



Memo To Members & Partners

A weekly newsletter from the National Low Income Housing Coalition

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Budget and Appropriations

- President's Partial Budget Request Expected the Week of March 30
- Bipartisan Housing Supply Bill Moves to House After Passing Senate with Overwhelming Support, But Faces Uncertain Future

HUD

- Take Action to Oppose Harmful HUD Proposed Rules: Mixed-Status, Work Requirements and Time Limits, and 30-Day Notice
- HUD 30-Day Notice Proposal Will Not Take Effect Until After Rule is Finalized; Comments Due April 27 – Take Action

Our Homes, Our Votes

- Threats to Low-Income Voter Engagement

Disaster Housing Recovery

- Senator Markwayne Mullen's Nomination Advances in Senate Amid Questioning on FEMA

Opportunity Starts at Home

- Connections Between Immigration and Affordable Housing

Research

- Joint Center for Housing Studies' Rental Housing Report Finds Worsening Affordability Despite a Cooling Rental Market

Fact of the Week

- Extremely Low-Income Renters Represent a Quarter of All Renters, But Are More Than Two Thirds of All Renters with Severe Housing Cost Burdens

HoUSed

- Join March 24 National HoUSed Campaign Call for Universal, Stable, Affordable Housing

Housing Policy Forum

- Missed This Year's Housing Policy Forum? Recordings of the Plenary Sessions and Leadership Awards Reception are Now Available!

NLIHC News

- Now Available: NLIHC's *Advocates' Guide 2026*
 - NLIHC in the News for the Week of March 16
 - Where to Find Us – March 23
-

Budget and Appropriations

President's Partial Budget Request Expected the Week of March 30

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: Budget and Appropriations, THUD, HUD, FY27

The White House is expected to release a partial budget request for fiscal year (FY) 2027 the week of March 30, marking the beginning of the FY27 appropriations cycle. The request is expected to reflect some of the same drastic cuts and dramatic policy changes proposed in the Trump administration's [FY26 budget request](#), which were resoundingly rejected by Congress in the [final FY26 spending bill](#) for HUD programs.

The president's budget request does not dictate funding or policy for the coming fiscal year; rather, it is a way for the administration to signal its priorities to Congress and the public. Once the request is released, members of the House and Senate appropriations committees will begin drafting their FY27 spending bills.

According to a tentative schedule, House appropriators are aiming to begin reviewing draft spending bills—a process known as "[markups](#)"—in mid-April. The Transportation, Housing and Urban Development (THUD) Appropriations Subcommittee, which is responsible for funding HUD programs, is expected to hold a markup of their FY27 spending bill on May 21, with a full committee markup potentially scheduled for June 4. These dates may change as the House's schedule is finalized; the Senate has yet to release their markup schedule.

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

HUD's vital affordable housing, homelessness, and community development programs receive funding every year through the annual appropriations process. Because the cost of rent and housing construction increases every year, Congress must provide increased funding for HUD programs to maintain assistance for households and communities; flat funding acts as a cut, reducing the availability of assistance. Reduced funding to HUD programs like rental or homelessness assistance would put people at risk of losing the assistance they rely on to maintain a safe, stable home.

NLIHC is calling on Congress to provide the highest possible funding for HUD's affordable housing, homelessness, and community development programs, including NLIHC's top priorities:

- Full funding to renew all existing Housing Choice Voucher (HCV) contracts, including ensuring continued assistance for Emergency Housing Voucher holders.
- At least \$4.9 billion for HUD's Homeless Assistance Grants program to address the needs of people experiencing homelessness.
- Increased funding for public housing operations and capital needs, to help maintain and efficiently operate public housing.
- Increased investments in programs that support the construction and preservation of deeply affordable, accessible housing, including full funding for all Section 811 PRA and PRAC renewals, at least \$424 million for new Section 811 PRA contracts, and full funding to renew all existing contracts under the Section 202 Housing for the Elderly program.
- At least \$15 million for HUD's Eviction Prevention Grant Program (EPGP), to provide communities with grants to establish right to counsel and other programs that help people avoid eviction and remain housed.
- At least maintained funding of \$1.1 billion for the Indian Housing Block Grant (IHBG) program and increasing funding to \$150 million for the IHBG-Competitive Program.

Advocates can take action today by:

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

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

Bipartisan Housing Supply Bill Moves to House After Passing Senate with Overwhelming Support, But Faces Uncertain Future

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: ROAD to Housing Act, 21st Century Housing Act, CROAD, bipartisan, supply, Reforming Disaster Recovery Act

The Senate passed on March 12 the "21st Century ROAD to Housing Act" ([S.Amdt.4308](#)), a unified, bipartisan housing supply package, by a vote of 89-10. The bill, led by Senate Banking

Committee Chair Tim Scott (R-SC) and Ranking Member Elizabeth Warren (D-MA), includes most of the provisions from the Senate’s “ROAD to Housing Act” ([S.2651](#)), and six provisions from the House’s “Housing for the 21st Century Act” ([H.R.6644](#)). If enacted, it would be the largest bipartisan housing supply bill passed by Congress in decades.

Despite overwhelming bipartisan support in the Senate and the White House’s backing, the “21st Century ROAD to Housing Act” faces an [uncertain future](#) in the House. House Financial Services Committee (HFSC) Chair French Hill (R-AR) said in an earlier statement that the Senate’s unified package does not sufficiently represent the interests of House Republicans; any changes would require the bill to return to the Senate for another round of voting.

Still, with overwhelming support for the bipartisan “Housing for the 21st Century Act,” introduced by HFSC Chair Hill and Ranking Member Maxine Waters (D-CA), which passed the House in February by a vote of 390-9 (see *The Connection*, [2/13](#)), there may be sufficient support to pass the unified bill in the chamber. However, it is not clear when or how House Speaker Mike Johnson (R-LA) will move the bill forward. Moreover, President Donald Trump said on March 18 that he would not sign bills into law until the “Safeguard American Voter Eligibility (SAVE) America Act” ([H.R. 7296](#)), a voter disenfranchisement bill that NLIHC [strongly opposes](#), is passed.

Take Action!

As the “21st Century ROAD to Housing Act” advances, NLIHC is calling on members of Congress to ensure NLIHC’s priorities remain in any final bill, including:

- The “[Reforming Disaster Recovery Act](#),” which contains critical reforms proposed by NLIHC’s Disaster Housing Recovery, Research, and Resilience Coalition ([DHRC](#)) to help ensure the federal government’s long-term disaster recovery program, HUD’s Community Development Block Grant–Disaster Recovery (CDBG-DR) program, better serves disaster survivors and disaster-impacted communities with the lowest incomes.
- The “Rural Housing Service Reform Act,” which would help preserve affordable rental and homeownership opportunities for low-income people and families living in rural areas, cut red tape, and encourage public-private partnerships to increase investment in the country’s rural housing supply. Importantly, by decoupling rental assistance from maturing mortgages, the bill would help preserve affordable housing in rural areas and maintain housing access for 400,000 rural families.
- Two provisions from the “Choice in Affordable Housing Act” related to streamlining inspections for the Housing Choice Voucher (HCV) program to make it faster and easier for HCV recipients to access housing in communities of their choice.

The bill includes additional provisions NLIHC supports, including the “Incentivizing Local Solutions to Homelessness Act,” which would allow for greater flexibility in how communities can use Emergency Solutions Grant funding to address the needs of people experiencing unsheltered homelessness, and the “Housing Unhoused Disabled Veterans Act,” which would help more veterans experiencing homelessness access housing opportunities through the HUD-Veteran Affairs Supportive Housing (HUD-VASH) program. These policies will help ensure that

federal programs better meet the needs of families, people, and communities with the lowest incomes.

Use NLIHC's [Take Action page](#) to contact your members of Congress and urge them to include these vital policies in any final bill!

HUD

Take Action to Oppose Harmful HUD Proposed Rules: Mixed-Status, Work Requirements and Time Limits, and 30-Day Notice

By NLIHC Policy Team

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

The U.S. Department of Housing and Urban Development (HUD) has issued three proposed rules that, if implemented, will be harmful to low-income and immigrant communities. These rules are currently open for public comment. NLIHC has provided an overview of each proposed rule and how to take action to oppose the rule.

Mixed-Status Proposed Rule

HUD's [proposed Mixed-Status rule](#), which would require families with mixed immigration statuses (mixed-status families) in certain HUD programs to choose between remaining together and losing their housing assistance.

According to a 2025 Center on Budget and Policy Priorities (CBPP) [analysis](#), such changes could result in almost 80,000 people, including 37,000 children, losing their rental assistance. NLIHC supports the National Housing Law Project (NHLP) and Protecting Immigrant Families (PIF) Coalition's [Keep Families Together campaign](#) to mobilize opposition to the proposal and urges advocates to [submit comments](#) opposing the rule by **April 21 at 11:59 pm ET**.

NLIHC is hosting office hours, [today, March 23, 3:00 pm to 4:00 pm ET](#) on the HUD proposed mixed-status rule.

Take action on the “mixed-status” proposed rule by:

1. Submitting your own comment letter, urging HUD to withdraw the proposed rule – comments are due April 21 at 11:59 pm ET!
 - a. Organizations can use this [comment template](#), tailored to your unique perspective, to elaborate on the harms of the proposal.
 - b. Individuals, including public housing advocates and tenant unions, can use [prompts](#) from the Keep Families Together webpage.
2. Joining PIF's organizational [sign-on comment letter](#) by April 20 at 5:00 pm ET!

3. Hosting your own comment party or sharing the proposal in your regular meetings!
 - a. NLIHC staff are ready and available to help advocates learn more about the proposal and support your comments.
 - b. To learn more, email outreach@nlihc.org
4. [Registering](#) to attend NLIHC's office hours, today, March 23, 3:00 pm ET.

Work Requirements and Time Limits Proposed Rule

HUD's [proposed rule](#) that would allow public housing agencies (PHAs) and HUD-assisted owners to adopt work requirements and time limits on assistance.

On March 2, HUD [proposed](#) allowing public housing agencies (PHAs) and HUD-assisted owners to impose work requirements and time limits on assisted families. If implemented, such policies are expected to have negative impacts on HUD-assisted households. For example, a recent CBPP [analysis](#) found that a 2-year time limit on assistance would result in an estimated 3.3 million people losing their rental assistance, including 1.7 million children.

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

The NPRM would also allow for time limits on assistance after two years for "non-elderly, non-disabled families."

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

Take action on the work requirements and time limits proposed rule by:

1. Submitting [your own comment](#), urging HUD to withdraw the proposed rule. The comment deadline is May 1 at 11:59 pm ET.
2. Learning more about the harms of time limits and work requirements:
 - a. The National Housing Law Project (NHLP)—jointly with NLIHC, the Center for Law and Social Policy (CLASP), Justice in Aging, and Southern Poverty Law Center—published a resource entitled, "[Work Requirements and Time Limits in Rental Assistance Programs Will Worsen Housing Instability](#)." This document outlines the ways in which imposing work requirements and time limits in HUD programs is counterproductive.
 - b. NLIHC, NHLP and CLASP have also synthesized CBPP data and NLIHC data to [create fact sheets for each state and the District of Columbia](#). These fact sheets are posted online as a single, searchable PDF. Consider using this information to inform your comments.

3. [Registering for NLIHC's April 6, 3:00 pm ET](#) office hours on the HUD 30-Day Notice and Time Limits/Work Requirements.
 - a. NLIHC staff are ready and available to help advocates learn more about the proposal and support your comments.
 - b. To learn more, email outreach@nlihc.org

30-Day Notice Proposal

HUD's [proposal](#) to repeal the requirement that PHAs and project-based rental assistance (PBRA) owners provide households with at least a 30-day termination notice prior to filing an eviction action for nonpayment of rent (30-Day Notice Proposal).

In February 2026, HUD issued "[Revocation of the 30-Day Notification Requirement Prior to Termination of Lease for Nonpayment of Rent.](#)" If these changes are finalized, certain tenants in HUD-assisted housing would have less time to catch up on rent to avoid eviction. HUD would also no longer require PHAs and PBRA owners to provide information such as itemized lists of rent owed. HUD's proposal would remove additional HUD protections, such as a prohibition on evicting tenants for nonpayment if they caught up on rent during the 30-day notice period. Although HUD recently announced it was postponing when these changes would go into effect, the rulemaking is still moving forward. Comments opposing this proposal are crucial.

Take action on the 30-Day Notice proposed rule by:

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

Office Hours on HUD Proposed Rules

NLIHC is hosting two, one-hour long office hours to answer questions on how to oppose HUD's proposed rules:

- Mixed-status proposed rule: [Today, March 23, 3:00 pm to 4:00 pm ET](#)
- Time Limits/Work Requirements and 30-Day Notice: [April 6, 3:00 pm to 4:00 pm ET](#)

HUD 30-Day Notice Proposal Will Not Take Effect Until After Rule is Finalized; Comments Due April 27 – Take Action

By Renee Williams, NLIHC Senior Advisor for Public Policy

Keywords: 30-day notice, HUD, eviction, nonpayment

In a win for tenants struggling to pay rent and facing eviction, HUD has announced it will delay changes that would lessen the amount of pre-eviction notice and information provided to certain HUD tenants by public housing agencies (PHAs) and project-based rental assistance (PBRA) owners.

At NLIHC's 2026 Housing Policy Forum, attendees and NLIHC staff discussed HUD's recent proposal to [repeal](#) regulations requiring that certain HUD-assisted tenants receive at least a 30-day termination notice prior to an eviction action for nonpayment of rent. Originally, HUD had stated that proposal would take effect during the comment period. After a [legal challenge by tenants and advocates](#), HUD [published a notice](#) on March 13 postponing the effective date indefinitely, meaning that the proposal will not take effect until a final rule is published and effective.

Importantly, despite this development, HUD's underlying proposal is still moving through the rulemaking process. This means that comments from the public remain crucial. Individuals and organizations can submit comments via [regulations.gov](#) through April 27, 2026, at 11:59 pm ET.

NLIHC encourages advocates to submit comments in opposition to this proposed rulemaking.

Brief Background

In December 2024, HUD published a final rule, "[30-Day Notification Requirement Prior to Termination of Lease for Nonpayment of Rent](#)" (2024 Final Rule). The 2024 rule requires tenants to receive a written termination notice at least 30 days before a formal judicial eviction is filed due to nonpayment of rent.

The [2024 Final Rule](#) applies to "public housing, Section 8 Project-Based Rental Assistance, Section 202/162 Project Assistance Contract, Section 202 Project Rental Assistance Contract (PRAC), Section 811 PRAC, Section 811 Project Rental Assistance Program (811 PRA), and Senior Preservation Rental Assistance Contract Projects (SPRAC)." HUD's 2024 rule does not apply to Housing Choice Vouchers (HCVs) or Project-Based Vouchers (PBVs).

The 2024 Final Rule also requires that PHAs and owners provide certain information in the 30-day termination notice, such as an itemized listing of rent owed and how to recertify income. Under the 2024 rule, if a tenant pays back rent owed during the 30-day period, the housing provider cannot evict the tenant for nonpayment of rent. HUD's 2024 Final Rule includes other protections such as requiring housing providers to wait until the day after the rent is due to serve the 30-day notice. The 2024 Final Rule also allows HUD to require additional information be provided in the notice during a presidentially declared emergency.

HUD 2026 Proposal

In February 2026, HUD issued "[Revocation of the 30-Day Notification Requirement Prior to Termination of Lease for Nonpayment of Rent](#)." In doing so, HUD seeks to rescind the 2024

Final Rule and an earlier 2021 rulemaking. Under the proposal, the timeline between notice and eviction for nonpayment of rent would be a matter of individual program requirements, lease provisions, and state law. HUD also seeks to rescind HUD regulations that specify information that must be included in nonpayment termination notices and other changes finalized by HUD in 2024.

If these changes are finalized, certain tenants in HUD-assisted housing would have less time to catch up on rent to avoid eviction. HUD would also no longer require PHAs and PBRA owners to provide information such as itemized lists of rent owed. Additionally, HUD's proposal would remove additional 2024 rule protections, such as a prohibition on evicting tenants for nonpayment if they caught up on rent during the 30-day notice period.

HUD Postponement of Effective Date

HUD published the February 2026 proposal as an “interim final rule” (IFR), such that the proposal would have taken effect on March 30, 2026, during the comment period. Advocates and tenants [filed a lawsuit](#) challenging the IFR.

Citing issues raised in the lawsuit, HUD announced via Federal Register [notice](#) on March 13, 2026, that HUD's proposal would no longer take effect March 30. Instead, the proposal will not become effective until public comments are considered, and a final rule is published and effective. HUD is now treating the IFR as a proposed rule, with the original April 27, 2026, comment deadline unchanged.

The [lawsuit was filed](#) on behalf of Jane Addams Senior Caucus, North Carolina Tenants Union, Maryland Legal Aid, and Lisa A. Sadler, with the National Housing Law Project, Legal Aid Society of Eastern Virginia, and Debevoise & Plimpton, LLP, representing the plaintiffs.

Take Action

HUD's proposal is still going through the rulemaking process. Comments are crucial!

Take action by submitting comments opposing HUD's proposal via [regulations.gov](#) by April 27, 2026, at 11:59 pm ET.

Our Homes, Our Votes

Threats to Low-Income Voter Engagement

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

Keywords: Housing Policy Forum, Our Homes, Our Votes, USSC, Louisiana v. Callais

During the 2026 NLIHC Housing Policy Forum, NLIHC's [Our Homes, Our Votes](#) (OHOV) campaign hosted a critical panel, “[What's at Stake for Housing on the Ballot and in the Supreme](#)

[Court](#),” bringing together national advocates, policy experts, and tenant leaders to examine the growing threats to civic participation and their direct implications for housing justice.

The session opened with remarks from Chantelle Wilkinson, NLIHC’s vice president of Strategic Partnerships and Campaigns, and was moderated by Tia Turner, project manager of the *Our Homes, Our Votes* campaign. Panelists included Demetria McCain (Legal Defense Fund), Kenneth Williamson (National Alliance to End Homelessness), Dr. Bambi Hayes-Brown (Georgia ACT), Stephanie Demmons (VoteRiders), and Bridget Knighton (former OHOV Tenant Fellow), each offering legal, policy, and lived-experience perspectives.

Throughout the discussion, panelists made clear that this is a defining moment for both housing and democracy. Speakers pointed to direct and emerging threats to voter access, including the *Louisiana v. Callais* redistricting case and the proposed “[Safeguard American Voter Eligibility \(SAVE\) Act](#),” as key examples of how legal and legislative actions are shaping who has power in our democracy. Panelists discussed how cases like *Louisiana v. Callais* could weaken protections against racial discrimination in redistricting, while the SAVE Act would impose documentary proof of citizenship requirements that could disenfranchise millions of eligible voters.

Panelists emphasized that these threats do not exist in isolation. Instead, they are part of a broader pattern of policies and legal challenges that disproportionately impact renters, low-income communities, people experiencing homelessness, and communities of color. From stricter voter ID laws to barriers faced by individuals without stable housing or consistent documentation, the conversation highlighted how systemic inequities are reinforced through restrictions on civic participation.

The discussion also lifted up the real consequences of civic exclusion. When people experiencing homelessness and low-income renters are unable to fully participate in elections, their needs are less likely to be reflected in policy decisions, including those related to housing resources and protections. Panelists stressed that without intentional efforts to remove these barriers, the communities most impacted by housing instability will continue to be left out of decision-making processes.

In response, speakers underscored the urgency of coordinated, cross-sector advocacy. Panelists highlighted the importance of strengthening partnerships between housing and voting rights organizations, expanding nonpartisan voter education efforts, and building trust within communities that have historically been excluded from the political process. The conversation reinforced that protecting and expanding access to the ballot must be a core component of advancing housing justice, particularly as the country approaches upcoming elections.

The panel concluded with a shared call to action: to remain vigilant, organized, and committed to ensuring that all people, especially those most impacted by housing instability, have a voice in shaping the policies that affect their lives.

SAVE Act Update

The SAVE Act, federal legislation that would require documentary proof of citizenship to register to vote in federal elections, continues to raise significant concerns. While the bill has been introduced in Congress, it has not been enacted into law. The Senate brought the SAVE Act to the floor this week. Senators who oppose the bill are expected to continue fighting to hold the floor and block this harmful legislation.

If passed, it could create substantial barriers for millions of eligible voters, particularly renters, low-income households, and individuals who may not have easy access to required documentation. Advocacy efforts are ongoing to oppose the bill and prevent similar measures from advancing at the state level. In February 2026, NLIHC joined more than 130 national, state, and local organizations in a Leadership Conference on Civil and Human Rights [sign-on letter](#) strongly opposing the SAVE Act.

Last week, NLIHC President and CEO Renee M. Willis released a statement opposing the SAVE Act and its impact on low-income voters. Read the statement [here](#).

NLIHC will continue to monitor developments related to the SAVE Act and other anti-voter policies and will share updates and opportunities for engagement.

To stay up to date on the SAVE Act and other voter mobilization efforts, join NLIHC's [Our Homes, Our Votes webinar series](#). The series offers timely updates, tools, and strategies to support renter engagement and protect access to the ballot.

Register for the webinar series here and watch previous sessions [here](#).

Disaster Housing Recovery

Senator Markwayne Mullen's Nomination Advances in Senate Amid Questioning on FEMA

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

Keywords: Markwayne Mullin, DHS, nomination, HSGAC

Senator Markwayne Mullin's (R-OK) nomination to become the next Secretary of the U.S. Department of Homeland Security (DHS) [passed](#) out of committee on Thursday, March 19. Due to the Federal Emergency Management Agency's (FEMA's) status as a sub-agency of DHS, Mullin's nomination has significant implications for disaster survivors and disaster-prone communities across the country. A full vote on the Senate floor is expected later this week to conclude the nomination process. Mullin is all but certain to be confirmed, due to his popularity amongst Republicans and relationships with Senators built during his time in the chamber.

The Senate Homeland Security and Governmental Affairs Committee (HSGAC) voted eight to seven in favor of Mullin's nomination. The vote mostly fell along party lines. Senator John Fetterman (D-PA) was the only Democrat to join his Republican colleagues in voting yes, while

the committee chair, Senator Rand Paul (R-KY)—whose dislike for Mullin stems from a past argument where Mullin had seemingly condoned an act of political violence against Paul—joined Democrats in voting against his nomination.

Senator [Mullin](#) is the junior senator of Oklahoma, first elected to the body in 2023 in a special election. He previously served as a member of the House (Oklahoma’s 2nd congressional district) for ten years. He currently serves on the Senate Armed Services Committee; the Appropriations Committee; the Health, Education, Labor, and Pensions (HELP) Committee; and the Indian Affairs Committee. Before politics, Mullin ran a large, family-owned plumbing business.

Mullin’s predecessor, Secretary Kristi Noem, upended FEMA during her controversial tenure. Noem oversaw extensive cuts to staff and programs, which triggered a range of challenges in [court](#) and caused a \$17 billion [backlog](#) in FEMA disbursements. The DHS Secretary also was the public face of President Trump’s mass deportation campaign. As public outrage over excessive (and sometimes deadly) use of force by immigration enforcement agents mounted, Noem was summoned to participate in oversight [hearings](#) with both chambers of Congress at the beginning of the month. During questioning from Senator John Kennedy (R-LA), Noem said that her widely criticized \$220 million ad campaign—which faced allegations of [financial impropriety](#)—had been fully backed by the president. This assertion seems to have been the [final straw](#). By the end of the week, Senator Mullin was named as the secretary’s replacement.

During his confirmation [hearing](#) with the Senate HSGAC committee last Wednesday, Mullin made several important commitments pertaining to FEMA. He stated that he doesn’t believe that the agency should be eliminated, just “restructured.” He also promised to revoke Secretary Noem’s \$100k-approval rule (which had required the secretary’s signature for any FEMA disbursements over \$100k, resulting in the \$17 billion backlog mentioned earlier). Mullin dismissed the rule as a form of “micro-managing.”

When Senator Andy Kim (D-NJ) asked if Mullin would work to formally nominate a FEMA Administrator instead of relying on acting administrators as the Trump administration has done so far, Mullin agreed. However, Mullin’s position on staffing levels at FEMA remains a cause for concern. When asked if he would stop the aggressive staffing cuts at FEMA, Mullin dodged the question and redirected, saying that what was more disastrous is having three government shutdowns in one year—referring to the current lapse in appropriations for the DHS based on violence connected to immigration enforcement actions in communities across the country.

The [Disaster Housing Recovery Coalition](#) (DHRC) will continue to monitor these leadership changes to the DHS and keep members and partners aware of their implications for disaster survivors.

Opportunity Starts at Home

Connections Between Immigration and Affordable Housing

By Ella Izenour, NLIHC *Opportunity Starts at Home* Intern and Julie Walker, NLIHC Program Manager, *Opportunity Starts at Home*

Keywords: immigrant rights, proposed mixed-status rule, Forum

The *Opportunity Starts at Home* (OSAH) campaign hosted a panel, “[Immigrant Advocates are Housing Advocates: The State of Immigration Rights and Housing Justice](#),” at the 2026 NLIHC Housing Policy Forum. The panel focused on the connections between immigration and affordable housing, best practices for prioritizing safety in political advocacy, messaging to counter anti-immigrant sentiments, and strategies for advocates to further safe, accessible, and affordable housing for all.

The panel opened with remarks from Chantelle Wilkinson, NLIHC vice president of Strategic Partnerships and Campaigns, followed by remarks from Victoria Morales, executive director, and Lucas Schrage, director of housing, at Project Home. Moderated by Julie Walker, NLIHC project manager, *Opportunity Starts at Home*, the panelists included:

- Sarah Krieger, senior policy counsel at the National Immigration Law Center
- Adriana Cadena, executive director of the Protecting Immigrant Families Coalition
- Foluke Akanni, housing policy organizer at Housing Action Illinois
- Sosseh Prom, national housing justice director at African Communities Together

Panelists highlighted the importance of building trust and long-lasting partnerships with immigrant communities to advocate for affordable housing and ensure policies are equitable and responsive to community needs. Krieger shared how advocates can support legal actions and emphasized the importance of visibility and communication. She advised attendees to amplify legal actions, stating, “We need to celebrate the victories where we get them, we need to share them, and we need to explain them.” She noted that sharing updates with immigrant communities and explaining legal developments in clear terms is a critical way that advocates can support legal organizations.

Cadena discussed how advocacy messaging around immigrants should shift from a lens of economic benefit to highlight the inherent beauty, dignity, and worth of all people by virtue of their humanity. Cadena also called for organizations and individuals to submit comments to the Department of Housing and Urban Development (HUD) on the proposed [mixed-status rule](#) that would, if finalized, deny federally subsidized housing to tens of thousands of families that include a person who is undocumented.

Prom focused on how advocates and service providers can support immigrant communities by offering online services, going to communities directly, working with immigrant organizations, increasing community knowledge, and empowering people to speak for themselves while also stepping in when community members cannot to fill in gaps.

Akanni shared how Housing Action Illinois’ long-lasting partnerships with immigration advocacy groups have supported mutual benefits. She also highlighted the importance of letting immigration groups lead when it comes to messaging surrounding immigration.

The panel concluded with a call for advocates to deepen collaboration across movements, center the leadership of directly impacted communities, and remain intentional about safety, inclusivity, and narrative change in their work. Panelists emphasized that advancing housing justice requires sustained commitment to immigrant justice and encouraged attendees to build authentic relationships, invest in community leadership, and challenge harmful narratives in both policy and public discourse.

The Protecting Immigrant Families Coalition is an OSAH Roundtable member, and Housing Action Illinois is an OSAH State Partner.

Learn more about HUD's proposed Mixed-Status Rule and submit a comment [here](#).

For comment writing support, join NLIHC's office hours on the HUD proposed mixed-status rule TODAY, Monday, March 23, at 3:00 pm ET. Register [here](#).

Research

Joint Center for Housing Studies' Rental Housing Report Finds Worsening Affordability Despite a Cooling Rental Market

By Raquel Harati, NLIHC Research Analyst

Keywords: housing affordability, renters, rental housing, low-income renters, affordable housing challenges

The Joint Center for Housing Studies (JCHS) of Harvard University released the latest version of its biennial report, [America's Rental Housing 2026](#), on March 12th. The report highlights consistent affordability concerns for renters across the country despite cooling rental market costs, slowing rental demand, and rising vacancy rates in some areas. A record-high 22.7 million renter households were cost-burdened in 2024, meaning that almost half of all U.S. renter households were spending more than 30% of their income on housing costs. The authors highlight that recent federal policy changes have put even more pressure on renter households trying to make ends meet with major funding cuts to SNAP and Medicaid. The report calls for coordinated policy and funding actions across all levels of government and sectors to solve the severe housing challenges renters face.

The report explores numerous topics that impact rental housing stability, including affordability, energy efficiency, preservation, and increasingly frequent climate disasters. On the supply side, the report shows that new multifamily housing construction slowed in 2025 to 416,000 units, down from 547,000 units in 2022 due to rising construction and labor costs. Between January 2020 and December 2025, the prices of all material inputs to new residential construction rose by 42% compared to just 7% growth in the previous five-year period of 2014 to 2019. These rising construction costs have led, in part, to the rising cost of rent. The authors found that although asking rents in the last quarter of 2025 were 0.6% lower than the same time period in 2024,

longer-term trends still have asking rents shifting upwards with the number of units renting for less than \$1,400 a month decreasing by 9.3 million units in the decade between 2014 and 2024. Out of the 9.3 million lost units, 2.5 million had rented for less than \$600 a month, a critical decrease of 30% in the already limited affordable housing supply for renters with the lowest incomes. Renter households with incomes under \$30,000 were found to have a record low of \$210 leftover after paying their housing costs, down 60% from 2001.

The report finds that the median age of rental units in the U.S. is 45 years. With an aging housing stock comes the need for reinvestment and repairs. The authors found that 3.6 million (8%) of renters across the country live in moderately to severely inadequate units, with renters with lower incomes more likely to live in substandard housing. In 2023, 10.3% of renter households earning less than \$15,000 lived in inadequate housing compared to just 5.8% of renters with incomes of \$75,000 or more. Disasters also present a threat to existing rental stock. More than 18 million rental homes are located in areas of moderate to high hazard risk.

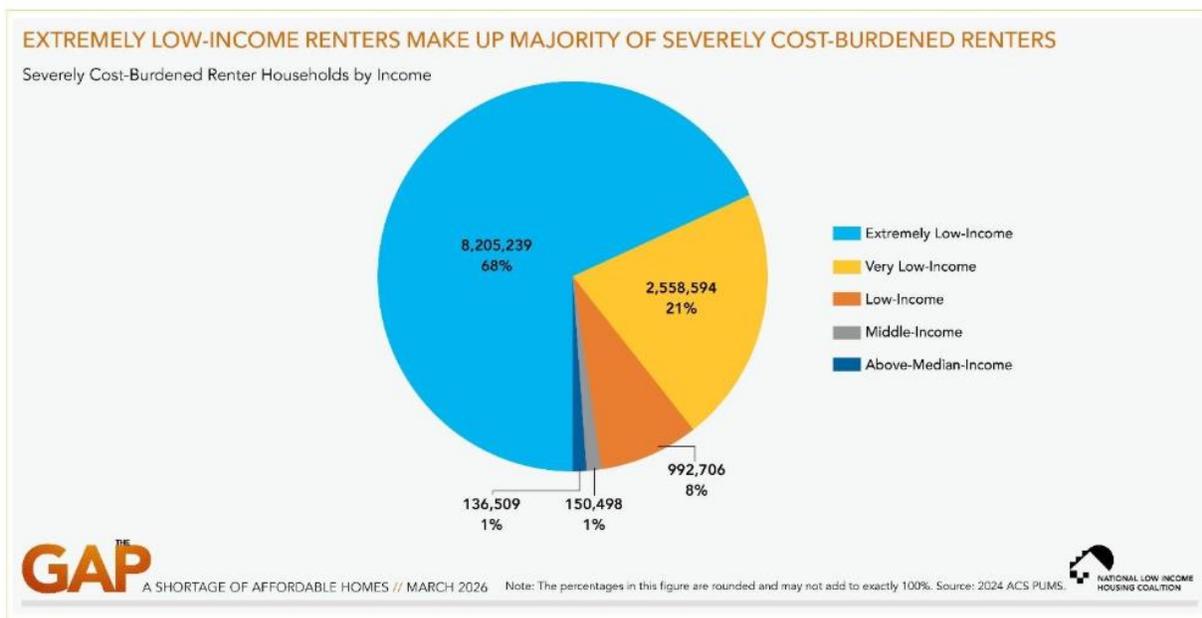
The authors emphasize that broader economic uncertainty is likely to continue dampening demand and cooling the rental market, however these short-term shifts are unlikely to make significant improvements in terms of affordability for most renters. Instead, the report concludes that affordability challenges are structural given the mismatch between rents and renter incomes, a continued loss of lower cost rental units, as well as chronic underfunding for federal rental assistance, that leaves three out of four households who qualify without any assistance. In this context, recent reductions to federal funding and the workforce are expected to place additional strain on renters and an increased reliance on state and local governments. The report discusses this shift providing both a great challenge to localities due to competing priorities, limited budgets, and staff capacity, but also as an opportunity for local innovation that we are beginning to see. Concluding that as the nation's intersecting rental challenges—of unaffordability, rising construction costs, aging supply, and disaster risks—continue to grow, only a coordinated bipartisan approach at all levels of government and across multiple sectors will alleviate these issues.

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

Fact of the Week

Extremely Low-Income Renters Represent a Quarter of All Renters, But Are More Than Two Thirds of All Renters with Severe Housing Cost Burdens

Keywords: The Gap, housing cost burdens, affordable housing, extremely low-income renters, housing policy, disparities



Source: *The Gap: A Shortage of Affordable Homes*, NLIHC 2026. <https://nlihc.org/gap>

HoUSED

Join March 24 National HoUSED Campaign Call for Universal, Stable, Affordable Housing

By NLIHC Policy Team

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

[Join](#) NLIHC’s next National HoUSED Campaign Call on March 24 from 4:00 pm to 5:00 pm ET. Hosted by NLIHC’s Senior Vice President of Policy David Gonzalez Rice, we will provide the latest updates from Capitol Hill, including the state-of-play for the “21st Century ROAD to Housing Act,” and the beginning of the fiscal year 2027 appropriations process. We will also learn more about harmful proposed regulatory changes from HUD, and how advocates can fight back to keep families safely housed. [Register here.](#)

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

Housing Policy Forum

Missed This Year’s Housing Policy Forum? Recordings of the Plenary Sessions and Leadership Awards Reception Are Now Available!

By NLIHC Communications Team

Keywords: LAR, Forum, recordings available

Recordings of Housing Policy Forum 2026 keynote speakers, including Dushaw Hockett, Bakari Sellers, Brian Goldstone, Kennetha Patterson, and Rob Robinson, are now available on NLIHC's YouTube channel [here](#).

If you missed this year's Forum and are curious about what happened, check out the recordings of the 2026 plenary sessions and the [43rd Annual Housing Leadership Awards Reception](#), which celebrated The Congressional Public Housing Caucus, Mrs. Shirley Sherrod, The Protecting Immigrant Families Coalition, Kennetha Patterson, and Linda Lee Soderstrom.

View the recordings [here](#).

NLIHC was honored to host more than 600 attendees this year at our new location in the Washington Hilton. We welcomed advocates from across the country, including Alaska and Hawaii. From March 10 to 13, we gathered with tenants, community leaders, policy experts, researchers, and housing practitioners to discuss the actions needed to protect and expand affordable housing.

Check out a snapshot of moments from NLIHC's Housing Policy Forum 2026 below!



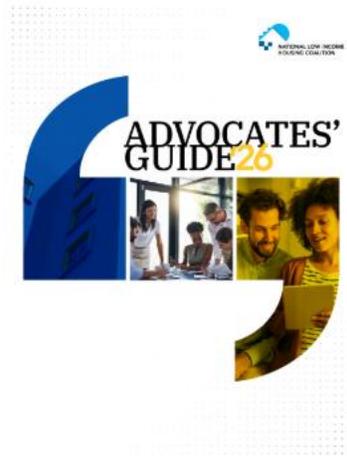
NLIHC News

Now Available: NLIHC's *Advocates' Guide 2026*

By NLIHC Communications Team

Keywords: Advocates' Guide, housing advocacy

NLIHC has published the [*Advocates' Guide 2026: A Primer on Federal Affordable Housing & Community Development Programs*](#) online. This comprehensive resource supports advocates and professionals engaged in affordable housing and community development.



The *Advocates' Guide* offers essential information on federal affordable housing programs and policies impacting low-income communities. Written by NLIHC staff and leading experts in the field, it features program summaries, policy tools, and guidance to support effective advocacy with public officials in both legislative and executive branches.

Find an online version of the *Advocates' Guide 2026* [here](#).

NLIHC in the News for the Week of March 16

The following are some of the news stories to which NLIHC contributed during the week of March 16:

- “Low-income renters in North Carolina far outnumber affordable housing units,” *News from the States*, March 20, at: <https://tr.ee/ST04Ao>
 - “Report ranks Orlando lowest in nation for affordable housing” *Spectrum News 13*, March 20, at: <https://tr.ee/XQQxBu>
 - “Austin housing reforms could influence Michigan legislation,” *HousingWire*, March 20, at: <https://tr.ee/JGo39x>
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Where to Find Us – March 23

- [Boone County Coalition to End Homelessness](#) Monthly Meeting – Boone County, MO (virtual), March 23 (Lindsay Duvall & Kayla Gilchrist)
- [United Native American Housing Association](#) Annual Meeting – Lakewood, CO, March 30 (Brooke Schipporeit)
- [Florida Disaster Collaboration Conference](#) – Orlando, FL, April 20-21 (Noah Patton)
- [National VOAD Conference](#) – Reno, NV, May 4-7 (Noah Patton & Meghan Mertyris)

- [National Adaptation Forum](#) – Pittsburgh, PA, May 12-14 (Noah Patton)
 - [NeighborWorks Montana Housing Conference](#) – Fairmont Hot Springs, MT, May 18-20 (Nada Hussein)
 - [Minnesota's Affordable Housing Summit 2026](#) – Minneapolis, MN (in-person), June 4 (Renee M. Willis, Keynote Speaker)
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