



# Memo To Members & Partners

A weekly newsletter from the National Low Income Housing Coalition

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**May 11, 2026**

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## **Budget and Appropriations**

### **Senate Republicans Release \$72 Billion Reconciliation Bill Funding ICE, CBP, and White House Security**

By Kim Johnson, NLIHC Senior Director of Policy

*Keywords: Budget and appropriations, THUD, HUD, FY27*

Republicans on the Senate Judiciary and Homeland Security Committees released on May 4 the text of a nearly \$72 billion reconciliation bill that would provide over \$38 billion for Immigration and Customs Enforcement (ICE), and over \$26 billion for Customs and Border Protection (CBP). The bill also provides \$1 billion to the Secret Service for “security adjustments and upgrades...to support enhancements by the United States Secret Service relating to the East Wing Modernization Project,” among other funding.

[Budget reconciliation](#) is a special legislative procedure that allows bills to pass the Senate with a simple majority of 51 votes instead of the 60 votes usually required. When one party controls the House, Senate, and White House, reconciliation can be used to enact a bill into law without any support from the minority party. The committees plan on holding a review and vote on their portions of the bill—a process known as “markup”—the week of May 19, before combining the sections into one legislative package for a full vote on the Senate floor. The bill would then move to the House for consideration. Congressional republicans are aiming to enact a final reconciliation bill by June 1.

*Path Ahead for “Reconciliation 3.0” Unclear*

Even while work on the current reconciliation bill—referred to by some as “Reconciliation 2.0”—is ongoing, some Republicans are calling for a third, final reconciliation bill this Congress that would include additional spending for the Department of Defense (DoD), new or extended tax cuts, and potentially additional cuts to safety net programs to offset spending increases. Some members have also floated the idea of including components of the stalled bipartisan housing supply bill related to first-time homebuyers in “Reconciliation 3.0.”

However, it is not clear whether congressional republicans have the internal support they would need to enact a third reconciliation bill. Senate Majority Leader John Thune (R-SD) warned that changes to the tax code could open up parts of the “One Big Beautiful Bill Act” (H.R.1), the first Republican reconciliation bill (see *Memo*, [7/7/25](#)), to relitigation.

While it is not yet clear what specific policies would be included in a third reconciliation bill, Senator Joni Ernst (R-IA) introduced on April 22 the “Protecting American Taxpayers Act,” a [legislative package](#) combining 17 bills with the stated goal of “[recovering] stolen funds, protecting taxpayer dollars, and stopping fraudsters” through rescinding unobligated funding from COVID-19-related programs, and imposing additional work reporting requirements on recipients of the Temporary Assistance for Needy Families (TANF) program, among other proposals. HUD programs are not mentioned in the bill; however, many of the same families who receive TANF, Medicaid, and other assistance also struggle with housing stability, and a reduction in assistance that helps families afford the cost of food, medical care, and other necessities will also impact their ability to afford the cost of rent, combining 17 bills with the stated goal of “[recovering] stolen funds, protecting taxpayer dollars, and stopping fraudsters” through rescinding unobligated funding from COVID-19-related programs, and imposing additional work reporting requirements on recipients of the Temporary Assistance for Needy Families (TANF) program, among other proposals. HUD programs are not mentioned in the bill; however, many of the same families who receive TANF, Medicaid, and other assistance also struggle with housing stability, and a reduction in assistance that helps families afford the cost of food, medical care, and other necessities will also impact their ability to afford the cost of rent.

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## **HUD Secretary Scott Turner to Testify on the Trump Administration’s FY27 Budget Request This Week**

By Kim Johnson, NLIHC Senior Director of Policy

*Keywords: Budget and appropriations, THUD, HUD, FY27*

HUD Secretary Scott Turner is scheduled to appear before the House and Senate Appropriations Committees this week for hearings on the Trump administration’s fiscal year (FY) 2027 [budget request](#) for HUD programs. The Secretary’s hearing in the House is scheduled for tomorrow (May 12) at 4:00 pm ET, and the Senate’s hearing is scheduled for May 14 at 10:00 am ET. Watch a livestream of the House hearing [here](#) and of the Senate hearing [here](#).

The House Transportation, Housing and Urban Development (THUD) Appropriations Subcommittee is expected to release their FY27 spending bill for HUD programs by May 21, when the Subcommittee is slated to meet to review and vote on the bill in a process known as a “markup.” While the Senate Appropriations Committee’s markup schedule has not been announced, Committee Chair Susan Collins (R-ME) is aiming to finish markup of all 12 spending bills for FY27 before the end of July.

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

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

Advocates can take action today by:

- **Emailing or calling members' offices** to tell them about the importance of affordable housing, homelessness, and community development resources to you, your family, your community, or your work. You can use [NLIHC's Take Action page](#) to look up your member offices or call/send an email directly!
- **Sharing stories of those directly impacted** by homelessness and housing instability. Storytelling adds emotional weight to your message and can help lawmakers see how their policy decisions impact actual people. [Learn about how to tell compelling stories with this resource.](#)
- **Organizations can also join CHCDF's sign-on letter** calling for the highest possible funding for HUD and USDA affordable housing, homelessness, and community development programs in any final FY27 spending bills. [Read the letter and sign your organization on here.](#)

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

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## HUD

### HOME Rulemaking Proposes to Remove Tenant Protections, Among Other Changes; Comments Due June 1

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

*Keywords: HOME Investment Partnerships Program, comments due*

On April 30, 2026, HUD [proposed](#) to remove tenant protections from HOME Investment Partnerships Program (HOME) regulations finalized in 2025, among other changes. In its proposal, HUD specifically declines to require a HOME tenancy addendum that contains important tenant protections. Instead, unless otherwise noted, HUD is proposing “to revert to tenant protections as they existed prior to the 2025 Final Rule.”

HUD’s proposal has initiated a 30-day public comment period, with [comments due](#) June 1.

#### *Brief Background*

HUD finalized [changes](#) to HOME regulations in July 2013. In 2024, HUD proposed [additional changes](#), finalizing them in [January 2025](#) (2025 HOME Final Rule). As NLIHC [noted at the time](#), the HOME Final Rule reflects many NLIHC recommendations and includes strengthened tenant protections. HUD has since [indefinitely delayed](#) implementation of aspects of the 2025 Final Rule, including tenant protections. In April 2026, HUD published a “supplemental notice of proposed rulemaking” (2026 Supplemental Proposal), initiating a 30-day comment period ending June 1.

For additional background on HOME, see the 2026 *Advocates’ Guide*, [5-1](#).

#### **2026 Proposed Changes**

The following discussion briefly categorizes and summarizes many aspects of the 2026 Supplemental Proposal; however, this is not a comprehensive description. Because HOME includes rental housing, tenant-based assistance, and security deposit assistance, readers should closely compare the 2025 Rule with the proposed regulatory text to better understand how HUD’s latest proposal would specifically affect regulations for each type of assistance.

#### *Tenant Protections*

The 2026 Supplemental Proposal seeks to eliminate a series of HOME tenant protections included in the 2025 HOME Final Rule. For example, regarding HOME rental housing tenants, HUD is now proposing to remove 2025 Rule protections such as:

- A requirement to relocate tenants if a life-threatening deficiency cannot be resolved the same day. Under the HOME Final Rule, relocation is required until the repairs are complete, and at no additional cost to the tenant.
- Requirements regarding security deposits, allowing tenants to organize, and confidentiality of personally identifiable information.
- Protections against “unreasonable interference or retaliation.”
- Notice requirements regarding a change in property ownership and management.
- Source of income protections beyond protections for Housing Choice Voucher holders and participants in HOME tenant-based rental assistance programs.
- A requirement that the written lease include owner, management staff, and participating jurisdiction contact information.

Importantly, HUD’s proposed regulatory text retains language requiring inclusion of the “Violence Against Women Act” (VAWA) lease term/addendum.

### *Health and Safety*

The 2026 Supplemental Proposal seeks to make changes regarding tenant health and safety, such as:

- Revising current regulations (24 CFR 92.251(f)(5)(i)) to require immediate correction and more frequent inspections of only “life-threatening” deficiencies. Current regulations require immediate correction and more frequent inspections in response to “health and safety deficiencies.” HUD states that requiring immediate corrections and more frequent inspections with respect to all health and safety deficiencies was unintentional and that the new procedures align with HUD’s new National Standards for Physical Inspection of Real Estate (NSPIRE) inspection standards.
- Including carbon monoxide detector standards.
- Removing notice requirements regarding environmental, health, or safety hazards that impact a HOME-assisted property.

Additionally, for “scattered site manufactured housing rental projects,” HUD proposes to not require more frequent inspections for projects that have “been found to have life-threatening deficiencies,” but instead to leave the question of inspection frequency up to participating jurisdictions.

### *Additional Notable Proposed Changes*

HUD is also proposing to:

- Retain language regarding “good cause” to terminate a tenancy or refuse to renew a tenancy.
- Define “scattered site manufactured housing rental project.” According to HUD, this proposal “is intended to incentivize participating jurisdictions to fund a form of housing that can be easily scalable, faster to build, and less expensive than traditional brick and mortar housing.”

- Move to triennial income examinations for scattered site manufactured housing rental projects.
- Permit owners “to limit or provide a preference to persons with disabilities even if the services provided at the HOME project can be provided in a nonsegregated setting.”
- Remove ability for participating jurisdictions to exceed maximum per unit subsidies for projects that meet green building standards.

The 2026 Supplemental Proposal preamble also references immigration restrictions and verification requirements, stating that HUD “reminds HOME program recipients that grants must be administered in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of the ‘Personal Responsibility and Work Opportunity Reconciliation Act of 1996,’ as amended ... (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigrations Services may establish from time to time to comply with PRWORA.” For more information about HUD’s 2025 notice regarding PRWORA, see *Memo*, [12/22/25](#).

### *What’s Next*

NLIHC is continuing to analyze HUD’s proposal. Comments are due [June 1, 2026](#), at 11:59 pm ET. NLIHC will share additional information about commenting in future editions of *Memo*.

Read HUD’s 2026 Supplemental Proposal [here](#).

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## **NLIHC Urges HUD to Withdraw Work Requirements and Time Limits Proposed Rule**

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

*Keywords: Work requirements, time limits, comments, housing assistance, opposition, verification, documentation, costs, administrative burden*

On May 1, NLIHC submitted an organizational [comment letter](#) urging HUD to withdraw a Proposed Rule that would permit public housing agencies (PHAs) and HUD-assisted owners to adopt work requirements and time limits on assistance. Additionally, NLIHC submitted a separate [sign-on letter](#) opposing HUD’s proposal, with over 50 organizations joining the comment. The Proposed Rule was available for public comment from March 2 to May 1. According to [regulations.gov](#), nearly 2,000 comments were received, with over 1,400 posted as of May 6.

### *Background*

On March 2, HUD published a [Proposed Rule](#) that would allow PHAs and HUD-assisted owners to impose work requirements and time limits on assisted families. A recent Center on Budget and Policy Priorities [analysis](#) estimates that HUD’s proposed changes would jeopardize housing

assistance for up to 3.7 million people, including 1.9 million children. This includes 2.1 million people in households where at least one person is working.

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 Proposed Rule would also allow for time limits on assistance after two years for "non-elderly, non-disabled families." The definitions of "elderly family" and "disabled family" in current HUD regulations are written in a way that, under HUD's proposal, individual household members who are elderly or who have disabilities could be impacted by a time limit if the household itself is considered "non-elderly" and "non-disabled."

The Proposed Rule would apply to the following programs: public housing, Housing Choice Vouchers (HCV), Project-Based Vouchers (PBV), and Project-Based Rental Assistance.

### *NLIHC Opposes the Proposed Rule*

NLIHC's [organizational comment](#) and [sign-on letter](#) describe the harmful impact of the Proposed Rule and urge HUD to withdraw the rule. The letters discuss how:

- **The Proposed Rule would jeopardize housing assistance for millions of HUD tenants without addressing the root causes of affordability.** Adoption of the work requirements and time limits outlined in the Proposed Rule would create more barriers to housing stability for individuals and families. The Proposed Rule would not address the affordable housing shortage or the structural barriers that leave families struggling to afford rent.
- **The proposed work requirements would impose programmatic red tape that can jeopardize housing assistance.** If household members are working, they will have to document their work and track their compliance. This will prove particularly difficult for residents with jobs that have inconsistent weekly hours. Other households will be forced to demonstrate eligibility for exemptions, which will likely create barriers for residents who are older and those experiencing disabilities. Each additional documentation requirement creates another opportunity for missed compliance, putting residents' housing assistance at risk.
- **The Proposed Rule has insufficient exemptions.** The exemptions in HUD's proposal have significant gaps. HUD's proposal does not exempt caretakers for children ages six and older from work requirements, meaning that individuals must navigate childcare, work, and other responsibilities without adequate supports. Additionally, the Proposed Rule's age range fails to account for the needs of [older adults](#) not yet 62, including the fact that older workers often face employment discrimination and are forced into early retirement. There is also no parent or caretaker exemption for time limits. Furthermore,

under the Proposed Rule, elderly or disabled people could still be displaced due to circumstances beyond their control, since an entire household could [face displacement because](#) of one member's noncompliance.

- **The Proposed Rule is rooted in false, harmful stereotypes about HUD-assisted families.** Most people in HUD-assisted housing who can work, [do work](#). However, many working people still need rental assistance to help them afford housing because [housing costs far exceed wages](#). The baseline policies HUD proposes are far stricter than what Moving To Work agencies have chosen to adopt, or even the benchmarks in the president's proposed FY27 budget. This approach makes HUD's proposal appear punitive and overly focused on removing families from assistance, even when doing so could force them into homelessness.
- **HUD's proposal would impose additional burdens, and in some places, unfunded mandates on housing providers.** To adopt time limits and work requirements, housing providers would need to pay for and provide supportive services, track work requirement compliance and length of tenure, evaluate exemptions, and more. HUD announced no new or additional oversight to monitor implementation and no funding to provide the supportive services required by HUD. While the proposal does not mandate the adoption of work requirements or time limits, HUD is attempting to empower states to mandate these policies. In jurisdictions that adopt laws mandating these policies, implementation will be required. This will force an unfunded mandate upon housing providers who are already operating with limited resources.

Additionally, NLIHC's [organizational comment](#) explains that HUD fails to demonstrate that work requirements and time limits have a proven track record of success in Moving to Work agencies. The comment also emphasizes that a substantial body of evidence on work requirements in safety net programs—including the Supplemental Nutrition Assistance Program, Medicaid, and the Temporary Assistance for Needy Families program—directly conflicts with HUD's claim that work requirements are effective at increasing employment and earnings.

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

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

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## HUD Sends Follow-Up Guidance to PHAs Regarding Immigration Reverification Directive

By Renee Williams, NLIHC Senior Advisor for Public Policy

*Keywords: immigration, PHAs, SAVE*

On May 6, HUD [notified](#) public housing agencies ("PHAs") of several developments regarding its immigration reverification directive that the agency announced earlier this year (see *Memo, 2/2*). Specifically, HUD directed PHAs to use the EIV-SAVE Tenant Matching Report ("EIV-SAVE Report" or "Report") to identify possible inconsistencies in tenant records regarding immigration status or citizenship.

In March, HUD sent a message to PHAs with [clarifications](#) regarding the directive; HUD also then noted that an FAQ document was forthcoming. These additional developments follow several PHA industry groups expressing concerns with the initial directive (see *Memo*, [2/23](#)).

The May 2026 HUD email to PHA directors outlines three updates:

- HUD has “refreshed” the EIV-SAVE Report;
- HUD informs PHAs that they will be required to attest that they have verified immigration eligibility and immigration status/citizenship of those individuals identified in the Report; and
- HUD has published an [FAQ](#) document regarding the Report.

### *Brief Background*

On January 23, HUD [announced](#) that it was requiring PHAs to review potential inconsistencies in tenant records regarding immigration status/citizenship using the EIV-SAVE Report, and to initiate corrective action within 30 days. The Report cross-references HUD data with U.S. Citizenship and Immigration Services data. Importantly, PHAs already ascertain tenant program eligibility, which includes checking for eligible immigration status.

On February 13, three housing industry groups [asked HUD to rescind](#) its 30-day immigration reverification directive to PHAs, outlining a series of concerns, including EIV-SAVE Report accuracy. HUD sent a follow-up message to [PHAs in March 2026](#) with additional information and to announce that FAQs would soon be available. The National Association of Housing and Redevelopment Officials (NAHRO) summarized the March 2026 update [here](#).

### *May 2026 Updates*

HUD’s [May 6 email](#) to PHAs included three updates regarding the reverification directive and the EIV-SAVE Report.

First, HUD tells PHAs that the EIV-SAVE Report has been “refreshed” to reflect information from April 2026. HUD notes that due to initial PHA actions, some records have been removed from the EIV-SAVE Report. As noted in the FAQs (discussed below), the Report does not automatically refresh; however, HUD must manually refresh the Report to remove someone’s name. Per the May 6 message, HUD’s recent refresh “includes an update to other records, new admissions, and additions to households since the initial release.” HUD says that PHAs should review the EIV-SAVE Report, verify “that they have accurately reported individuals’ citizenship or immigration status,” and initiate “corrective actions as appropriate.”

Second, HUD states that it will “require PHAs to attest that they have reviewed the citizenship or immigration status of the identified individuals on the EIV-SAVE Tenant Matching Report and have verified their eligibility,” consistent with Section 214 of the “Housing and Community Development Act of 1980” and current HUD regulations. HUD says that attestation will be

required within 60 days of HUD issuing instructions, and that these instructions will be provided within the two weeks following May 6.

Third, HUD shared [FAQs](#) published May 4, 2026, entitled, “EIV-SAVE Tenant Matching Report for Public Housing Agencies.” The following identifies and discusses several points made in the FAQs:

- The document notes that the FAQs reference current HUD requirements. In other words, the FAQ does not reflect HUD’s [recently proposed regulatory changes](#) that would displace or separate mixed-status families and impose stricter verification and documentation requirements on HUD-assisted households (including U.S. citizens and eligible noncitizens). Those regulatory changes have not been finalized.
- HUD says that it is “requesting PHAs review the results, compare with available household data, review tenant documentation of citizenship and immigration status, and take corrective actions.” Although HUD uses the word “requesting,” HUD is also requiring PHAs attest that they have reviewed the EIV-SAVE Report information and made “all necessary corrections or initiated additional verification, as appropriate, in compliance with applicable HUD regulations and requirements.”
- The FAQs state that PHAs must maintain documentation of their review, as HUD may request it.
- The EIV-SAVE Report “does not automatically refresh” and the most recent Report reflects April 2026 data. Individuals will not be removed from the EIV-SAVE Report until HUD initiates a “manual refresh.” HUD is planning “regular updates” to Report data.
- HUD acknowledges that MTW Expansion PHAs may experience data accuracy issues and is therefore “requesting these PHAs review the results of the report and compare them with available household data.”
- HUD identifies a series of SAVE initial verification responses as not being “evidence of ineligibility.”
- HUD says that PHAs cannot use the EIV-SAVE Report to determine eligibility for assistance; HUD states that PHAs must themselves verify eligibility of noncitizens via SAVE under current HUD regulations. PHAs must not “delay, deny, reduce, or terminate assistance because of a delay in the process of determining eligible status, unless the family causes the delay.”

Read NAHRO’s summary of the May 6 message and HUD FAQs [here](#).

Read the HUD May 6 message to PHAs [here](#).

Read the HUD FAQs [here](#).

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**Congress**

## Representative Tlaib Reintroduces “Unhoused Persons Bill of Rights”

By Alayna Calabro, NLIHC Senior Policy Analyst

*Keywords: Homelessness, Housing First, affordable housing, Rashida Tlaib, Unhoused Persons Bill of Rights, human rights*

Congresswoman Rashida Tlaib (D-MI) reintroduced the “Unhoused Persons Bill of Rights” ([H.Res.1249](#)) on April 30, a resolution to declare unalienable rights to people experiencing homelessness and provide federal solutions to end the homelessness crisis. The legislation was first introduced by Congresswoman Cori Bush in the 117th and 118th Congresses (see *Memos*, [8/2/21](#) and [9/18/23](#)).

The NLIHC-endorsed resolution declares fundamental civil and human rights protections for people experiencing homelessness and calls for significant federal investments into affordable housing, homeless assistance programs, and wraparound services that help keep people permanently housed. These investments include several NLIHC policy priorities, such as universal housing vouchers, a permanent emergency rental assistance program, robust investments in expanding the supply of affordable housing, and bolstering funding for homeless assistance programs.

In addition to supporting historic federal funding for affordable housing and homelessness programs, the federal resolution outlines the fundamental civil and human rights that must be enforced to protect people experiencing homelessness. The Unhoused Bill of Rights also calls on the federal government to collaborate with advocates and community-led organizations to develop holistic, non-carceral, and health-based solutions to the homelessness crisis.

“I commend Congresswoman Tlaib for introducing the ‘Unhoused Person’s Bill of Rights,’ which recognizes that people, regardless of their housing status, deserve to live with dignity,” said Renee M. Willis, NLIHC President and CEO in a [press release](#). “This resolution is an important step in building the political will required to advance policy solutions — including universal rental assistance, robust fair housing and tenant protections, significant investments in affordable housing, and expanded access to services for unhoused individuals — needed to end homelessness and recognize housing as a human right. This resolution is an important step in building the political will required to advance policy solutions — including universal rental assistance, robust fair housing and tenant protections, significant investments in affordable housing, and expanded access to services for unhoused individuals — needed to end homelessness and recognize housing as a human right.”

Read the [press release](#).

Learn more about the resolution [here](#).

Read the resolution [here](#).

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## HoUSed

### **Join NLIHC’s May 12 National HoUSed Campaign Call for Universal, Stable, Affordable Housing!**

By Kim Johnson, NLIHC Senior Director of Policy

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

[Join](#) NLIHC’s next national HoUSed campaign call on May 12 from 4:00 pm to 5:00 pm ET. We will discuss HUD’s [recent](#) Notice of Proposed Rulemaking (NPRM), “[Equal Access to Housing in HUD Programs Revisions](#),” which seeks to remove regulatory provisions that protect access to HUD shelter and housing programs regardless of sexual orientation or gender identity, and how advocates can fight back against the proposal. We will also receive updates from the field and Capitol Hill, and more. [Register here](#).

#### **NLIHC’s National HoUSed Campaign Call Agenda: May 12, 2026**

- **Welcome & Introductions**
  - Ramina Davidson, vice president of Field Strategy & Innovation, NLIHC
- **Attacks on HUD’s Equal Access Rule**
  - Josh Dubensky, manager of Housing Policy, SAGE
  - Devon Ojeda, senior national organizer, Advocates for Trans Equality
- **Hill Updates**
  - Kim Johnson, senior policy director, NLIHC
- **Take Action**
  - Ramina Davidson, vice president of Field Strategy & Innovation, NLIHC

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

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## Resource

### **NLIHC Releases New Resource on Bipartisan “21st Century ROAD to Housing Act”**

By Libby O’Neill, NLIHC Senior Policy Analyst

*Keywords: 21st Century ROAD to Housing Act, Reforming Disaster Recovery Act, Rural Housing Service Reform Act*

NLIHC released a new [explainer](#) of key provisions of the “21st Century ROAD to Housing Act” ([H.R.6644/S.Amdt. 4308](#)), the most recent iteration of the Senate’s bipartisan housing package. The bill includes several of NLIHC’s priorities, including the “Reforming Disaster Recovery

Act,” the “Rural Housing Service Reform Act,” and two provisions from the “Choice in Affordable Housing Act.” The bill passed the full Senate on March 12 (See *Memo*, [3/23](#)).

Both the House of Representatives and the Senate have been working to pass bipartisan legislation to address the nation’s affordable housing crisis. The Senate passed its original bill, the “[ROAD to Housing Act](#),” ([S.2651](#)) in October 2025 as an amendment to that year’s “National Defense Authorization Act” (NDAA; See *Memo*, [10/14/2025](#)); however, it was not included in the final version in the NDAA passed by Congress.

The House also developed a bipartisan housing package, the “Housing for the 21st Century Act,” ([H.R.6644](#)), which passed the full House on February 9 (See *Memo*, [2/13](#)).

The Senate’s “21st Century ROAD to Housing Act” includes many of the same provisions from the original “ROAD to Housing Act,” and incorporates some additional provisions from the House’s package. The bill has two possible paths forward: passing the full House of Representatives as is; or going to a conference committee, during which the House and Senate come together to reconcile the differences between the two bills and reach an agreement on final bill text that would pass both chambers.

Recent [reporting](#) states that House GOP leadership may introduce an amended version of their housing package (“Housing for the 21st Century Act”) when Congress returns from recess this week. If neither the House nor Senate agree to pass the other chamber’s bill, it is likely that a bill will go to a conference committee to decide which provisions will be included in a final bill.

Read the “21st Century ROAD to Housing Act” explainer [here](#).

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## Opportunity Starts at Home

### New America Releases Brief on Housing Insecurity Rates among Caregiving College Students

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

*Keywords: Housing insecurity, caregiving college students*

New America, an *Opportunity Starts at Home* (OSAH) Campaign Roundtable member, recently released a brief, [No Place to Land: Housing Insecurity Among Caregiving College Students](#), highlighting the frequency of housing insecurity among caregiving college students. The jointly released brief with Trellis Strategies draws on new data from the Student Financial Wellness Survey, a national survey that documents the financial wellbeing and success of postsecondary students, and lays out concrete steps that institutions, states, and the federal government can take to address housing insecurity among caregiving students.

The report uses data collected from the Fall 2025 Student Financial Wellness Survey (SFWS), which New America’s Higher Education team partnered with Trellis Strategies on to include questions on housing insecurity for parenting students. Analysis of responses from 24,361

undergraduate students who identified as parents, caregivers for other dependents, or individuals providing financial support for family members revealed three key findings:

- Frequent moves are often out of necessity, not personal choice. After moving to be closer to school, the most common reasons students cited for moving three or more times in a year were due to affordability or safety concerns. Older students, Black and Hispanic students, and students enrolled in two-year colleges face disproportionately high rates of safety-driven or rent-driven moves.
- Many caregiving students do not realize that they can ask their school for help with housing costs, and those facing the greatest hardship are often the least likely to know they can request assistance. More than three-quarters of students experiencing basic needs insecurity were unaware that they could request additional housing assistance.
- Caregiving students face discrimination in the housing market, which further limits their options. Black caregiving students were nearly twice as likely to report discrimination compared to white students.

The authors highlight ways that federal policy, state policy, and colleges and universities can better support caregiving students facing housing insecurity. At the federal level, this includes increasing investment in emergency aid and establishing a standard definition of parenting students in required campus-level data collection and mandated reporting through the Integrated Postsecondary Education Data System (IPEDS). More comprehensive data on caregiving students will lead to better understanding of the needs of this population, and investment in flexible emergency aid will provide stability to students faced with unanticipated housing costs. At the state level, the authors recommend making housing-related costs eligible for state-funded emergency aid programs and reforming cost-of-attendance policies to better account for housing, childcare, and transportation costs. Along with these policy changes, colleges and universities can provide proactive outreach to make students aware of housing-related aid available to them and integrate housing into existing basic needs supports. While colleges and universities have made significant efforts to address food insecurity, housing insecurity has received less attention due to the complexity and cost of solutions. The authors recommend that institutions without existing housing infrastructure start by building referral relationships with social services agencies and community-based housing organizations. Institutions should also consider investing in housing options for students with dependents. With more informed policymaking at the federal, state, and institutional levels, students balancing college and caregiving will be better supported in their housing stability and educational success.

Read the brief [here](#).

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## **Our Homes, Our Votes**

**"Understanding *Louisiana v. Callais*: What the Supreme Court Decision Means for Housing & Democracy," Next *Our Homes, Our Votes* Webinar**

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

*Keywords: OHOV, Louisiana v. Callais, VRA*

Join NLIHC's [Our Homes, Our Votes \(OHOV\) nonpartisan campaign](#) on May 11 from 3:00 pm to 4:15 pm ET for a timely national webinar examining the implications of the U.S. Supreme Court's recent decision in [Louisiana v. Callais](#), significantly weakening one of the nation's most critical civil rights protections under Section 2 of the "[Voting Rights Act](#)" (VRA).

As advocates across the country continue responding to attacks on voting rights and democratic participation, this webinar will highlight why the Court's decision matters for housing justice organizations, tenant leaders, civil rights advocates, and nonpartisan civic engagement efforts. The conversation will examine how weakening protections under [Section 2 of the "Voting Rights Act"](#) could impact communities already disproportionately affected by housing instability, underrepresentation, and systemic inequities.

The webinar will feature legal experts, national advocates, and Louisiana-based organizers helping to lead advocacy and mobilization efforts on the ground. Participants will hear a legal breakdown of the ruling, analysis of the broader implications for democracy and representation, and reflections on what advocacy, organizing, and coalition-building could look like moving forward.

The webinar agenda includes:

- **Welcome & Opening Remarks**
  - Renee M. Willis, president and CEO, NLIHC
- **Legal Breakdown of *Louisiana v. Callais* & Implications for the "Voting Rights Act"**
  - Demetria McCain, policy director, NAACP Legal Defense Fund (LDF)
  - Sarah Brannon, deputy director, Voting Rights Project, ACLU
- **National Mobilization Efforts Around *Louisiana v. Callais***
  - Hillary Medina-Loveless, The Leadership Conference on Civil and Human Rights
- **Ground-Level Perspectives: Organizing & Advocacy in Louisiana Moving Forward**
  - Charles Phipps, vice president for policy, advocacy & legal affairs, Urban League of Louisiana
  - Cree Matlock, director of government affairs & policy, Power Coalition for Equity and Justice

This webinar is intended for housing advocates, tenant organizers, civil rights organizations, nonprofit practitioners, voter engagement groups, and community leaders seeking to better understand the intersection of housing justice and democracy during a critical moment for voting rights.

Register to join the conversation and learn how advocates can continue building civic power and protecting democratic participation in communities across the country.

Register [here](#).

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## Research

### **Upzoning in New York City and Philadelphia Associated with Meaningful Increases in Housing Production Activity**

By Julian Mura-Kröger, NLIHC Research Intern

*Keywords: Zoning, upzoning, housing supply, New York City, Philadelphia*

A recent Urban Institute report by Yipeng Su, Will Curran-Groome, and Yonah Freemark titled “[How Big Upzonings Affect Housing Supply](#)” analyzed the long-term impacts of major zoning reforms on New York City and Philadelphia’s housing supplies. The authors find that upzoned areas, defined primarily as those that saw regulatory changes allowing developers to construct buildings with larger square footage, enabled more housing development activity in both cities, with an additional 4,100 units generated in New York than would have otherwise been built without these zoning changes, and an additional 4,000 housing unit permitted citywide in Philadelphia.

With data from New York City’s PLUTO database and the Philadelphia Department of Licenses and Inspections, the authors identified parcels and “block faces” which had increased zoning capacities after a series of neighborhood-specific rezonings during the de Blasio administration in New York and Philadelphia’s 2012 comprehensive zoning overhaul. They then compared these over several years to areas that had similar pre-zoning reform development patterns, but which were not actually upzoned in order to single out the impacts of upzoning. The reforms in question included a variety of adjustments to the cities’ zoning codes, such as changes to buildings’ maximum heights, setbacks, and buildable areas. Considering that floor area ratio—a measure of the overall density of a building relative to the parcel of land it is on—is one of the most significant influencers of a given development’s number of housing units, the authors relied on this as their primary determinant of whether an area was “upzoned” or not.

In New York City, the authors found positive and statistically significant effects on housing supply following upzoning, with the average upzoned parcel holding roughly 1.1 more units than a non-upzoned parcel four years after these changes. The authors found that 4,100 additional units were built in the seven study neighborhoods due to the zoning changes.

The results varied substantially between neighborhoods, however. For example, Gowanus, a historically industrial neighborhood already undergoing residential transformation, saw the largest increase in housing post-upzoning, while the Jerome Avenue upzoning in the Bronx saw lower housing production rates following its zoning reforms. This highlights the key role of existing market dynamics in shaping the outcomes of upzoning: if zoning regulations are not the limiting factor to housing supply *before* upzoning, this change will be unlikely to stimulate increases in housing production.

In Philadelphia, upzoned areas saw similar numbers of total permitted housing projects compared to non-upzoned areas, but significantly more permitted housing units per project than

their counterparts. These differences were most prominent in 2021 when a ten-year tax abatement period for new construction was ending but became apparent starting six years after the passing of the citywide zoning changes. At this peak, upzoned block faces—what the authors define as sets of properties located next to each other on the same block—attracted 0.17 additional permitted housing units than non-upzoned block faces. This translates to 4,000 additional units per year permitted by the city. Further, upzoned areas in Philadelphia eventually grew to account for 60% of all new housing permitting in the city by 2018, despite only constituting 39.7% of the study area’s land. These patterns followed existing geographic development patterns, with permits concentrated in neighborhoods in and surrounding Center City. This mirrors the findings in New York City, where upzoning could not trigger housing production activity on its own.

The authors also noted that the upzonings may have helped contribute to gentrification and displacement pressures in the areas in which they were focused, naming other studies in New York City which have found that upzonings were associated with different aspects of gentrification, including changes to a neighborhood's racial, income, and education composition. Considering this and the fact that areas in both cities without pre-existing housing demand saw limited or negative housing production following upzoning, the authors emphasize that upzoning cannot be relied upon as a means of distributing the benefits and burdens of housing production across a city equally, even if it is an effective tool for addressing regional housing shortages.

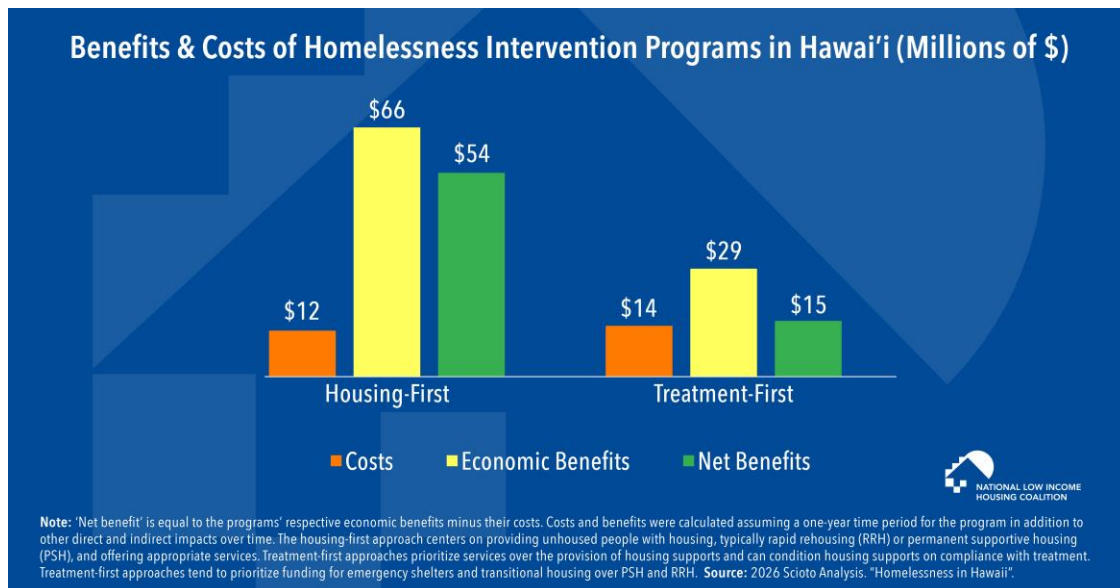
Read the report [here](#).

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## **Fact of the Week**

### **A Housing-First Program in Hawai'i Could Generate \$39 million More in Net Economic Benefits Than a Treatment-First Program of Similar Size**

*Keywords: Housing First, homelessness, Hawai'i*



**Note:** 'Net benefit' is equal to the programs' respective economic benefits minus their costs. Costs and benefits were calculated assuming a one-year period for the program in addition to other direct and indirect impacts over time. The housing-first approach centers on providing unhoused people with housing, typically rapid rehousing (RRH) or permanent supportive housing (PSH), and offering appropriate services. Treatment-first approaches prioritize services over the provision of housing supports and, in some cases, condition housing supports on compliance with treatment. Treatment-first approaches tend to prioritize funding for emergency shelters and transitional housing over PSH and RRH.

**Source:** 2026 Scioto Analysis. "[Homelessness in Hawaii](#)."

## NLIHC Careers

### NLIHC Seeks Senior Vice President, Advancement

The [Senior Vice President, Advancement](#) will report to the President and CEO of NLIHC and will lead the organization's comprehensive advancement strategy, overseeing all philanthropic revenue and donor engagement efforts to sustain and grow NLIHC's impact.

This position is responsible for designing and executing a multi-year resource development strategy aligned with NLIHC's strategic priorities. The role will lead all aspects of development, including major gifts, planned giving, institutional fundraising, sponsorships, and fund development campaigns. The SVP will serve as a key member of the senior leadership team, contributing to organization-wide strategy and ensuring alignment between revenue generation and programmatic goals.

The salary range for this position is contingent upon experience and is from \$165,000 - \$185,000. This is a remote position with regular travel to Washington, DC required. Regular

travel to Washington, DC is required for senior leadership retreats, board meetings, and key organizational events. The SVP is expected to travel significantly for face-to-face cultivation and solicitation of principal and major gift prospects across the country. The nature of the role also requires a proactive communication style to maintain a deep integration with the DC-based staff and the organizational culture.

For more information on this position and other opportunities at NLIHC, visit:  
<https://nlihc.org/about/opportunities>

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## **NLIHC Seeks Research Intern**

Join the team! The [Research intern](#) will assist with ongoing research of state and local housing trust funds (such as who they serve, how they are funded, what activities they support), writes articles on current research for Memo to Members & Partners, attends briefings, and responds to research inquiries.

Interested students should submit a cover letter, resume, and writing sample to Andrew Aurand, NLIHC Senior Vice President for Research, via email at [aaurand@nlihc.org](mailto:aaurand@nlihc.org).

For more information about this opportunity, visit: <https://nlihc.org/about/opportunities>

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## **NLIHC News**

### **NLIHC in the News for the Week of May 4**

The following are some of the news stories to which NLIHC contributed during the week of May 4:

- “As housing costs rise, lawmakers are split on affordability plan,” *WLNS-TV*, May 4, at: <https://tr.ee/Yu7wLL>
  - “Shared ground: Coalition forms to promote affordable housing on public lands,” *Deseret News*, May 6, at: <https://tr.ee/jKC812>
  - “Trump-appointed FEMA Review Council proposes sweeping changes to federal disaster support,” *Associated Press*, May 7, at: <https://tr.ee/1uPmoP>
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### **Where to Find Us – May 11**

- [Housing First Partners Conference 2026](#) – San Francisco, CA (in person), May 12 (David Gonzalez Rice)
- [National Adaptation Forum](#) – Pittsburgh, PA, May 12-14 (Noah Patton)

- [NeighborWorks Montana Housing Conference](#) – Fairmont Hot Springs, MT, May 18-20 (Nada Hussein)
  - ABA, [Forum on Affordable Housing & Community Development Law 2026 Annual Meeting](#) – Washington, DC, May 21 (Renee Williams)
  - [Housing Credit Connect](#) – St. Louis, MO (in person), June 2-5 (David Gonzalez Rice)
  - [Minnesota's Affordable Housing Summit 2026](#) – Minneapolis, MN (in-person), June 4 (Renee M. Willis, Keynote Speaker)
  - [Influencing Social Policy](#) – virtual, June 10 (Tia Turner)
  - [AASC Conference](#) – Austin, TX, August 23-24 (Tia Turner)
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Tiara Wood, Communications Coordinator