ONAP) and mentioned recent visits to Alaska, coordinated in part by the Alaska Coalition on Housing and Homelessness, an NLIHC member.

Representative Emmanuel Cleaver (D-MO) noted that 81% of people living in public housing are working, and asked Secretary Turner to follow up with his office on the reasoning for HUD's [proposed work requirement rule](#).

Representative Al Green (D-TX) highlighted the racist history of housing access, noting that HUD has failed to address housing discrimination and instead fired fair housing staff. Secretary Turner only addressed that 2,400 HUD staff took the Deferral for Resignation Program (DRP), failing to recognize the staff who were fired or put on administrative leave following whistleblower complaints, among other personnel actions. When asked what HUD is doing to prevent housing discrimination, Turner said they're "investigating real discrimination, not phantom discrimination," but failed to answer how the agency is upholding the Fair Housing Act.

Representative Young Kim (R-CA) asked Secretary Turner why the decision was made to shift Continuum of Care funding from a biannual process to an annual process. Turner called the choice a "results-oriented decision." Representative Kim asked HUD to give the "previous two-year grant recipients priority during any new Notice of Funding Opportunity, because it's important to recognize they're great partners that have done a great job and they know their communities best."

Representative Rashida Tlaib (D-MI) discussed the fair housing whistleblowers case and defended fair housing attorneys' rights to enforce protections for survivors of domestic violence and stalking. Tlaib pointed out that failing to enact protections under the "Violence Against Women Act" is against the law and asked for Turner to commit to returning fair housing staff who have been reassigned. Turner did not make such a commitment.

Representatives Waters (D-CA), Presley (D-MA), Green (D-TX), Tlaib (D-MI), and Casten (D-IL) all pressed Secretary Turner on the number of HUD employees dismissed under his leadership. Turner stated repeatedly that 2,400 employees had separated voluntarily through the Deferred Resignation Program and would not acknowledge nonvoluntary separations through Reductions in Force, dismissal of probationary employees, etc.

Several members of Congress touted their support for the "Housing for the 21st Century Act," referencing reforms in the bill for manufactured homes, among other provisions. Representative Andy Barr (R-KY) touted his Housing PLUS Act, noting that it "prohibits HUD from restricting CoC funds to providers that provide wraparound services." NLIHC opposes the bill.

Read Secretary Turner's testimony and view the hearing [here](#).

HoUSed

Join January 27 National HoUSed Campaign Call for Universal, Stable, Affordable Housing!

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: HoUSed Campaign, National Call, webinar, NLIHC events

Join NLIHC's next National HoUSed Campaign Call on January 27 from 4:00 pm to 5:00 pm ET. Hosted by NLIHC Senior Vice President of Policy David Gonzalez Rice, we will provide an overview of the final fiscal year (FY) 2026 spending bill for HUD programs. We will also be joined by Sasha Samberg-Champion, special counsel for civil rights at the National Fair Housing Alliance, who will provide an overview of [recent](#) Notice of Proposed Rule Making (NPRM) eliminating disparate impact regulations, and share how advocates can fight back. NLIHC Director of Disaster Housing Recovery Noah Patton will talk about the "[FEMA Act](#)," a priority bill for NLIHC's Disaster Housing Recovery Coalition. We will also receive updates from the field, Capitol Hill, and more! [Register here](#).

NLIHC's National HoUSed Campaign Call Agenda: January 27, 2026

- Welcome & Introductions
 - David Gonzalez Rice, Senior Vice President of Policy, NLIHC
- Overview of FY26 HUD Spending Bill
 - Kim Johnson, Senior Policy Director, NLIHC
- HUD's NPRM on Disparate Impact
 - Sasha Samberg-Champion, Special Counsel for Civil Rights, NFHA
- FEMA Act Overview & Advocacy
 - Noah Patton, Director of Disaster Housing Recovery, NLIHC
- Next Steps
 - Ramina Davidson, Vice President of Field Strategy & Innovation, NLIHC

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

Opportunity Starts at Home

***Journal of Housing Economics* Publishes Article on Assisted Housing and Child Development**

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

Keywords: Children, cognitive achievement, affordability, housing quality, neighborhood conditions

The *Journal of Housing Economics* recently published an [article](#), "Assisted housing and healthy child development," examining how assisted housing influences children's developmental outcomes. Focusing on children ages 0–17, the study links measures of children's cognitive achievement with HUD administrative data to assess the role of assisted housing in child development. The authors identify and evaluate the impacts of three core aspects of assisted housing: affordability, housing quality, and neighborhood conditions.

The study drew data from the Panel Study of Income Dynamics-Assisted Housing Database (PSID-AHD) and PSID's Child Development supplement. The study included 1,440 children who either lived in assisted housing or had never lived in assisted

housing, but whose families were income-eligible for at least half of the childhood years observed during the analysis from 1985-2007.

Among these core qualities, affordability was found to have the largest impact on children's healthy development. Housing quality and neighborhood conditions were not significantly affected by assisted housing, though both remain important contributors to child development. The study finds that children who spend at least part of their childhood in assisted housing demonstrate higher cognitive achievement and better overall health compared to children living in unassisted housing. These results are consistent across major assisted housing programs—including public housing, multifamily housing, and housing vouchers—highlighting the central role of affordability in promoting positive child outcomes. Additionally, the authors suggest that improved affordability enhances parenting quality, which in turn directly benefits children's well-being.

The article concludes by emphasizing housing affordability as a key driver of positive child development outcomes. This finding reinforces policy arguments for strengthening assisted housing programs and ensuring that low-income families can access affordable housing that reduces cost burdens, thereby potentially enhancing children's cognitive skills, overall health, and emotional well-being.

Read the article [here](#).

To learn more about the intersection of housing and child well-being, read the OSAH fact sheet [here](#).

Disaster Housing Recovery

Senators Meet to Discuss Disaster Response and Recovery Reforms; Hearing Planned on Anniversary of the Palisades Fire

By Oliver Porter, NLIHC DHR Intern and Noah Patton, NLIHC Director of Disaster Recovery

Keywords: FEMA Act of 2025, Peter Welch, Andy Kim, DHS

On January 13, multiple senators convened to discuss the fate of the Federal Emergency Management Agency (FEMA) in an unannounced private meeting hosted by Senator Peter Welch (D-VT) and Senator Andy Kim (D-NJ), according to recent [reports](#). Two former FEMA administrators attended the bipartisan meeting, which occurred at a moment when the future of the agency remains unclear. The agency, which faced significant staffing and programming cuts in [2025](#), saw further [cuts](#) at the end of the year. Additionally, FEMA still does [not](#) have a congressionally approved permanent administrator. Plans for the agency were supposed to be outlined in the presidentially appointed FEMA Review Council's final report that was commissioned by [executive order](#) a year ago, but the council's final hearing last month was [canceled](#) unexpectedly, and a new meeting time has not been announced.

In addition to disaster response and recovery news from the Hill, the Senate Homeland Security and Government Affairs Permanent Subcommittee on Investigations will be hosting a [hearing](#) on January 28 to examine the causes and response to the Palisades Fire, which, along with the nearby Eaton Fire, caused burned areas of Los Angeles in early 2025. The hearing will feature testimony from relevant experts regarding the fire.

Disaster survivors and emergency management professionals continue to await movement in the House on the “Fixing Emergency Management for Americans Act” ([FEMA Act of 2025](#))—a bipartisan bill endorsed by NLIHC that would restore the agency to independent status separate from the Department of Homeland Security while implementing a host of [other major reforms](#). The [FEMA Act passed](#) out of the House Transportation and Infrastructure Committee in September. It still needs to receive a vote on the House floor. Currently, the [FEMA Act](#) lacks a comprehensive Senate companion bill, which has slowed its progress through Congress.

NLIHC's Disaster Housing Recovery, Research, and Resilience (DHR) Team will continue to promote the policy priorities of the more than [900](#) members of the Disaster Housing Recovery Coalition (DHRC) to lawmakers in both chambers of Congress, including the [FEMA Act](#).

To support these efforts, readers can add their organization's signature to NLIHC's [FEMA Act Support letter](#).

NLIHC-Supported Bill on Disability Justice and Disasters Introduced in Congress

By Oliver Porter, NLIHC DHR Intern and Noah Patton, NLIHC Director of Disaster Recovery

Keywords: REAADI Act, Debbi Dingell, Richard Blumenthal, disaster preparedness

On January 13, the NLIHC-supported “Real Emergency Access for Aging and Disability Inclusion for Disasters (REAADI) Act” was [introduced](#) by Representatives Debbie Dingell (D-MI) and Brian Fitzpatrick (R-PA), and Senator Richard Blumenthal (D-CT) introduced it in the Senate ([H.R.7029/S.3628](#)). The bill would implement essential reforms to the nation’s emergency management system to ensure the needs and rights of people with disabilities are adequately met in the event of a disaster. Individuals living with disabilities consistently face greater impacts from disasters than those living without disabilities—they are nearly [four times](#) more likely to become injured or die during disasters than people without disabilities. During the Eaton Fire in Los Angeles last year, sixteen of the nineteen people who died were living with [disabilities](#) or were elderly. Currently, many disaster preparedness plans and policies only offer vague instructions for ensuring the well-being of individuals living with disabilities during and after disasters. This bill would seek to address this issue and ensure that those living with disabilities have access to the assistance and the services they need to survive a disaster and remain living independently.

First [introduced](#) in 2019, and [again](#) in 2021 and 2023, the “REAADI for Disaster Act represents an important policy priority for NLIHC and the 900 members of the DHRC. This bill was drafted

in partnership with longtime DHRC member The Partnership for Inclusive Disaster Strategies ([PIDS](#))—one of the country’s sole advocates for disability rights during disasters.

If adopted, the REAADI for Disasters Act of 2025 would:

- Establish a National Advisory Committee on Disability Rights and Disasters to study the needs of individuals with disabilities and seniors and recommend best practices for ensuring the elderly and people with disabilities are included in all aspects of disaster preparedness.
- Require disability civil rights compliance in disaster programs and spending, including the ADA and Rehabilitation Act obligations.
- Protect civil rights in health care during disasters by codifying Crisis Standards of Care for all disasters and public health emergencies.
- Invest in disability-led training, technical assistance, and research through a national network of Disaster and Disability Centers by establishing ten regional technical assistance centers and ten regional research centers.
- Recognize the importance of independent living centers as crucial partners in local disaster preparedness, response, and recovery.
- Create a dedicated Disaster Human Services Emergency Fund that will authorize \$100 million per year for five years (FY 2026–2030) for community-based response efforts that help people remain in or return to their homes and avoid institutionalization during and after disasters.
- Fund large-scale, disability-inclusive preparedness grants that will authorize \$300 million per year for five years (FY 2026–2030) for communities to build accessible, coordinated systems before disasters occur.
- Strengthen accountability and oversight through Government Accountability Office (GAO) review of disaster spending and review of disaster-related civil rights settlements since January 1, 2005.

NLIHC and its partners at the DHRC will continue to monitor the progression of the “REAADI for Disasters Act” and highlight its importance during engagements with Congress. The Coalition will advise members on new developments as needed.

Research

Professional Landlord Attorneys Result in Higher Costs for Tenants and More Evictions

By Mackenzie Pish, NLIHC Research Analyst

Keywords: Eviction, eviction court, displacement, due process, right to counsel, right to representation, access to justice

Research published in *Housing Studies*, “[Shadow players of the eviction crisis: identifying and characterizing professional evicting attorneys in Massachusetts](#),” found that professional landlord

attorneys are more likely to represent corporate landlords, resolve eviction cases more quickly, and secure outcomes that result in more money due from tenants and more eviction executions compared to other landlord attorneys who participate in fewer eviction cases.

The authors used eviction filings from Massachusetts from December 2, 2019, to September 30, 2022, to identify 2,373 attorneys from 1,688 firms who represented either a landlord or a tenant in a particular case. The authors defined attorneys as landlord attorneys (n=1,683) or tenant attorneys (n=690) based on which type of client they more frequently represented. The authors used clustering methods to further classify each attorney type into four categories based on their prevalence (or activity) in eviction court: professional, active, less active, and least active. Among landlord attorneys, 6 professionals represented landlords in 10,254 cases, or 1,709 cases per attorney on average. In comparison, 20 professional tenant attorneys represented tenants in 1,020 cases, averaging 51 cases per attorney. The fact that professional landlord attorneys represented ten times as many cases as professional tenant attorneys exemplifies the disproportionate representation rates: landlords had some form of legal representation in 88% of all cases, while tenants had such representation in only 10%.

The more active landlord attorneys had a higher percentage of their caseload consisting of institutional or corporate landlord clients. Ninety-three percent of professional landlord attorneys' clients were institutional landlords, compared to 80% for active, 64% for less active, and 38% for least active landlord attorneys.

Professional landlord attorneys resolved eviction filings more quickly, with fewer hearings, mediations, and trials, than other landlord attorneys. For example, professional landlord attorneys moved through eviction proceedings 10 days faster for cases that end in dismissals, 25 days faster for default judgments, 2 months faster for court judgments, and almost 2 months faster for agreements between parties. The authors note that shorter times from filing to outcome means less time for tenants to secure representation, argue their case, and find replacement housing.

Compared to other landlord attorneys, professional landlord attorneys secured outcomes that resulted in more money being due to landlords from tenants. Professional landlord attorneys secured, on average nearly three months of back rent for landlords, whereas active attorneys secured two months on average. Tenant attorneys were associated with smaller arrears.

Additionally, professional landlord attorneys were more likely to see eviction executions than other landlord attorneys. The authors suggest that this finding demonstrates how professional landlord expertise directly contributes to forced moves.

The study concludes that eviction outcomes depend not only on whether attorneys are present, but also on who the attorneys are. They note professional landlord attorneys are law firm partners, owners, or shareholders with authority to set strategy and choose clients. They suggest that these few professional landlord attorneys are not acting as neutral legal actors but are, in solidarity with corporate landlord interests, using the court system to destabilize tenants.

Read the report [here](#).

Fact of the Week

Households That Include Someone with a Disability Are More Likely to Report Difficulty in Paying Rent

Keywords: Affordable housing, rent, disability



Source: U.S. Census Bureau. 2023 American Housing Survey (AHS). Available at <https://tr.ee/jUTAy0>.

Federal Register

Shortened Public Comment Periods

By Renee Williams, NLIHC Senior Advisor for Public Policy

Keywords: Fair housing, disparate impact, regulations, ECOA, Fair Housing Act, CFPB

Recently, federal agencies have enacted shorter rulemaking comment periods, deviating from the longer-than-30-day periods that have traditionally been open to the public.

Earlier this month, for example, HUD published its proposal to eliminate its “Fair Housing Act” (FHA) disparate impact regulations (see [Memo](#), 1/20/26). Despite this significant proposed change, HUD has provided 30 days for public comment, with [comments due](#) February 13, 2026. Organizations, including NLIHC, have joined a Leadership Conference on Civil and Human

Rights (Leadership Conference) [letter](#) seeking additional time to comment on the disparate impact rulemaking.

In this context, stakeholders should closely monitor the Federal Register to ensure that they have as much time as possible to provide input on consequential regulatory changes.

Background and Context

Executive Order 12866, a cornerstone 1993 [executive order](#) entitled “Regulatory Planning and Review,” states that “each agency should afford the public a meaningful opportunity to comment on any proposed regulation, which in most cases should include a comment period of not less than 60 days.”

HUD echoes this understanding in its own regulations at [24 C.F.R. 10.1](#), declaring that HUD policy is to “afford the public not less than sixty days for submission of comments” for notices of proposed rulemaking. Despite this, HUD issued a proposed rule to rescind its affirmative fair housing marketing regulations with only a 30-day comment period (see [Memo](#), 6/9/25). And, as noted above, HUD is only affording 30 days for public comment on the removal of HUD’s FHA disparate impact regulations.

Other federal agencies have also provided short comment periods regarding important regulatory changes. The Department of Homeland Security issued a proposed rule on public charge (see [Memo](#), 12/8/25), which provided 30 days to comment on a rulemaking with wide-ranging implications for immigrant families. Additionally, the Consumer Financial Protection Bureau issued two proposals regarding the “Equal Credit Opportunity Act” (ECOA) on the same day (see proposed rules [here](#) and [here](#)), with simultaneous 30-day comment periods. For one of these two rulemakings, NLIHC joined a [comment letter](#) by the Leadership Conference seeking additional time to comment on a wide-ranging proposal that, among other changes, seeks to disavow disparate impact liability under ECOA (see [Memo](#), 12/22/25).

Such moves reflect the current administration’s emphasis on implementing its agenda at a fast pace. For example, on October 21, 2025, the Office of Management and Budget (OMB) issued a memo entitled “[Streamlining the Review of Deregulatory Actions](#),” consistent with earlier administrative directives. The memo outlines guidance on how to hasten the speed of “deregulation” and states that, to date, “agencies do not appear to be fully maximizing their energy in carrying out these directives.” In the memo, OMB directs use of the “Administrative Procedure Act’s good cause exception “where appropriate” to justify forgoing notice and comment periods when rescinding regulations the administration deems “facially unlawful.”

What Housing Stakeholders Can Do

The input of communities and organizations directly impacted by regulatory changes is vital to the commenting process. However, given the backdrop discussed above, short comment periods on important rulemakings are likely to continue.

Given the importance of maximizing commenting time, housing stakeholders can:

Monitor the [Federal Register](#) closely. In particular, stakeholders may wish to familiarize themselves with the “[Public Inspection](#)” portion of the site, which posts proposed rules and other agency publications shortly before they are formally published. Public Inspection postings can therefore provide a (very brief) “heads-up” opportunity to begin reviewing text before the public comment period officially opens.

Track the status of future agency publications, including proposed rules, by monitoring the Office of Information and Regulatory Affairs (OIRA) [dashboard](#).

Visit [regulations.gov](#) and view what comment periods are ending within the next seven days under the “Comments Due Soon” heading.

Read the *Advocates’ Guide* discussion of the federal regulatory process [here](#).

Strategic Partnerships & Campaigns

Episode 2 of “The Common Ground” Podcast – From Stigma to Solutions – Is Out Now!

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

Keywords: The Common Ground, Beyond the Bridge, Don Sawyer, Tim Hashko, filmmakers

Conversations about homelessness are often shaped by crisis-driven headlines and harmful stories that focus on individual failure while ignoring the systems that push people into housing instability in the first place. In episode 2, “[From Stigma to Solutions - Inside Beyond the Bridge and How Media Can Change the Housing Conversation](#),” we unpack how those narratives take shape and what changes when storytelling is rooted in solutions rather than stigma.

In this episode, we are joined by filmmakers Don Sawyer and Tim Hashko, the team behind the documentary Beyond the Bridge. As they drew reference from their travels across the country, Don and Tim share what they witnessed firsthand while documenting communities that are reducing homelessness through coordination, data-informed strategies, and a commitment to housing as the foundation for stability.

“The cities that made progress were the ones where everyone. . . service providers, elected officials, businesses, and funders, worked toward a single, shared vision,” said Hashko.

The conversation dives deep into how media narratives too often elevate disorder over effective systems, sidelining stories about prevention, supportive housing, and cross-sector collaboration. Don and Tim reflect on why successful models, where service providers, local governments, and residents work together almost rarely receive attention, and how that absence shapes public understanding and political will.

“The main objective of narrative change is to take the blame off individuals who are suffering and place it where it belongs on a system that’s broken,” said Sawyer.

Rather than asking who is “deserving” of housing, this episode centers a more urgent question on what works. Together, the guests explore the responsibility of filmmakers, journalists, and members of the media to tell fuller stories—stories that challenge stigma, bringing to light accountability, and make clear that homelessness is a policy choice.

This conversation will hopefully push listeners to look beyond the crisis narrative and consider how shifting the story can help move real solutions forward.

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

NLIHC News

NLIHC Welcomes Julian Mura-Kröger as Research Intern

By Julian Mura-Kröger, NLIHC Research Intern

Keywords: NLIHC interns

NLIHC is pleased to welcome Julian Mura-Kröger as a Fall 2025 Tenant Leader intern. Julian is a second-year Master of Urban Planning student at the NYU Wagner School of Public Service, where he specializes in International Development Planning. He serves as co-chair for the Displaced Migrants Action Group and a steward for GSOC-UAW Local 7902. Having previously worked with the Housing Services team at Pittsburgh’s Urban Redevelopment Authority and Map Kibera Trust of Nairobi, he has developed a strong interest in understanding how those with marginalized legal statuses seek out and advocate for housing access. Following graduation, he hopes to work with public agencies or community organizations carrying out research or developing affordable housing.

NLIHC in the News for the Week of January 19

The following are some of the news stories to which NLIHC contributed during the week of January 19:

- “Building affordable housing in California is pricey and slow. Newsom wants to fix it by consolidating power,” *Politico*, January 21, at: <https://tr.ee/pyIlk>
- “Gov. Spencer Cox: ‘Utah will not become a state of renters,’ *Axios Salt Lake City*, January 22, at: <https://tr.ee/rxuHjS>
- “HUD Gives Landlords 30 Days To Prove Nearly 200,000 Tenants Are U.S. Citizens,” *BisNow*, January 23, at: <https://tr.ee/RQ0Qei>

Where to Find Us – January 26

- [American Society for Public Administration](#) (ASPA) – virtual, February 12 (Renee M. Willis)
- [2026 Leadership Summit on Ending Homelessness](#) – San Diego, CA (in-person), March 3-4 (Gabby Ross)



NLIHC Staff

Sarah Abdelhadi, Manager, State and Local Research
Andrew Aurand, Senior Vice President for Research, x245
Bridgette Barbosa, Graphic Design Intern
Sidney Betancourt, Manager, Inclusive Community Engagement, x200
Kayla Blackwell, Senior Housing Policy Analyst, x231
Victoria Bourret, Manager, State and Local Innovation Outreach, x244
Jen Butler, Senior Vice President, External Affairs, x239
Alayna Calabro, Senior Policy Analyst, x252
Billy Cerullo, Manager, Training and Innovation
Adelle Chenier, Senior Director of Events
Esther Colón-Bermúdez, Research Analyst

Lakesha Dawson, Director of Operations and Accounting
Ramina Davidson, Vice President of Field Strategy & Innovation
Neha Darisi, Field Intern
Lindsay Duvall, Manager, Member Engagement, x206
Thaddaeus Elliott, Housing Advocacy Organizer
Dan Emmanuel, Director, Research, x316
Janelle Flowers, Operations Coordinator
Jamaal Gilani, Director of People and Culture
David Gonzalez Rice, Senior Vice President of Public Policy
Raquel Harati, Research Analyst
Danita Humphries, Executive Operations Manager, x226
Nada Hussein, Research Analyst, State and Local Innovation, x264
Ella Izenour, OSAH Intern
Kenza Idrissi Janati, Housing Advocacy Coordinator
Kim Johnson, Senior Director of Policy, x243
Sarita Kelkar, Policy Intern
Mayerline Louis-Juste, Program Manager, Strategic Partnerships, x201
Lisa Marlow, Director of Communications, x813
Meghan Mertyris, Disaster Housing Recovery Analyst
Julian Mura-Kröger, Research Intern
Khara Norris, Senior Vice President of Operations and Finance, x242
Libby O'Neill, Senior Policy Analyst
Noah Patton, Director, Disaster Recovery, x227
Mackenzie Pish, Research Analyst
Oliver Porter, DHR Intern
Benja Reilly, Development Coordinator, x234
Zenayah Roache, Housing Advocacy Organizer
Dee Ross, Tenant Leader Fellow
Gabrielle Ross, Manager, IDEAS, x208
Craig Schaar, Data Systems Analyst
Brooke Schipporeit, Senior Director, Field Organizing and Innovation, x233
Kristen Stehling, Fund Development Director
Carlton Taylor, Jr., Senior Graphic Communications Coordinator
Cecily Thomas, Development Coordinator, x810
Tia Turner, Project Manager, Our Homes, Our Votes
Julie Walker, Project Manager, Opportunity Starts at Home
Brandon Weil, Graphic Communications Manager
Chantelle Wilkinson, Vice President, Strategic Partnerships & Campaigns, x230
Renee Williams, Senior Advisor for Public Policy
Renee M. Willis, President and CEO, x247
Tiara Wood, Communications Coordinator