



Memo To Members & Partners

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Budget and Appropriations

President’s Budget Request Expected April 3

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: Budget and Appropriations, THUD, HUD, FY27

The White House is expected to release a budget request for fiscal year (FY) 2027 on April 3. The president’s budget request is a normal part of the federal appropriations process, signaling the beginning of a new appropriations cycle. While the budget request does not dictate funding or policy, it is a way for the administration to signal their priorities to Congress and the public. NLIHC will publish an analysis of the FY27 budget request after its release.

This year’s request for HUD programs is expected to include drastic cuts and policy proposals similar to those in President Trump’s and HUD Secretary Scott Turner’s [FY26 budget request](#). Last year, the administration requested historic cuts and changes to HUD’s rental and homelessness assistance programs that, if implemented, would have jeopardized housing assistance for millions of people who rely on HUD assistance for safe, stable housing. Thanks to the hard work of advocates and congressional allies, Congress resoundingly rejected the drastic cuts and changes proposed in last year’s budget request and provided instead a significant increase for HUD programs in the final FY26 budget.

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

NLIHC is calling on Congress to once again reject any drastic cuts or harmful policy changes proposed in the White House’s budget request, and instead provide the highest possible funding for HUD’s affordable housing, homelessness, and community development programs—including for NLIHC’s top priorities:

- Full funding to renew all existing Housing Choice Voucher (HCV) contracts, including ensuring continued assistance for Emergency Housing Voucher holders.
- At least \$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 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.

House and Senate Budget Committee Republicans Discuss Potential Second Reconciliation Package

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: Reconciliation

House Budget Committee Chair Jodey Arrington (R-TX) and Senate Budget Committee Chair Lindsey Graham (R-SC) met on March 25 to discuss a potential second reconciliation package. [Reconciliation](#) is a special legislative procedure that Congress uses to move legislation more quickly than the regular legislative process allows. Reconciliation bills are not subject to the Senate’s filibuster rule, so they only need a simple majority—51 “yes” votes—to pass the Senate instead of the 60 votes required in the regular process. As a result, when one party controls the

House, Senate, and White House, Congress can use reconciliation to pass a bill without bipartisan input or support.

In exchange for the lower vote threshold, reconciliation can only be used for proposals that impact mandatory spending programs (for example, Medicaid, Medicare, and the Supplemental Nutrition Assistance Program, SNAP), federal revenues (taxes), and/or the federal debt limit. These limits, commonly referred to as the “Byrd Rule,” mean Congress cannot use reconciliation to cut programs that receive funding through the annual appropriations process, like those under HUD, and that Congress cannot use reconciliation to change policies not directly related to spending, taxes, or the federal debt limit.

Republicans used reconciliation to pass the “One Big Beautiful Bill Act” (H.R.1) into law last year, which made tax cuts from 2017’s “Tax Cuts and Jobs Act” permanent, and expanded the Low-Income Tax Credit (LIHTC) program. To help offset the cost of these policies, the bill also included [several harmful provisions](#) cutting funding for and limiting access to SNAP and Medicaid. An [analysis](#) from the non-partisan Congressional Budget Office (CBO) on the impacts of H.R.1 found that, after adjusting for inflation, over the next 10 years the top 10% of income earners will see an additional \$12,000 in tax cuts per year, while the bottom 10% of income earners will see a drop in available income and benefits of \$1,600 per year.

For the second reconciliation package, Chairs Arrington and Graham are reportedly considering additional funding for programs under the Departments of Defense and Homeland Security; this spending increase would potentially be offset by additional cuts to safety programs, under the guise of cracking down on alleged “widespread fraud.” Chair Arrington mentioned specifically the Earned Income Tax Credit ([EITC](#)), a refundable tax credit for low- and moderate-income individuals and families in the workforce, and “low-income housing tax credits” as “another sort of welfare program within the tax code” allegedly rife with fraud.

In addition, President Donald Trump is pressuring congressional Republicans to include the “Safeguard American Voter Eligibility (SAVE) Act,” a voter suppression bill that NLIHC [strongly opposes](#), in the reconciliation package; however, because the “SAVE Act” does not have a direct impact on federal spending, taxes, or the debt limit, it is unlikely provisions from the bill would be able to be included in a reconciliation bill. Any provisions running afoul of the Byrd Rule must be removed from a reconciliation package or will be subject to the usual 60-vote threshold in the Senate. It is also not clear whether Republicans will be able to coalesce behind a second reconciliation bill; House Republicans carry a very narrow majority in the House, 218-214, and with three vacant seats, just one Republican defector would be enough to sink a reconciliation bill in the chamber.

Congress

HFSC Ranking Member Maxine Waters Calls for Conference on “21st Century ROAD to Housing Act”

By Kim Johnson, NLIHC Senior Director of Policy

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

House Financial Services Committee (HFSC) Ranking Member Maxine Waters (D-CA) sent a [letter](#) on March 22 to the House Democratic Caucus, calling on the House and Senate to hold a conference committee “to further improve and strengthen” the “21st Century ROAD to Housing Act” ([H.R.6644/S.Amdt.4308](#)), a bipartisan housing supply package that passed the Senate on March 12 with overwhelming bipartisan support.

A [conference committee](#) is a temporary panel made up of members of the House and Senate that comes together to reconcile differences in legislation. Conference committees are charged with resolving differences between bills passed in the House and Senate, with the goal of finding a compromise that can pass both chambers. Both the House and Senate must agree to a conference for a committee to be created.

“I appreciate the work of our Senate colleagues and have been clear in my support of their legislation. Unfortunately, the Senate removed several critical housing and banking provisions that House Democrats fought hard to include [in the “Housing for the 21st Century Act”] and that make the legislation stronger,” stated Ranking Member Waters. “Additionally, we need to address stakeholder concerns that have been raised since passage in the Senate, especially about whether the bill now curtails the construction of new homes and creates other unintended consequences. Given these changes, we must reconcile the House and Senate versions to produce the strongest possible housing legislation for our communities at home.”

The Ranking Member included a list of 33 changes HFSC Democrats are requesting to the Senate-passed bill. These changes include proposals NLIHC supports, like the “Housing Supply Frameworks Act” ([H.R.2840/S.1299](#)), which would direct HUD to develop and publish best practices for state and local zoning frameworks, and the “Eviction Helpline Act” ([H.R.5889](#)), which would require HUD to create a hotline for residents of federally-assisted rental housing to access eviction-related assistance. HFSC Democrats are also requesting the removal of provisions allowing for an expansion of the Rental Assistance Demonstration (RAD) and Moving to Work (MTW) programs. NLIHC has opposed the expansion of these programs without additional evaluation of their impact on residents and would support the removal of these provisions. HFSC Chair French Hill (R-AR) has not called for a conference but said in an earlier statement that the Senate’s unified package does not sufficiently represent the interests of House Republicans.

Take Action!

As conversations continue over the “21st Century ROAD to Housing Act,” NLIHC is calling on members of Congress to ensure our 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 the 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!

Take Action: Tell Congress No on the Sale of Federal Lands Without Affordability Guarantees

By NLIHC Policy Team

Keywords: NHLP, The Wilderness Society, Public Land Center, public lands

NLIHC collaborated with the National Housing Law Project, The Wilderness Society, and the Public Lands Center to draft a [sign-on](#), opposing the mass sell-off of federal land without key guardrails or affordability requirements. We encourage organizations to sign this letter by April 1 and share it with their networks.

The 119th Congress has seen [proposals](#) that purport to address the affordable housing crisis without any measures to weigh other public uses or guarantee that resulting development would be affordable. Environmental and conservation advocates tell us such proposals will keep coming, and that the current administration is eager to sell public lands with or without a concrete plan for affordable housing.

We created this document as a bulwark against such mass sell-off proposals. It outlines a shared set of high-level principles between conservationists and housing advocates. The principles do

not prescribe any specific provisions of law or regulation, and the letter signals openness to serious public lands proposals that receive appropriate expert input and review.

[Take action today](#) and help to demonstrate broad, cross-sector support for balanced solutions that expand housing opportunity while safeguarding America's public lands.

Please reach out to NLIHC Senior Vice President of Policy David Gonzalez Rice (dgonzalez_rice@nlihc.org) or NHLP's Director of Government Affairs Noëlle Porter (nporter@nhlp.org) if you have questions or would like to discuss this issue further.

Representative Maxwell Frost (D-FL) Introduces “Promoting Residential Ownership (PRO) of Manufactured Home Communities Act” to Empower Residents

By Kayla Blackwell, NLIHC Senior Housing Policy Analyst and Sarita Kelkar, NLIHC Policy Intern

Keywords: manufactured home communities, ownership, residents, affordability, housing crisis, investors, protections

Representative Maxwell Frost (D-FL) [introduced](#) the “Promoting Residential Ownership of (PRO) Manufactured Home Communities Act” ([H.R. 8047](#)) to further the ability of residents who live in manufactured housing to purchase their communities. Mobile homes and manufactured home communities act as a key source of housing for low-income families. Increasingly, outside investors buy these communities and raise prices, destabilizing residents and setting restricting conditions that hinder residents’ ability to improve the quality of their homes. Rep. Frost’s bill aims to empower residents while improving the viability of living in a manufactured home community. NLIHC endorsed the bill.

Manufactured homes are factory-built homes constructed to meet the national, HUD Code standard, demonstrating a history of addressing safety and quality concerns present in older units. Moreover, [purchasing](#) a manufactured home has relative affordability, costing about half of what site-built homes cost per square foot. Representative Frost’s “PRO Manufactured Home Communities Act” [frames](#) such communities as “one of America’s most accessible and affordable paths of homeownership.” However, this creates a greater imperative to ensure that living in such a community is also sustainable for residents. Although manufactured home communities might appear affordable on paper, residents’ control over costs and quality substantially decreases when ownership lies in the hands of institutional investors who often [impose](#) rent and fee increases that put community members in difficult situations and worsen homes’ quality.

Strengthening tenant and legal protections for residents is key to re-envisioning how manufactured home communities can truly help alleviate the housing supply crisis—where stronger tenant protections and fair housing standards could help transform these communities into homes that fulfil the promise of offering long-term stability. The “PRO Manufactured Home

Communities Act” is a step closer to doing so by providing a meaningful opportunity for residents to own their communities, a proactive measure that could reduce the risk of eviction and improve living conditions.

NLIHC endorsed the bill, along with ROC USA, National Consumer Law Center (on behalf of its low-income clients), Private Equity Stakeholder Project, MHAction, Americans for Financial Reform, National Manufactured Home Owners Association (NMHOA), and the National Housing Law Project.

Read more about the Act [here](#).

Learn more about how residents are affected by investors’ purchasing of manufactured home communities [here](#).

Learn more about manufactured housing with [Chapter 6](#) of NLIHC’s *Advocates’ Guide 2026*.

HUD

Take Action to Oppose Harmful HUD Proposed Rules That Would Jeopardize Housing Assistance

By NLIHC Policy Team

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

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

- HUD’s [proposed Mixed-Status rule](#), which would require families with mixed immigration statuses (mixed-status families) in certain HUD programs to choose between remaining together and losing their housing assistance;
- HUD’s [proposed rule](#) that would allow public housing agencies (PHAs) and HUD-assisted owners to adopt work requirements and time limits on assistance; and
- HUD’s [proposal](#) to repeal the requirement that PHAs and project-based rental assistance (PBRA) owners provide households with at least a 30-day termination notice prior to filing an eviction action for nonpayment of rent (30-Day Notice Proposal).

Office Hours on HUD Proposed Rules

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

Mixed-Status Proposed Rule

HUD has published [proposed changes](#) that would require families with mixed immigration statuses (mixed-status families) in certain HUD programs to choose between remaining together and losing their housing. In 2025, the Center on Budget and Policy Priorities (CBPP) [estimated](#) that such changes could result in 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 has joined an organizational [sign-on comment letter](#) from PIF and urges housing organizations to cosign in support of housing for immigrant families by April 20 at 5:00 pm ET!

Take action on the Mixed-Status Proposed Rule:

1. **Submit your own comment letter** that urges HUD to withdraw the proposed rule. Comments are due April 21 at 11:59 pm ET!
 - a. Organizations can use this [comment template](#) to tailor a letter to your unique perspective and elaborate on the harms of the proposal.
 - b. Individuals, including housing advocates and tenant unions, can use [prompts](#) from the Keep Families Together webpage.
2. **Join PIF’s organizational [sign-on comment letter](#)** by April 20 at 5:00 pm ET!
3. **Host your own comment party** or share the proposal in your regular meetings!
 - a. NLIHC staff are ready and available to help advocates learn more about the proposal and support your comments.
4. **Join upcoming webinars on the Mixed-Status Rule.**
 - a. [Alliance for Housing Justice is hosting a Virtual Teach-In](#) TODAY, March 30 at 3:30 pm ET/12:30 pm PT
 - b. [People’s Action Info & Action Session Thursday, April 2](#) at 4:00 pm ET/1:00 pm PT

Work Requirements and Time Limits Proposed Rule

On March 2, HUD [proposed](#) changes, allowing public housing agencies (PHAs) and HUD-assisted owners to impose work requirements and time limits on assisted families. A recent CBPP [analysis](#) found that a 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.
 - a. Use [NLIHC’s comment template](#) to draft a comment that reflects your perspective.
2. **Learning more about the harms of time limits and work requirements:**
 - a. The National Housing Law Project (NHLP)—jointly with NLIHC, the Center for Law and Social Policy (CLASP), Justice in Aging, and Southern Poverty Law Center—published a resource 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 and NLIHC data to [create fact sheets for each state and the District of Columbia](#). These fact sheets are posted online as a single, searchable PDF. Consider using this information to inform your comments.
 - c. NHLP has released a [legal analysis of the proposed rule](#). This analysis includes “a summary of HUD’s lack of legal authority to promulgate the rule, and the substantive drafting errors that appear in the rule (such as where there are discrepancies between the policies stated in the preamble and the proposed regulatory text).” NHLP’s analysis also includes a detailed comparison chart outlining how the proposal would apply across programs covered by the NPRM.
3. **Register for NLIHC’s Office Hours on the HUD 30-Day Notice and Time Limits/Work Requirements proposals on April 6 at 3:00 pm ET:**
<https://us02web.zoom.us/meeting/register/OHyrgdvqTISn5RqEKUHTWg>

30-Day Notice Proposal

In February 2026, HUD issued “[Revocation of the 30-Day Notification Requirement Prior to Termination of Lease for Nonpayment of Rent.](#)” If these changes are finalized, certain tenants in HUD-assisted housing would have less time to catch up on rent to avoid eviction. HUD would also no longer require PHAs and PBRA owners to provide information such as itemized lists of rent owed. HUD’s proposal would remove additional HUD protections, such as a prohibition on evicting tenants for nonpayment if they caught up on rent during the 30-day notice period.

Although HUD recently announced it [has postponed](#) when these changes would go into effect, the rulemaking is still moving forward. Comments opposing this proposal are crucial.

Take action on the 30-Day Notice Proposal by:

1. **Submitting [your own comment](#)**, urging HUD to withdraw the proposed rule. The comment deadline is April 27 at 11:59 pm ET.
2. **Learning more about how this proposal will harm HUD tenants:**
 - a. NLIHC staff are ready and available to help advocates learn more about the proposal and support your comments.
 - b. Register for NLIHC’s Office Hours on the HUD 30-Day Notice and Time Limits/Work Requirements proposals on April 6 at 3:00 pm ET:
<https://us02web.zoom.us/meeting/register/OHyrgdvqTISn5RqEKUHTWg>

To learn more about these proposed rules or for assistance in taking action, reach out to NLIHC staff at outreach@nlihc.org.

New Resources Regarding Work Requirements and Time Limits Proposed Rule; Take Action by May 1

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

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

On March 2, HUD [proposed](#) allowing public housing agencies (PHAs) and HUD-assisted owners to impose work requirements and time limits on assisted families. A recent Center on Budget and Policy Priorities (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.

NLIHC strongly opposes HUD’s proposal. NLIHC has developed a [comment template](#) to assist commenters in crafting individualized comments.

HUD's [Notice of Proposed Rulemaking \(NPRM\)](#), "Establishing Flexibility for Implementation of Work Requirements and Term Limits," would allow "well-performing" PHAs and Project-Based Rental Assistance (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.

Learn more about the proposed rule [here](#).

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

- Submit [your own comment](#), urging HUD to withdraw the proposed rule. The comment deadline is May 1 at 11:59 pm ET.
 - Use [NLIHC's comment template](#), tailored to your unique perspective.
- Learn more about the harms of time limits and work requirements:
 - The National Housing Law Project (NHLP)—jointly with NLIHC, the Center for Law and Social Policy (CLASP), Justice in Aging, and Southern Poverty Law Center—published a resource entitled, "[Work Requirements and Time Limits in Rental Assistance Programs Will Worsen Housing Instability](#)." This document outlines the ways in which imposing work requirements and time limits in HUD programs is counterproductive.
 - NLIHC, NHLP, and CLASP have also synthesized CBPP data and NLIHC data to create [fact sheets for each state and the District of Columbia](#). These fact sheets are posted online as a single, searchable PDF. Consider using this information to inform your comments.
 - NHLP released a [legal analysis of the proposed rule](#). This analysis includes "a summary of HUD's lack of legal authority to promulgate the rule, and the substantive drafting errors that appear in the rule (such as where there are discrepancies between the policies stated in the preamble and the proposed regulatory text)." NHLP's analysis also includes a detailed comparison chart outlining how the proposal would apply across programs covered by the NPRM.
- [Register for NLIHC's April 6, 3:00 PM ET office hours](#) on the HUD 30-Day Notice and Work Requirements/Time Limits proposed rules. NLIHC staff are ready and available to help advocates learn more about the proposal and support your comments.

Public Benefits

NLIHC Joins Letter in Opposition to Misinformation on Fraud in Public Benefit Programs, Urges Organizations to Join

By NLIHC Policy Team

Keywords: public benefits, fraud, immigrants, affordability, misinformation

NLIHC has joined a [letter](#) urging members of Congress to stop using misleading rhetoric regarding fraud to justify dismantling access to public benefits. This dismantling has taken the shape of funding cuts, increased requirements for program entry, and the [passing](#) of new legislation guided by misinformation suggesting that fraud exists in such programs. In reality, fraud by benefit recipients is not only [rare, but rarely deliberate](#). Mobilizing around fraud and creating barriers to basic needs perpetuates harm both administratively—by removing infrastructure in place to address the U.S.’s affordability crisis and increasing state and local burden—and rhetorically in targeting immigrants as fraudsters. While the letter was initially sent to Congress on March 18, the letter remains open for organizations to co-sign [here](#).

Notably, the letter points out ways the Trump administration has scapegoated immigrants with unsupported allegations of fraud to hinder access to housing programs for all eligible people. The letter states: “The Trump administration has used the guise of ‘exploiting public housing resources’ to seek to separate families and require burdensome paperwork for tenants, including older adults and U.S. citizens, living in federally subsidized housing.” The effort to separate families is reflected in the ongoing HUD proposal to evict mixed-status families (see [Memo, 3/23](#)).

The letter – signed by national, state, and local organizations—outlines how:

- Even in [circumstances](#) where information is incorrectly filled out by applicants, little distinction is made between making accidental mistakes and intentionally using false information. Moreover, the abuse of government programs largely comes from unscrupulous contractors and powerful individuals, with little initiative taken to hold them accountable.
- Misinformation about fraud has been used to justify violent immigration enforcement actions and further efforts to separate families living within federally subsidized housing under the guise of “exploiting public housing resources.” These allegations function in a context where, already, 1) federal health and social services programs have strict eligibility and verification processes and 2) cases involving fraud commonly trigger serious consequences for noncitizens, such as deportation proceedings and ineligibility for legal immigration status.
- Creating new barriers to programs such as childcare, rental assistance, and Medicaid [detracts](#) from the reality of people’s affordability needs and imposes additional hurdles on families and individuals already struggling to make ends meet. Moreover, these attacks

on federal programs burden already under-resourced state and local offices by creating additional bureaucratic hurdles and costs.

- Making access to basic needs more complicated and expensive will not prevent fraud.

As the administration continues to weaken government accountability and further benefit cuts, the letter urges Congress to defend public benefit programs while combatting misinformation—actions that can take the form of supporting independent watchdog agencies and opposing funding freezes or legislation rooted in claims of fraud.

The letter was drafted by several organizations, including Caring Across Generations, the Center for Law and Social Policy, Coalition on Human Needs, Community Catalyst, Friends Committee on National Legislation, Justice in Aging, National Immigration Law Center, and NLIHC.

Child Care for Every Family Network, Children Thrive Action Network, Partnership for Basic Needs, and Protecting Immigrant Families Coalition are asking for organizational co-signers [here](#).

Read the letter [here](#).

Add your organization to the letter [here](#).

Learn more about ‘fraud’ legislation like the “Deporting Fraudsters Act of 2026” [here](#).

Veteran Homelessness

VA-DOJ Memorandum of Understanding on Guardianship Threatens to Strip Rights from Homeless Veterans

By Alayna Calabro, NLIHC Senior Policy Analyst

Keywords: DOJ, VA, veterans, veteran homelessness

The U.S. Departments of Veterans Affairs (VA) and Justice (DOJ) signed a [memorandum of understanding](#) (MOU) on March 11 that could strip veterans, particularly those experiencing homelessness, of the right to make their own health care decisions. Veterans who are homeless or at risk of homelessness are among the targeted population. NLIHC strongly opposes the VA-DOJ initiative.

The agreement allows VA attorneys to initiate and participate in guardianship or conservatorship proceedings in state courts against veterans. According to a [DOJ website](#), “guardianship results in the removal of an individual’s legal rights and restricts their rights to make their own decisions...Guardianship should be limited to situations where there are no other reasonable ways to meet the individuals’ needs.”

The unprecedented agreement between VA and DOJ creates a pathway for stripping veterans experiencing homelessness of their autonomy rather than addressing the root causes of homelessness. The initiative comes amid a broader effort by the Trump administration to withdraw federal support for needed homelessness solutions and force people experiencing homelessness into jails and other institutions.

Pairing rental assistance with voluntary supportive services has been instrumental in reducing veteran homelessness by 11% since 2020 and by more than 55% since 2010. Despite this progress, the Trump administration has worked to slash funding for permanent housing and mandate treatment programs for people experiencing homelessness, putting veterans and others at risk of housing instability, forced institutionalization, and homelessness. Guardianship and involuntary treatment are not solutions to homelessness; instead, policymakers should expand access to affordable housing, health care, and community-based services.

Read the MOU [here](#).

Disaster Housing Recovery

FEMA Reinstates Massive Disaster Mitigation Program After Legal and Advocacy Pressure

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

Keywords: FEMA, BRIC, NoFo

On March 18, the Federal Emergency Management Agency (FEMA) [announced](#) that it would reinstate the Building Resilient Communities and Infrastructure (BRIC) grant program. This announcement marked a massive win for disaster mitigation advocates, including the more than 900 members of NLIHC's Disaster Housing Recovery Coalition (DHRC), who have been fighting against the cancellation of the program since the Trump administration first closed BRIC last April, causing nearly [\\$3.6 billion](#) in spending to be paused.

BRIC, which was created during the first Trump administration, provided states with funding to make communities' infrastructure more resilient in the face of disasters. The program funded initiatives ranging from increasing the use of fire-resistant construction materials for withstanding wildfires to stronger levees to protect against flooding.

Despite strong support for the program among state governments and Emergency Managers, the program was placed on an indefinite pause last year, resulting in multiple legal battles. In a [case](#) filed by Attorneys General of 22 states, a federal judge ruled at the end of the year that the termination of the program had been illegal. On March 6, the judge ordered FEMA to reinstate BRIC within two weeks, prompting the agency to announce the program's return.

While FEMA's announcement is certainly cause for celebration, it remains unclear the extent to which the agency will comply with the spirit of the judge's order. The agency released a [notice](#)

[of funding opportunity](#) (NoFo) for BRIC on March 26, marking the first step in resuming funding cycles for the program. That NoFo introduced some major changes to the program, shortening the application timeline and requiring that funding only go to “shovel-ready” projects. These changes have the potential to steer funding away from under-resourced communities that typically need additional time and planning support for disaster mitigation projects.

BRIC was originally created from the belief that it is more cost effective to strengthen communities’ ability to withstand disasters than it is to rebuild them altogether after disasters strike—a fact becoming increasingly relevant as climate change-fueled disasters [intensify](#) in both strength and frequency all over the country. According to legal filings, BRIC (and similar federal programs) have prevented more than \$150 billion in disaster damages. These extraordinary savings lend support to researchers’ [findings](#) that for every dollar spent on federal mitigation grants, six dollars are saved, demonstrating the critical importance of public mitigation investments.

The new DHS secretary, former [Senator Markwayne Mullin](#)—who was confirmed last week by the Senate and who, during his confirmation hearing, promised not to be a “micro-manager”—will peripherally oversee BRIC’s return. NLIHC’s Disaster Housing Recovery, Research, and Resilience team will continue to monitor future changes to the BRIC program, updating members and partners of any notable developments as needed.

Opportunity Starts at Home

***Opportunity Starts at Home* Roundtable Members Introduce “Thrive From the Start Network” to Address Infant and Toddler Homelessness**

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

Keywords: multi-sector, child advocacy

The *Opportunity Starts at Home* (OSAH) campaign Roundtable members [Zero to Three](#), [Housing Is](#), and [SchoolHouse Connection](#) held a webinar, “Thrive From the Start: Coming Together to Address Infant & Toddler Homelessness,” introducing the Thrive From the Start network on March 5. Thrive From the Start is a multisector campaign led by Housing Is, the National Collaborative for Infants & Toddlers, Prevent Child Abuse America, SchoolHouse Connection, and Zero to Three. The campaign is dedicated to ensuring all expectant parents, infants, toddlers, and their families have the resources and opportunities to thrive. The webinar covered the importance of safe, stable housing for childhood wellbeing and development, the campaign’s policy agenda, state capacity-building initiatives, and opportunities for organizations and individuals to get involved.

Allyson Frazier, National Senior Director at the [National Collaborative for Infants & Toddlers](#), opened the webinar and introduced David Mandell, Senior Policy Advisor for Zero to Three. Mandell introduced Thrive From the Start, a campaign to bring together organizations

across early childhood, housing, and homelessness systems to support policies and solutions that give toddlers, infants, and their families the resources and opportunities to thrive.

Corey Zimmerman, Deputy Director and Chief Engagement and Partnerships Officer at [The Center on the Developing Child at Harvard University](#), and Catherine Murphy, Senior Research Manager at [Prevent Child Abuse America](#), shared background on the role of housing in early childhood development and the current state of infant and toddler homelessness in America. Murphy highlighted the need for immediate support and long-term solutions to address infant and toddler homelessness: “We know that when children and families have safe, stable environments, they have the foundations for healthy births, development, and overall well-being.”

Thomas J. Lucas, Senior Manager of Federal Policy at SchoolHouse Connection, provided an overview of Thrive From the Start’s policy priorities surrounding housing, prenatal to age three infants and toddlers, healthcare, and data use. Lucas discussed the lack of readily available data on homelessness and housing insecurity among families with infants and toddlers. He emphasized that, “when families are missing from public data, they are also missing from policy decisions, funding formulas, and program planning.”

Abra Lyons-Warren, Director at Housing Is, shared information on how to get involved with Thrive From the Start. Organizations and advocates interested in participating can join the campaign as Thrive From the Start champions, who act as leaders in driving change for the youngest children and their families. Champions gain access to tools, training, and collaborative opportunities to influence policy, amplify impact, and connect with other champions through working groups. Thrive From the Start facilitates four working groups focused on federal policy, state policy, communications, and data and research, that interested organizations can join to support the campaign. Katrina Coburn, Senior State Policy Manager at Zero to Three, discussed state capacity-building support, including the opportunity for state partner organizations to receive funding through the campaign.

The webinar concluded with a Q&A moderated by Allyson Frazier.

Watch the webinar [here](#).

Learn more about the intersection of housing and child well-being at the OSAH fact sheet [here](#).

Research

Housing Program Administrators Use a Variety of Strategies to Mitigate External Challenges

By Tori Bourret, NLIHC Manager, State and Local Innovation Outreach

TAG: Housing Assistance

Keywords: housing trust funds, program implementation

Research published in *Housing Policy Debate*, “[It’s Like Trying to Put Out a Fire With a Dixie Cup: Understating Disconnects Between Local Level Administrator’s Challenges, Resources, and Needs in Implementing State Affordable Housing Programs](#),” found that local administrators of Florida’s State Housing Initiatives Program (SHIP) used a variety of strategies to cope with the economic, political, and regulatory challenges affecting their ability to administer their housing programs. The research offers insight into how to support and retain local housing administrators in the face of external challenges.

SHIP, a statewide program funded by Florida’s housing trust fund, distributes money for housing programs to local jurisdictions. The purpose of the study was to explore local SHIP administrators’ challenges in managing their housing programs and how they coped with them. In particular, the authors wanted to explore how administrators dealt with program funding and requirements not always meeting community needs. The authors conducted interviews with administrators across 21 SHIP jurisdictions between July and September of 2022, ensuring even participation across rural and urban areas. Participants were asked questions about SHIP program development, their perceptions of program effectiveness, challenges in program administration, available solutions, and advice they would give to other program administrators.

SHIP administrators revealed several challenges in managing their programs. Administrators had difficulty implementing program mandates related to homeownership and new construction because of external factors, such as rising housing prices, escalating construction costs, and high housing demand coupled with funding constraints. Finding contractors was also difficult as high demand meant contractors could find higher value jobs on projects not funded through government programs like SHIP. In rural areas, program administrators struggled to stretch their minimum allocation to cover administrative tasks, meet program requirements, and also meet residents’ needs. Often, they could only afford to implement one or two strategies, such as rehabilitation or repair, instead of five or six which could serve broader swaths of the population. Additionally, funding variability from year to year led to frequent staff changes, which severely limited staff capacity.

Administrators responded to administrative challenges by being flexible where possible. This flexibility looked different across jurisdictions. One jurisdiction had a temporary staff position ready to fill in case funds increased, another sought different ways to generate program income, and several changed their housing strategies when needs arose, such as switching from providing purchase assistance to funding housing rehabilitation in response to climate disasters. Many administrators partner with nonprofits and other community organizations to provide additional client services or matching funds for housing development, while some administrators build relationships with contractors to retain their services or encourage them to bid on SHIP projects. Finally, administrators mentioned the receipt of visual and verbal feedback, such as client stories or seeing completed housing developments, that helped them find value in their work and was an important aspect of why they continued to serve others.

The findings suggest local administrators were able to cope with external challenges through personal relationship building, flexibility, and passion for the work. These coping strategies can

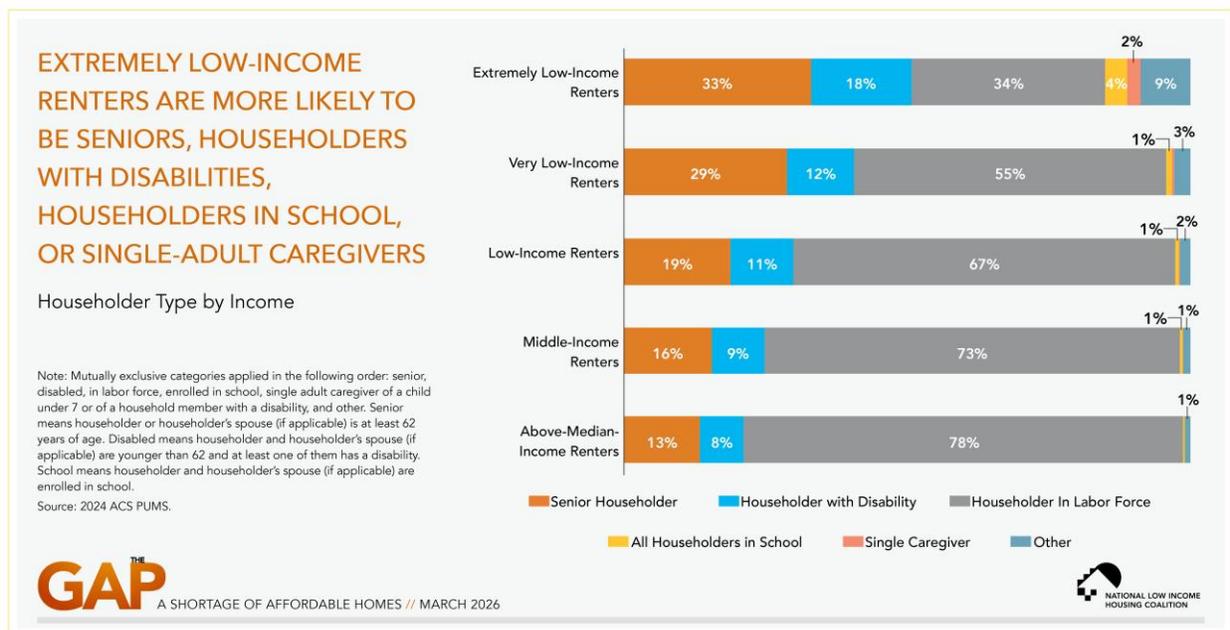
be bolstered through the maintenance of umbrella or state level membership organizations, the expansion of allowable program flexibilities, increased funding, and an increase to minimum allocation amounts.

The study is available [here](#).

Fact of the Week

Extremely Low-Income Renters are More Likely to be Seniors, Householders with Disabilities, Households in School, or Single Adult Caregivers

Keywords: *The Gap*



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

Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or of a household member with a disability, and other. Senior means householder or householder's spouse (if applicable) is at least 62 years of age. Disabled means householder and householder's spouse (if applicable) are younger than 62 and at least one of them has a disability. School means householder and householder's spouse (if applicable) enrolled in school.

Event

Coming Home: Navigating Turbulent Times in Housing and Movement Work

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

Keywords: webinar, collaborations

Join [ThirdSpace Action Lab](#) and [Spire and Base](#) on April 1 at 1:00 pm ET for a webinar offering a sneak peek into their newly released housing justice research. Participants will explore how housing organizations and movement organizations are partnering to advance housing justice—by examining what makes these collaborations successful and the barriers that can stand in the way. Attendees will also hear directly from leaders and practitioners who are helping shape the future of housing justice work.

Register for the webinar [here](#).

NLIHC News

NLIHC in the News for the Week of March 23

The following are some of the news stories to which NLIHC contributed during the week of March 23:

- “Formerly Incarcerated Women Are Pushing Systemic Change in Elected Office,” *Truthout*, March 23, at: <https://tr.ee/nqKrPG>
 - “Building Homes, Building Wealth: A Federal Pathway to Indigenous Homeownership,” *Underscore News*, March 27, at: <https://tr.ee/W1An6j>
 - “How does your ZIP code impact housing affordability in Indianapolis?” *Indianapolis Recorder*, March 27, at: <https://tr.ee/1uaKUV>
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Where to Find Us – March 30

- [United Native American Housing Association](#) Annual Meeting – Lakewood, CO, March 30 (Brooke Schipporeit)
 - [Housing California 2026 Conference](#) – Sacramento, CA, March 18-20 (David Gonzalez Rice)
 - [Florida Disaster Collaboration Conference](#) – Orlando, FL, April 20-21 (Noah Patton)
 - [National VOAD Conference](#) – Reno, NV, May 4-7 (Noah Patton & Meghan Mertyris)
 - [National Adaption 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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