



Memo To Members & Partners

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HUD

HUD 2025 Annual Homelessness Assessment Report Finds First Reduction in Overall Homelessness in Nearly a Decade

By David Gonzalez Rice, NLIHC Senior Vice President of Public Policy and Alayna Calabro, NLIHC Senior Policy Analyst

Keywords: unsheltered, homelessness, Annual Homeless Assessment Report, AHAR, Point-in-Time, PIT, HUD

HUD released the results of the national Point-in-Time-Count in its [2025 Annual Homeless Assessment Report \(AHAR\), Part 1](#) on May 29, which provides estimates of homelessness in the U.S. The 2025 AHAR report estimates that approximately 745,652 people were experiencing homelessness on a single night in 2025, which represents a 3.4% decrease from 2024, the first year-on-year decrease since 2016.

The AHAR summarizes estimates of homelessness at the national, state, and Continuum of Care (CoC) levels based on data from the annual point-in-time (PIT) counts of sheltered and unsheltered people experiencing homelessness on a single night in January 2025. CoCs are local planning bodies responsible for coordinating homelessness services. The PIT counts, conducted by local volunteers, are a “snapshot” of homelessness.

The overall decrease was driven by an 11.2% decrease among people experiencing homelessness in families (a household with at least one adult and one child), while individuals not in families saw a slight increase (.6%), reaching the highest reported number on record for this group.

The overall decrease was also evident across both sheltered homelessness, people living in emergency shelters or transitional housing, and unsheltered homelessness, people living in places not meant for human habitation, such as streets, parks, vehicles, or abandoned buildings.

According to the report, sheltered homelessness decreased by 4% (16,931 fewer people) between 2024 and 2025. At the same time, unsheltered homelessness fell by 3% (7,904 people).

Among people experiencing homelessness, 64% were staying in sheltered locations, while 36% were staying in unsheltered locations.

Most people experiencing homelessness were individuals not in families, making up 64% (515,286) of people experiencing homelessness. This year marks the highest figure on record for this group, which saw a less than 1% increase from 2024-2025 (3,279 individuals).

Twenty-six percent of people experiencing homelessness (230,366) were in families composed of at least one adult and one child. The number of people in families experiencing homelessness decreased by nearly 30,000 people (an 11% reduction) between 2024 and 2025.

Unaccompanied youth under age 18 make up under 5% (35,159) of the total homeless population, and these youth are counted as individuals experiencing homelessness. Homelessness among unaccompanied youth decreased by more than 3,000 people (8%) between 2024 and 2025.

Veterans made up just over 4% (32,495) of people experiencing homelessness. This year marks a very slight decrease (1.2%) from 2024 and the lowest figure on record for this group. People who identify as Black, Latino, American Indian, Alaska Native, Pacific Islander, or Native Hawaiian continue to be overrepresented among the homeless population compared to the U.S. population. Black people, for example, represent 14% of the U.S. population, but accounted for 33% of all people experiencing homelessness in 2025. People identifying as Latino account for 27.5% of the homeless population. American Indian, Alaska Native, Pacific Islander, and Native Hawaiian people account for 4% of the homeless population.

Chronic homelessness – long-time homelessness with a disability – continued to rise to the highest figure on record (155,750) while unsheltered chronic homelessness declined for the first time since 2018 (96,711).

Trends in homelessness vary across CoCs, which are categorized based on the type of geographic area they serve. Major city CoCs are home to more than half of all people experiencing homelessness and half of unsheltered homelessness. Twenty-four percent of people experiencing homelessness are served by largely suburban CoCs, followed by largely rural CoCs (20%), and other largely urban CoCs (7%). Though people experiencing homelessness predominantly reside in urban areas, rural and suburban areas have seen increases in recent years, together accounting for more than 40% of homelessness nationally. Unsheltered homelessness is especially prevalent in rural CoCs, which represent 20% of unsheltered homelessness nationally.

The *2025 Annual Homeless Assessment Report (AHAR) to Congress, Part 1* is available [here](#).

Take Action to Oppose Harmful HUD Proposal to Remove 2025 HOME Tenant Protections; Comments Due TODAY, Monday, June 1!

By Libby O’Neill, NLIHC Senior Policy Analyst and Renee Williams, NLIHC Senior Advisor for Public Policy

Keywords: HOME, tenant protections, eviction protections, regulations

HUD issued on April 30 a [Supplemental Notice of Proposed Rulemaking](#) (SNPRM) that proposes to remove important tenant protections from HOME Investment Partnerships Program (HOME) regulations that were finalized in 2025 (see *Memo*, [5/11](#)).

Examples of tenant protections HUD seeks to roll back include:

- A requirement to relocate tenants, at no additional cost to the tenant, if a life-threatening deficiency cannot be resolved the same day.
- Requirements regarding security deposits and allowing tenants to organize.
- Protection against “unreasonable interference or retaliation.”

Take action today on HUD’s HOME proposal by:

- Joining NLIHC and National Housing Law Project’s [sign-on comment letter](#) by **TODAY, Monday, June 1 at 4:00 pm ET!**
- [Submitting your own comments](#), urging HUD to keep important tenant protections in the HOME regulations. Comments are due **TODAY, Monday June 1 at 11:59 pm ET!**

New Research Shows Transgender People Face Widespread Shelter Discrimination, Highlights Importance of Equal Access Rule; Take Action to Oppose HUD’s Proposed Rule!

By Kayla Blackwell, NLIHC Senior Housing Policy Analyst

Keywords: LGBTQ+, HUD, Equal Access Rule, rules, homelessness, proposed rule

New [research](#) from Advocates for Trans Equality (A4TE) and the National Alliance to End Homelessness (NAEH) reveals previously unreleased data from the [2022 U.S. Transgender Survey](#), which surveyed 92,000 transgender people. As the largest survey of transgender people in the United States, the report found transgender people face disproportionately high rates of homelessness and shelter discrimination, affirming the need for anti-discrimination protections for LGBTQ+ people experiencing homelessness. Authors encourage readers to comment on HUD’s Notice of Proposed Rulemaking (NPRM), “[Equal Access to Housing in HUD Programs Revisions](#),” which seeks to roll back the Equal Access Rule (EAR). EAR requires HUD-funded housing and shelter providers to provide access to eligible individuals regardless of their family composition, sexual orientation, marital status or gender identity (see *Memo*, [5/4](#)). NLIHC encourages advocates to comment on the HUD proposed by June 29 at 11:59 pm ET!

Background on Equal Access

When [one in three](#) transgender people experience homelessness in their lives, LGBTQ+ youth [make up 40%](#) of the homeless youth population, and transgender people report [feeling unsafe](#) in emergency shelters, these realities demand an intentional commitment to creating pathways to safe, decent, affordable housing that addresses inequities. New [research](#) from NAEH and A4TE extended upon the 2022 U.S. Transgender Survey to show further impacts of housing discrimination on the lives of transgender people, including increased likelihood of facing verbal and physical violence, experiencing homelessness, and considering suicide.

HUD's [2012 Equal Access Rule](#) required that access to HUD-assisted or -insured programs be granted regardless of one's actual or perceived sexual orientation, gender identity, or marital status. Under the 2012 Rule, inquiries about an applicant's sex were permitted for the purpose of determining placement in temporary, emergency shelters (with shared bedrooms/bathrooms).

HUD [updated the rule](#) in 2016 to revise the terms "sexual orientation" and "gender identity," with the latter defined as "the gender with which a person identifies, regardless of the sex assigned at birth." The updates largely focused on the barriers transgender and gender non-conforming people face in securing equal access to shelter. The 2016 Rule required that all housing/services funded by HUD's Office of Community Planning and Development (CPD) ensure equal access to programs for individuals consistent with their gender identity. The 2016 EAR amendments prohibited intrusive questioning as well as asking for anatomical information, physical, or medical documentary proof of one's gender identity.

Trump Administration Targets LGBTQ+ People, Fails to Enforce Equal Access to Housing

In 2020, however, the Trump administration attempted to weaken protections for transgender and gender nonconforming individuals seeking emergency shelter through [proposed changes](#) to the EAR. The 2020 proposal received over 66,000 comments, an overwhelming response signifying public resistance to the then-proposed changes. In 2021, then-President Biden's [Executive Order 13998](#) reinforced laws that prohibited sex discrimination, and the 2020 proposed rule was withdrawn.

Yet in 2025, President Trump's [EO 14168](#) expressed the administration's intent to roll back civil rights protections for transgender and gender nonconforming individuals, and names the 2016 Rule specifically. In February, HUD Secretary Scott Turner announced the halting of ongoing or future enforcement actions for the 2016 EAR (see *Memo*, [2/10/25](#)). The current Proposed Rule continues this effort, while also removing language from HUD regulations (beyond CPD regulations) offering protection from discrimination based on sexual orientation or gender identity. Importantly, the current Proposed Rule goes much farther to roll back LGBTQ+ protections in HUD programmatic regulations than the 2020 proposed rulemaking did. NLIHC strongly opposes this latest attempt by the administration to roll back critical protections for the LGBTQ+ community.

Take action to oppose HUD's Equal Access Rule Roll Back!

- **Submit your own comment urging HUD to withdraw the Proposed Rule by June 29 at 11:59 pm ET!**
 - Advocates for Trans Equality has fact sheets, social media toolkit, and commenting tips [here](#).
 - **Organizations** can find comment drafting guidance and templates [here](#).
 - **Individuals** can submit a public comment by June 29 using A4TE's comment portal [here](#).
- **Educate your networks about the HUD proposal and urge them to comment by June 29 at 11:59 pm ET!**
 - NHLP has a detailed legal analysis of the Proposed Rule [here](#).

Read the new research report from NAEH and A4TE [here](#).

Use NLIHC's EAR Digital Toolkit [here](#).

Explore [Chapter 6](#) of NLIHC's *Advocates' Guide 2026* to learn about LGBTQ+ access to housing assistance.

Members of Congress Express Opposition and Serious Concerns in Comments Responding to HUD's Proposed Rule on Work Requirements and Time Limits

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

Keywords: work requirements, time limits, comments, housing assistance, opposition, verification, documentation, costs, administrative burden, Renters Caucus, New Democrat Coalition, Maxine Waters, HFSC, House Financial Services Committee, Elizabeth Warren, Banking

On May 1, NLIHC submitted an organizational [comment letter](#) and a [sign-on letter](#) urging HUD to withdraw a Proposed Rule that would permit public housing agencies (PHAs) and HUD-assisted owners to adopt work requirements and time limits on assistance (*Memo, 5/11*). The Proposed Rule was available for public comment from March 2 to May 1. According to [regulations.gov](#), nearly 2,000 comments were received, with over 1,400 posted as of May 26.

Members of Congress also submitted several comments opposing and/or expressing serious concerns about the Proposed Rule.

Letter Submitted by Senate Democrats

Senator Elizabeth Warren (D-MA), ranking member of the Senate Banking, Housing, and Urban Affairs Committee, Senator Jack Reed (D-RI), Senator Lisa Blunt Rochester (D-DE), and Senator Raphael Warnock (D-GA), along with 17 other Senate Democrats, sent a [letter](#) calling on HUD to withdraw the Proposed Rule.

“We call on HUD to rescind this [Notice of Proposed Rulemaking], which exceeds its statutory authority and poses real risks to affordable access to housing for families across the country, including those who are working, seeking economic mobility through education, or caring for loved ones,” [write the senators](#). “There are many ways to improve housing affordability for Americans, and implementing an arbitrary, punitive proposal to kick families out of housing and cut off their benefits at a time when housing is more unaffordable than ever is not one of them.”

Letter Submitted by House Democrats

Representative Maxine Waters (D-CA), ranking member of the House Financial Services Committee, along with 34 House Democrats, sent a [letter](#) urging HUD to withdraw the Proposed Rule in its entirety. The representatives explain how the Proposed Rule is rooted in “misconceptions and discriminatory assumptions” about recipients of federal rental assistance, exceeds HUD’s statutory authority, and will place millions of people at risk of eviction and homelessness. The letter also highlights how the proposal will create additional administrative burdens for PHAs and HUD-assisted owners. The representatives note that the Proposed Rule provides an “opaque and unfunded mandate” for PHAs and owners to provide supportive services, which will strain already underfunded federal housing providers.

“[W]e urge HUD to immediately withdraw its proposed rule as it directly contradicts its mission as well as congressional intent of the law, exacerbates our nation’s housing shortage, and cruelly and unnecessarily threatens to push families into homelessness,” wrote the representatives.

Congressional Renters Caucus Letter

The Congressional Renters Caucus—led by Representative Jimmy Gomez (D-CA), founder and chair of the caucus—submitted a comment urging HUD to withdraw the Proposed Rule. The [comment](#), signed by 40 members, outlines the devastating impacts the Proposed Rule would have on renters in the 16 states the caucus represents. “Allowing public housing agencies (PHAs) and owners of HUD-assisted housing to take away housing assistance from residents who exceed arbitrary time limits or who do not meet rigid work requirements will not facilitate housing affordability,” the letter states. “It will instead lead to more people experiencing needless evictions and, in worst cases, homelessness.”

New Democrat Coalition Letter

A group of New Democrat Coalition members led by Representative Emilia Sykes (D-OH), chair of the Housing Task Force, submitted a [comment](#) opposing the Proposed Rule, emphasizing that HUD’s proposal “will destabilize families” and put households at risk of homelessness. “As we tackle affordability challenges in the housing market, we should not erode safety nets that keep families off the streets,” [the members write](#). “By putting more barriers in front of Americans who need support, we make it more likely that they will have to choose unsafe housing options or may lose housing altogether.”

Letter Submitted by Representative Torres and Resident Commissioner Hernández

One congressional letter urged HUD to reconsider the Proposed Rule and to engage further with stakeholders, including PHAs, community organizations, residents, and local governments.

Representatives Ritchie Torres (D-NY) and Resident Commissioner Pablo José Hernández (PR) submitted a [comment](#) outlining significant concerns with the Proposed Rule. “The proposal before HUD raises serious concerns about its potential consequences for housing stability, economic mobility, and administrative capacity,” states the letter. “The most pressing challenge facing low-income renters today is not insufficient motivation to work; it is the lack of affordable homes available to them. Addressing that challenge requires sustained federal commitment to expanding housing supply, preserving existing public housing, and ensuring that housing assistance programs remain a reliable pathway to stability.”

Read NLIHC’s [organizational comment](#) and [sign-on comment](#).

Read the comment letters from [Senate](#) and [House](#) Democrats.

Read the comment letters from the [Congressional Renters Caucus](#) and the [New Democrat Coalition](#).

Read the [comment letter](#) from Representative Torres and Resident Commissioner Hernández.

Learn more about HUD’s Proposed Rule [here](#).

HUD Ends Restore-Rebuild Initiative

By Renee Williams, NLIHC Senior Advisor for Public Policy

Keywords: Restore-Rebuild, public housing, Faircloth, RAD

In a [brief memo](#) to public housing agencies (PHAs), HUD recently announced that it is “winding down” its [Restore-Rebuild](#) Initiative. Previously heralded by HUD a way to help “[expand our nation’s supply of affordable housing](#),” HUD is now ending the initiative in furtherance of its broader stated goal of reducing the public housing footprint.

The memo outlines several changes, effective immediately, discussed below. HUD distributed the memo on [May 15, 2026](#), though the memo itself is dated May 12, 2026.

Brief Background

As HUD’s [website](#) explains, many PHAs have authorization to have more public housing units than they currently have, up to a maximum number of units (the “Faircloth Limit”). Restore-Rebuild streamlines internal HUD processes for PHAs that seek to utilize this authorization to increase their number of deeply affordable units. As of 2024, [over 250,000](#) units were available for potential development under the existing Faircloth Limit.

The [initiative](#) “restores to active use rental assistance subsidies that have been lost from the affordable housing portfolio and rebuilds homes that were demolished or sold over the past 20 years.” More specifically, the Restore-Rebuild Initiative provides PHAs with [Rental Assistance Demonstration \(RAD\)](#) approvals early in the process, and such approvals offer predictability for lenders. (See *Advocates’ Guide 2026* at [4-16](#) and/or HUD’s *Restore-Rebuild 2024 guide* at 3-4).

For additional background on Restore-Rebuild (formerly known as “Faircloth to RAD”), see the [Advocates’ Guide 2026](#) article “Rental Assistance Demonstration.”

HUD’s May 2026 Memo

The May 2026 memo begins by discussing the [president’s FY27 budget proposal](#), which seeks to reset the Faircloth Limit to the number of public housing units PHAs will have as of October 1, 2027. Currently, the Faircloth Limit cutoff date is October 1, 1999. The memo explains that HUD seeks to reduce the “existing public housing footprint” and reposition “public housing units to the Section 8 platform.”

The [memo](#) makes several key points:

- HUD is no longer accepting new PHA requests for Notices of Anticipated RAD Rents (NARR).
- HUD will process NARRs that had been already requested “as of the date of this memorandum.”
- The NARR will be void 90 days “after the date of this memorandum” unless the PHA has either:
 - (1) received HUD approval “for mixed-finance development or public housing acquisition”;
 - (2) submitted “a substantially complete mixed-finance development proposal or public housing acquisition proposal to HUD for the proposed project”; OR
 - (3) “demonstrated through documentation from a state allocating agency that an application for Low-Income Housing Tax Credits for the proposed project has been submitted and is under review or has been approved.” Only transactions that meet one of these thresholds will be permitted to proceed under existing HUD Restore-Rebuild guidance.

HUD closes the memo by stating that this guidance does not make other changes to RAD or policies regarding public housing mixed finance.

Read HUD’s memo [here](#).

Read the National Association of Housing and Redevelopment Officials’ (NAHRO) summary of the memo [here](#).

Read the *Advocates’ Guide 2026* article on RAD [here](#).

HUD Announces Shift Away from Disability Discrimination Cases Involving Emotional Support Animals; DREDF Issues Summary and Policy Brief

By Kayla Blackwell, NLIHC Senior Housing Policy Analyst and Renee Williams, NLIHC Senior Policy Advisor

Keywords: fair housing, discrimination, emotional support animal, disability

HUD's Office of Fair Housing and Equal Opportunity (FHEO) recently issued a [memorandum](#), dated May 22, announcing the agency's enforcement shift away from housing discrimination cases concerning Emotional Support Animals (ESAs). Instead, HUD will instead pursue cases "involving animals trained to provide disability-related assistance," adopting a much narrower view of the types of animal-related accommodations covered by the FHA. The memo also reaffirmed the [September 2025](#) rescission of HUD's prior guidance from 2013 and 2020 that discuss assistance animals, including ESAs, as reasonable accommodations under the "Fair Housing Act" (FHA). Per HUD's rescinded [2020 guidance](#), ESAs provide "therapeutic emotional support for individuals with disabilities."

Disability Rights Education and Defense Fund (DREDF) has released a policy brief, "[An Enforcement Agency That Won't Enforce: HUD's Policy Reversal On Emotional Support Animals](#)," that summarizes the memo and provides an FAQ.

More specifically, HUD's May 2026 memo applies the narrower "Americans with Disabilities Act" (ADA) service animal standard for animal-related accommodations to the FHA context. Yet, these statutes are distinct. The FHA protects people with disabilities from discrimination in housing, and, as DREDF explains, the ADA governs public places "like restaurants, stores, and transit." The ADA also requires that service animals be "individually trained." As DREDF notes, "Going forward, HUD will use this same trained-animal standard when deciding whether to pursue a fair housing complaint involving an assistance animal. The one difference from the ADA: HUD will still recognize animals other than dogs, as long as the animal has been individually trained to perform disability-related work or tasks."

The May 2026 memo also announce HUD's intent to engage in rulemaking regarding "animal-related reasonable accommodations."

Expected Impacts of the Memo

HUD's May 2026 memo upends existing HUD guidance regarding ESAs as well as HUD's own enforcement posture. However, HUD's memo does not change the underlying body of case law on the ESA issue. Nor is the memo itself a regulation. Furthermore, the memo clearly states that individuals can still file fair housing lawsuits in court.

That said, the practical implications cannot be ignored. Litigation has substantial barriers, particularly for low-income tenants. Moreover, housing providers use HUD's guidance

documents with respect to their own FHA compliance, and fair housing advocates use HUD guidance to protect tenants against discrimination.

DREDF notes that the HUD memo does not impact state or local laws, and people with disabilities living in jurisdictions with ESA protections, such as California. DREDF adds: “If you live outside California, check your state’s fair housing law. Many states have independent protections that are stronger than the federal baseline, and none of them are affected by this memo.”

Read HUD’s 2026 [memo](#).

Read DREDF’s policy brief “[An Enforcement Agency That Won’t Enforce: HUD’s Policy Reversal On Emotional Support Animals.](#)”

Budget and Appropriations

House Appropriations Committee Plans June 3 Markup of FY27 HUD Spending Bill – Take Action!

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: Budget and Appropriations, THUD, HUD, FY27

The House Appropriations Committee is scheduled to hold a June 3 markup of the House fiscal year (FY) 2027 spending bill funding HUD’s affordable housing, homelessness, and community development programs. Overall, the House’s FY27 bill would fund HUD at \$71.38 billion, a \$5.94 billion, or over 8%, cut from the \$77.3 billion provided for HUD programs in FY26. For details, see NLIHC’s [full analysis](#) and our updated [budget chart](#).

A [markup](#) is a regular part of the legislative process, giving committee members the opportunity to debate and amend a drafted bill and vote on whether to move the bill on for a floor vote in the full House or Senate. The House Appropriations Subcommittee on Transportation, Housing and Urban Development (THUD), which has primary jurisdiction over HUD appropriations, held their markup of the bill on May 21 (see *Memo*, [5/26](#)).

Annual funding increases are vital to ensuring HUD rental and homelessness assistance programs continue serving the millions of families, people with disabilities, veterans, older adults, low-wage workers, and others who rely on HUD programs to help keep a roof over their heads. Because the cost of rent increases every year, programs must receive increased funding every year to maintain assistance for current households; even flat funding [acts as a cut](#), reducing the number of people served. At current funding levels, only [one in four households](#) that qualify for any form of rental assistance receive it, leaving the majority of otherwise qualified households to struggle to afford the cost of housing.

At a time when a record number of renters are housing cost burdened and families around the country are struggling to afford necessities like housing, food, and medical care, Congress should be working to expand—not cut—funding for programs that help people make ends meet.

Watch the House Appropriations Committee markup [here](#).

Tell Congress to Expand – Not Cut – Federal Investments in Affordable Housing and Homelessness Assistance Programs!

Advocates can use NLIHC’s toolkits and resources to take action on the FY27 spending bill, and urge federal lawmakers to increase investments in HUD programs, including NLIHC’s top priorities:

- Full funding to renew all existing Tenant-Based Rental Assistance (TBRA) contracts, including ensuring continued assistance for Emergency Housing Voucher holders.
- At least \$5.1 billion for HUD’s Homeless Assistance Grants program to address the needs of people experiencing homelessness.
- Increased funding for public housing operations and capital needs, to help maintain and efficiently operate public housing.
- Increased investments in programs that support the construction and preservation of deeply affordable, accessible housing, including full funding for all Section 811 Project Rental Assistance (PRA) and PRA Contract renewals, at least \$424 million for new Section 811 PRA contracts, and full funding to renew all existing contracts under the Section 202 Housing for the Elderly program.
- At least \$15 million for HUD’s Eviction Prevention Grant Program (EPGP) to provide communities grants to establish right to counsel and other programs that help people avoid eviction and remain housed.
- At least maintained funding of \$1.1 billion for the Indian Housing Block Grant (IHBG) program and increasing funding to \$150 million for the IHBG-Competitive program.
- Establishing guardrails to ensure the administration releases appropriated funding to communities, and does not withhold, redirect, or otherwise rescind congressionally approved funding.

Advocates can take action today by:

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

development programs in any final FY27 spending bills. [Read the letter and sign your organization on here.](#)

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

Republicans Return to Reconciliation Negotiations After Memorial Day Recess

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: Budget and Appropriations, THUD, HUD, FY27

Congressional Republicans are expected to continue negotiations this week over a second reconciliation package, dubbed “Reconciliation 2.0,” that would provide nearly \$72 billion for Immigration and Customs Enforcement (ICE) and Customs and Border Protection (CBP). Republicans in the Senate had hoped to pass the bill before the Memorial Day recess and send it to the House for consideration, with the goal of finalizing and sending the bill to the president for his signature by June 1. However, internal disagreements over certain provisions have delayed the process, forcing Senate Majority Leader John Thune (R-SD) and House Speaker Mike Johnson (R-LA) to delay votes.

[Budget reconciliation](#) is a special legislative procedure that allows bills to pass the Senate with a simple majority of 51 votes instead of the 60 votes usually required in the chamber. When one party controls the House, Senate, and White House, reconciliation can be used to enact a bill into law without any support from the minority party. In exchange for this procedural leniency, the kind of provisions that can be included in a reconciliation bill are limited to those that change federal spending, revenues, and/or the federal debt limit; provisions that fall outside of these limits cannot be included, or they will be subjected to the usual 60-vote threshold for enactment. Republicans used reconciliation to enact [H.R. 1](#), the “One Big Beautiful Bill Act,” into law last year.

Senate Republicans are deeply divided over whether to include guardrails or other restrictions on the Trump administration’s proposed \$1.8 billion “anti-weaponization” fund, which would provide legal compensation for people who believe they were “victims of lawfare and weaponization” by the Department of Justice under the Biden administration.

Vote Delay Highlights Difficult Path Forward for “Reconciliation 3.0”

Even while debate over a second reconciliation bill continues, some congressional Republicans are also calling for a third and final reconciliation bill to be enacted before the end of the year. While it is not yet clear what would be included in a third reconciliation bill, some House Republicans have pushed for provisions to address the growing affordability crisis, while others are pushing for additional cuts to safety net programs that would help offset the costs of the second reconciliation bill. The complex rules of reconciliation help protect HUD programs from spending cuts, but many of the same families who receive assistance from other safety net

programs also struggle with housing stability; a reduction in assistance that helps families afford the cost of food, medical care, and other necessities will also impact their ability to afford the cost of rent.

Congress

Representatives Omar, Pappas, Senator Shaheen Introduce Legislation Promoting Nonprofit and Resident Ownership of Manufactured Housing Communities

By Libby O'Neill, NLIHC Senior Policy Analyst

Keywords: manufactured housing

Representatives Ilhan Omar (D-MN), Chris Pappas (D-NH), and Senator Jeanne Shaheen (D-NH) reintroduced the “Frank Adelman Manufactured Housing Community Sustainability Act” on May 26. The bill would incentivize owners of manufactured housing communities (MHCs) who are interested in selling their MHC to sell either to the community residents or a nonprofit, rather than another developer. NLIHC has endorsed the bill.

There are an estimated 43,000 MHCs throughout the U.S., and approximately 40% of all manufactured homes are sited in MHCs. Most residents in MHCs own their homes, but do not own the land beneath the homes, and instead pay lot rent to the owner of the community. In recent years, private equity firms have been purchasing these communities to maximize profits; if the community is sold, the new owners can increase lot rents or close the community to use the land for another purpose, displacing residents. Residents of MHCs often have fewer legal protections compared to other homeowners and are at risk of facing excessive lot rent increases, poor park management and maintenance, and restricted access to municipal services.

Alternative park ownership models, such as resident- or nonprofit-owned, ensure stable ownership and center the best interests of residents. This bill incentivizes these alternative models of ownership by providing a tax credit that would offset 75% of capital gains tax if a community is sold to the residents or a nonprofit.

Manufactured homes are an essential source of affordable housing across the U.S., especially in rural areas. Many policies can make these homes more affordable and stable for their residents, including zoning changes, changes to physical standards such as chassis requirements (see *Memo, 7/28/25*), and promoting alternative ownership models. NLIHC will continue to support these policies and others that assist renters with the greatest needs.

Read Representative Omar’s press release [here](#).

Read the bill text [here](#).

Read the NLIHC *Advocates’ Guide 2026* article on manufactured housing [here](#).

Our Homes, Our Votes

Recent Voting Rights and Redistricting Developments Raise Continued Concerns – and Opportunities – Ahead of 2026 Midterms

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

Keywords: midterm elections, 2026, DHS, voting rights

Recent developments related to mail-in voting restrictions and congressional redistricting continue to shape the voting rights landscape ahead of the 2026 midterm elections, raising concerns about voter access while also demonstrating the continued importance of advocacy, organizing, and legal action to protect fair representation.

A federal judge in Washington, D.C. [declined](#) on May 28 to temporarily block President Trump’s [executive order](#) restricting access to mail-in voting, allowing the administration to continue moving forward with implementation efforts while litigation continues. The executive order directs the Department of Homeland Security (DHS), in coordination with the Social Security Administration, to create a federal list of approved absentee voters and would require the United States Postal Service to only deliver mail-in ballots to individuals included on that list. Voting rights advocates and civil rights organizations have raised concerns that the order could create significant barriers for eligible voters, particularly low-income renters, seniors, rural voters, voters with disabilities, and historically marginalized communities. While the judge determined the challenge was premature because implementation has not yet occurred, additional legal challenges remain ongoing.

NLIHC’s *Our Homes, Our Votes* (OHOV) campaign previously [cautioned](#) that the executive order could significantly limit access to the ballot and mirrors broader proposals included in the “Safeguard American Voter Eligibility Act” (SAVE Act), which NLIHC strongly opposed due to concerns about restrictive voter eligibility and documentation requirements. OHOV continues to emphasize that expanding, not restricting, access to voting is essential to advancing equitable housing policy and strengthening civic participation among low-income renters and historically underserved communities.

At the same time, recent developments in [South Carolina](#) and [Alabama](#) reflect that advocacy, public pressure, and continued legal action around fair representation remain critically important despite the Supreme Court’s ruling in [Louisiana v. Callais](#). While the ruling raised concerns among voting rights advocates about the future of protections against discriminatory districting, organizers, community advocates, and legal groups across the South continue pushing back against efforts that could dilute the political power of Black voters and historically marginalized communities.

In South Carolina, the Republican-controlled state [Senate voted](#) against advancing a proposed congressional redistricting plan that would have reshaped district boundaries ahead of the 2026

elections. Several Republican senators joined Democrats in opposing the effort, citing concerns about transparency and the rushed nature of the proposal. Voting rights advocates viewed the outcome as an important reminder that public accountability, coalition-building, and sustained advocacy can still influence redistricting outcomes and slow efforts perceived as harmful to fair representation.

Meanwhile, in [Alabama](#), a federal three-judge panel blocked the implementation of a newly redrawn congressional map after finding the map likely discriminated against Black voters by reducing opportunities for fair representation. The decision marks another significant moment in ongoing efforts to protect voting rights in the South and demonstrates that legal challenges and community advocacy continue to play an important role even amid a shifting judicial landscape.

Together, these developments highlight that while the [Louisiana v. Callais](#) ruling presents new challenges, communities, advocates, and organizers across the country are continuing to fight for fair representation, equitable access to the ballot, and a more inclusive democracy heading into the 2026 election cycle. OHOV will continue monitoring federal and state-level voting rights developments and providing resources, education, and organizing support to help ensure low-income renters and historically marginalized communities are able to fully participate in our democracy.

Opportunity Starts at Home

Register for Upcoming (6/18) OSAH Webinar with New America and SchoolHouse Connection on Homelessness Among College Students

By Julie Walker, NLIHC Project Manager, *Opportunity Starts at Home*

Keywords: college students, homelessness

On June 18, the *Opportunity Starts at Home* (OSAH) campaign will host a [webinar](#), “When College and Housing Collide: Addressing Homelessness Among College Students,” in collaboration with OSAH Roundtable members New America and SchoolHouse Connection. During the webinar, from 3:00 pm to 4:00 pm ET, attendees will hear from researchers at New America and SchoolHouse Connection about recent reports focused on homelessness and housing insecurity among college students and learn about actionable steps to support students experiencing homelessness.

More than 1.5 million college students nationwide, including those caring for young children, are grappling with the detrimental effects of homelessness. Lack of housing stability hinders educational success, while some level of postsecondary education is increasingly necessary to achieve economic stability and avoid homelessness. Parenting students, as well as youth and young adults, are often an overlooked population in housing conversations. To address this gap, join *Opportunity Starts at Home*, New America, and SchoolHouse Connection as they come together to discuss the impact homelessness has on college students, and explore data-driven solutions to better support this population.

Researchers from New America and SchoolHouse Connection will walk through data on the student-parent population, rates of college student homelessness, and provide actionable steps to support these students and their families. Whether you serve in housing, higher education, community-based organizations, policy, or research, this event will offer actionable insights to strengthen support systems for college students who struggle with homelessness and housing insecurity.

Register for the webinar [here](#).

Tenant Talk Live

Join Today's (6/1) "Tenant Talk Live" on Protecting Public Housing and Building Tenant Unions

By Sid Betancourt, NLIHC Manager, Inclusive Community Engagement

Keywords: Public housing, tenant unions, Tenant Talk Live

[Join](#) Monday's "Tenant Talk Live," a Zoom meeting focused on tenant and resident leaders, at 6:00 pm ET (5:00 pm CT, 4:00 pm MT, and 3:00 pm PT). For June, "Tenant Talk Live" will feature Bel Galvan, a Tenant and Housing Justice Organizer from the Coalition for Tenant Justice based in San Antonio, TX. Bel will share the Coalition's current efforts to protect public housing against RAD conversions, Moving to Work Plan Proposals, and HUD's Mixed Status Proposed Rule. She will also provide insight into the Coalition's approach to organizing and creating tenant unions.

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

Joining June's "Tenant Talk Live" is Isabel "Bel" Galvan. Bel is the Lead Tenant and Housing Justice Organizer for the Coalition For Tenant Justice in San Antonio, Texas. She also serves as the Head of Research and Communications for the Coalition For Dignified Housing. She works to support poor and working-class communities through housing justice, dignified living, education, public comment, advocacy, and grassroots organizing. She actively participates in relevant city committees and works closely with Section 8, public housing, and naturally occurring affordable housing (NOAH) tenants, helping residents develop the tools to advocate for themselves and their communities. As a Section 8 tenant herself, she draws from both lived and professional experience in advancing tenant rights, equity, and stronger community connections.

Remember: "Tenant Talk Live" would not be possible without tenants like you! We strive to connect and engage with tenants and tenant leaders through our webinars. If you are a low-income tenant and have a topic you would like to propose for an upcoming "Tenant Talk Live," or if you would like to participate as a speaker on an upcoming call or webinar, please email sbetancourt@nlihc.org.

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

Research

Impact of New Construction on Rents Depends on Quality of Existing Housing

By NLIHC Research Team

Keywords: affordability, submarkets, new construction

A study published in the *Journal of Urban Affairs*, “[Build baby build? Housing submarkets and the effects of new construction on existing rents](#),” found that the impact of large newly constructed market-rate apartment buildings on rents of nearby existing properties depended on the quality of those properties. The study found that new market-rate construction was associated with a 4.4% increase in rents in the lowest-priced buildings in the first five years after construction, as compared to low-quality, lowest-rent buildings not near the new construction, and a 1.7% decrease in rents for the highest-priced apartments as compared to the highest-priced apartment buildings not near the new construction. The study underscores the importance of housing submarkets in understanding rent trends within a particular area.

A general housing market consists of distinct housing submarkets that can be defined by unique shared characteristics. For example, housing of similar locations or neighborhoods, housing type, or quality can be considered distinct submarkets. Submarkets within the same overall housing market can experience different trends in supply, demand, and ultimately price. This study examined the impact of new construction of large apartment buildings on housing submarkets based on quality and price in Minneapolis, Minnesota.

The authors found that new market-rate apartment buildings increased rents in the lowest-priced nearby buildings and lowered rents in the highest-priced nearby buildings. The increase in rents for the lowest-priced existing buildings might be due to anticipation among landlords of greater demand for housing in the vicinity, as well as the fact that low-cost rental housing is not a good substitute for high-priced rental housing. The decrease in rents in the highest-priced buildings may be due to the increase in supply of high-priced units.

The authors call for more research that provides a better understanding of the impact of new supply on housing submarkets, particularly on the housing stock available to low-income households. They acknowledge that their current research has limitations in that their analysis looked at changes in rents for up to only five to seven years, leaving out the potential longer-term impact of new supply. It was also limited to only one city.

The full article can be found [here](#).

Fact of the Week

Low-Income Renters are More Likely to Move to Reduce Their Housing Costs, While Higher-Income Renters are More Likely to Move for a Larger or Better Home

Keywords: affordability, submarkets, new construction



Note: Respondents moved within the previous two years.

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development. 2023 American Housing Survey.

Resource

SAHF and Abt Global Release Studies Highlighting the Benefits of Residential Services in Housing Developments

By Sarita Kelkar, NLIHC Policy Intern

Keywords: resident services, housing stability, property health, financial security, NOI, affordable housing, Abt Global, SAHF, AHF, arrears, eviction

In March, Stewards of Affordable Housing for the Future (SAHF) [released two reports](#) documenting the benefits of resident services in affordable housing properties. The [first](#), produced in partnership with Abt Global, demonstrates the benefits to property financial and operating performance. The [second](#) emphasizes the improved outcomes for residents. An [article](#) by the publication Affordable Housing Finance (AHF) covers these complementary findings.

Abt Global's "[The Impact of Resident Services on Property Financial Performance](#)" finds that service-enriched properties generate 26% higher Net Operating Income (NOI) than comparable properties without such services. These NOI gains underscore how including resident services not only creates a more supportive environment for tenants, but a strong financial return that sustains affordable housing in the long-term.

Using 2015-2019 data, Abt Global finds that:

- Providing resident services in a given year improved NOI by almost \$1,200 the following year.
- Service-enriched properties are associated with higher revenue, marginally lower rent arrears, and reduced levels of bad debt the year following resident services.

While the U.S. debates solutions to a housing affordability crisis, the report's findings position resident services as a crucial tool for financing and preserving affordability. SAHF and Abt suggest policymakers should treat resident services as an eligible operating cost and incentivize provision of resident services through mechanisms like LIHTC Qualified Allocation Plans (QAPs). NLIHC [supports](#) policies that ensure residents receive the necessary services and supports to help them find and keep quality housing.

SAHF's companion report, "[The Case for Resident Services](#)," presents data to support the more familiar argument linking services to improve outcomes for tenants:

- Across most subsidy types, age groups, incomes and geographies, properties with resident services show lower rates (a 24% reduction) and amounts of rent arrears, attributed to consistent on-site resident support.
- Residents in properties offering employment and/or financial services saw a 5% increase in labor force participation from 2023 to 2024, compared with a 1% increase for residents in properties with no services.
 - Targeted programs show especially large improvements among residents with higher baseline unemployment or instability risk.
- Data from the Eviction Lab show approximately 7.3 eviction filings per 100 renters from May 2024 to April 2025 nationally; by comparison, there were just 1.2 moveouts attributed to eviction per 100 households across the SAHF portfolio with resident services over the same time period.

AHF's coverage notes that these reports provide substantial evidence confirming what resident service and affordable housing providers already know: integrated wraparound services help residents and their communities thrive.

Read the Abt Global report [here](#) and the SAHF report [here](#).

Find coverage of the two reports by Affordable Housing Finance [here](#).

Check out [Chapter 1](#) of NLIHC's *Advocates' Guide 2026* to learn how providing resident services is an NLIHC policy priority.

NLIHC News

NLIHC in the News for the Week of May 25

The following are some of the news stories to which NLIHC contributed during the week of May 25:

- “Money, Speed, And Survivors: How The New FEMA Plan Will Hit Communities,” *Forbes*, May 26, at: <https://tr.ee/i90tdN>
 - “Eviction Nightmare,” *CounterPunch*, May 27, at: <https://tr.ee/RD2WfV>
 - “New proposal aims to increase rental-cost transparency,” *San Francisco Examiner*, May 29, at: <https://tr.ee/SRr41f>
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Where to Find Us – June 1

- [Minnesota's Affordable Housing Summit 2026](#) – Minneapolis, MN (in-person), June 4 (Renee M. Willis, Keynote Speaker)
 - [Influencing Social Policy](#) – virtual, June 10 (Tia Turner)
 - EBONYFEST JUNETEENTH 2026 “Rooted in Resilience — Beyond 250 Years,” June 18, Gastonia, NC (Tia Turner and Kayla Gilchrist)
 - [AASC Conference](#) – Austin, TX, August 23-24 (Tia Turner)
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