



Memo To Members & Partners

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Budget and Appropriations

House and Senate Appropriators Express Bipartisan Support for HUD Programs During Hearing on Trump Administration's FY27 Budget Request

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: Budget and Appropriations, THUD, HUD, FY27

HUD Secretary Scott Turner appeared before the House and Senate Appropriation Committees last week to respond to lawmakers' questions on the Trump administration's fiscal year (FY) 2027 [budget request](#) for HUD programs. The budget proposed significant cuts to HUD, including zeroing out funding for the Community Development Block Grant (CDBG) and HOME Investment Partnership programs, as well as making radical changes to HUD's Homeless Assistance Grant (HAG) programs that would severely limit how communities can use federal funding to respond to the needs of people experiencing homelessness.

During the hearings, there was bipartisan, bicameral agreement on the importance of funding HUD programs in FY27, rejecting the egregious cuts and programmatic changes proposed in the White House's budget request.

House Appropriations Committee Hearing

The House hearing took place on May 12. Transportation, Housing and Urban Development (THUD) Subcommittee Chair Steve Womack (R-AR) opened the hearing with a statement underscoring strong, bipartisan support for some of the programs the Trump administration proposed eliminating in its FY27 budget request, including CDBG and HOME, noting that “[the subcommittee’s markup] may reflect some differences with the budget request.”

“Our shared goal is to make HUD programs as effective as possible, creating opportunities for citizens to prosper while ensuring a responsible safety net for those who need it,” said the Chairman.

THUD Subcommittee Ranking Member Jim Clyburn (R-SC) highlighted the request's proposed cuts to Fair Housing enforcement, and HUD's attempts to roll back long-standing civil rights laws. He also emphasized the importance of housing for improved educational, health, and financial outcomes for families, and noted that the cuts proposed in the White House's budget request are “not only unacceptable, but unrealistic given the dire need to lower the cost of living for Americans.”

“Your budget request also includes so-called reforms that would shift HUD program costs onto low-income residents. This doesn't help families who are already working multiple jobs to become self-sufficient,” said Ranking Member Clyburn. “Instead, it creates chaos, financial uncertainty, and pushes these families into more severe tradeoffs, a choice of feeding your family, paying for medications, or paying rent.”

Appropriations Committee Chair Tom Cole (R-OK) shared his strong support for HUD programs that help address longstanding, urgent affordable housing needs in Tribal communities. A former chairman of the THUD Subcommittee and an enrolled member of the Chickasaw Nation, Chair Cole has been a longtime champion of Tribal housing programs. During his time as subcommittee chairman, he pushed for significant increases to HUD's Indian Housing Block Grant (IHBG) and other Tribal housing and community development programs; he warned that the proposed cuts in the FY27 budget would undo the progress made in increasing needed investments in Native communities.

"It's important for this committee to remember that the power of the Appropriations Committee is here, and we will make those decisions," said Chair Cole, referring to the fact that funding decisions lie with the Appropriations Committee and Congress, not the executive branch. "And I can assure you, we're not going to sustain cuts of that kind of magnitude in these programs."

Appropriations Committee Ranking Member Rosa DeLauro (D-CT) sharply criticized the FY27 budget proposal's changes to HUD's Homeless Assistance Grant (HAG) program, which would effectively eliminate the Continuum of Care (CoC) program and re-cast HAG as an "expanded Emergency Solutions Grant program," shifting funding from permanent housing with supportive services to shorter-term, higher-barrier options proven to be less effective. The Ranking Member also pointed out that the White House's FY27 budget proposal would eliminate many of the programs that help encourage self-sufficiency and financial security, despite the administration's purported interest in supporting these goals.

"You proposed eliminating the [Family Self-Sufficiency] program at HUD, and because you want to try to promote self-sufficiency, you're going to eliminate this program used by public housing agencies and Tribes to incentivize residents to increase their income, build savings, and achieve economic independence. You would eliminate more than 1,600 service coordinator jobs that support over 136,000 families," said Ranking Member DeLauro.

Watch the full House Appropriations Committee hearing [here](#), and read Secretary Turner's opening statement [here](#).

Senate Appropriations Committee Hearing

The Senate hearing took place on May 14. Like House Subcommittee Chair Womack, Senate Appropriations THUD Subcommittee Chair Cindy Hyde-Smith (R-MS) emphasized the bipartisan support for programs the administration proposes to cut, including HOME and CDBG. She also emphasized the importance of the Family Self-Sufficiency (FSS) and Resident Opportunities and Self-Sufficiency (ROSS) programs.

"I am disappointed to once again see [the Office of Management and Budget] propose eliminating these important programs," said the chairwoman, also noting that the "underfunding of existing rental assistance programs" in the budget request must also be addressed. "It should be noted that the majority of households that benefit from these programs are seniors, the disabled, and single-parent households," she added.

Senate THUD Subcommittee Ranking Member Kirsten Gillibrand (D-NY) discussed the affordable housing crisis and its impact on workers, seniors, and families, and stated the proposed FY27 budget “only makes the problem worse. It would result in fewer affordable housing units across the country for hundreds of thousands of families. The budget eliminates key programs that our states, local governments, nonprofits, and faith-based not-for-profits rely on each day to house, feed, and protect our most vulnerable neighbors.”

“Instead of meeting this crisis with the seriousness and work that is needed, this administration has instead chosen cuts and chaos,” the Ranking Member continued. “Whether it’s through intentional administrative dysfunction, or dismantling core programs for the most vulnerable people, the ripple effects of that chaos alone are hurting our ability to do the one thing we all agree on: building more housing.”

Senate Appropriations Committee Chair Susan Collins (R-ME) questioned Secretary Turner on the impact of HUD’s implementation of the “Build America, Buy America Act” (BABA), which requires federally funded infrastructure projects (including many housing projects) to use construction materials and products produced in the United States. She also asked the HUD Secretary for his support for “important, common-sense improvements” to help older adults make necessary home modifications that allow them to age in place, like adding ramps, shower bars, and other accessibility features.

“We want to make sure at HUD we are providing as much flexibility as we can to make sure our seniors are taken care of,” replied Secretary Turner.

Senate Appropriations Vice Chair Patty Murray (D-WA) underscored the central impact economic factors have on homelessness, contradicting the HUD Secretary’s repeated and unfounded claim that mental illness and substance use are the key underlying causes of homelessness.

“All of the data, all of the research shows that economic factors are driving homelessness. It’s not because of Housing First; if every American is feeling the strain on housing, it’s really hard to believe that those with the least don’t struggle the most, which is what’s happening,” said the Vice Chair. “And Housing First isn’t housing only; there’s case management, substance use, mental health, and employment services. That’s all a part of the Housing First model, too.”

“I think it’s important that we don’t demonize the people who are struggling in this country for a very real reason,” she added.

Watch the full Senate Appropriations Committee hearing [here](#), and read Secretary Turner’s opening statement [here](#).

House Appropriations THUD Subcommittee Markup Delayed to June 4

With Secretary Turner’s committee hearings complete, the House and Senate THUD Appropriations Subcommittees will move on to drafting their FY27 spending bills for HUD

programs. The House THUD Subcommittee was scheduled to review its FY27 spending bill—a process known as “markup”—this week, but the markup has been delayed to June 4. The Senate is expected to hold markups on all 12 of its FY27 spending bills in June and July, before Congress breaks for a month-long recess in August.

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 with grants to establish right to counsel and other programs that help people avoid eviction and remain housed.
- At least maintained funding of \$1.1 billion for the Indian Housing Block Grant (IHBG) program and increased 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 from those directly impacted** by homelessness and housing instability. Storytelling adds emotional weight to your message and can help lawmakers see how their policy decisions impact actual people. [Learn about how to tell compelling stories with this resource.](#)
- **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.

House Republicans Plot Potential Third Reconciliation Package While Work Continues on \$72 Billion Reconciliation Bill Funding ICE and CBP

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: Budget and Appropriations, THUD, HUD, FY27

House Republicans held a closed-door meeting on May 12 to discuss the potential for enacting a third and final reconciliation bill before Congress adjourns for a month-long recess in August. This would be in addition to the second reconciliation bill currently being considered in the Senate that would provide nearly \$72 billion for Immigration and Customs Enforcement (ICE), Customs and Border Protection (CBP), and “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 rather than 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. In exchange for this procedural leniency, the kind of provisions that can be included in a reconciliation bill is limited to those that change federal spending, revenues, and/or the federal debt limit; provisions that fall outside of these limits cannot be included, or they will be subjected to the usual 60-vote threshold for enactment. Republicans used reconciliation to enact [H.R.1](#), the “One Big Beautiful Bill Act,” into law last year.

It is not yet clear what specific policies would be included in a third reconciliation bill. Some House Republicans are calling for provisions to address the growing affordability crisis, while others are pushing for additional cuts to safety net programs that would help offset the costs of the second reconciliation bill. While the complex rules of reconciliation help protect HUD programs from spending cuts, many of the same families who receive assistance from other safety net programs 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.

Congress

U.S. House of Representatives Releases Text of Amended “21st Century ROAD to Housing Act”; House Vote This Week

By Libby O'Neill, NLIHC Senior Policy Analyst

Keywords: 21st Century ROAD to Housing Act, housing supply, manufactured housing, mortgage financing, rural housing, veteran's housing, community banking

The U.S. House of Representatives released on May 14 an [amended version of the “21st Century ROAD to Housing Act,”](#) a broad, bipartisan housing package aimed at addressing the national shortage of affordable housing. The bill includes 57 provisions related to housing supply, manufactured housing, mortgage financing, rural housing, veteran housing, and community banking.

NLIHC welcomes the release of the House's amended version of the “21st Century ROAD to Housing Act” as a positive step towards enacting a final bipartisan housing supply bill and urges the House to pass the amended bill as quickly as possible.

Lawmakers in both chambers should come together to negotiate and enact a final bipartisan housing supply bill that includes provisions supporting households with the most urgent affordable housing needs, including the following NLIHC top priorities:

- The “[Reforming Disaster Recovery Act](#)” (RDRA) contains critical reforms to help ensure HUD's Community Development Block Grant–Disaster Recovery (CDBG-DR) program, the federal government's long-term disaster recovery program, better serves disaster survivors with the lowest incomes, including by better targeting recovery resources to extremely low-, low-, and middle-income survivors, coordinating data sharing, research, and oversight, and encouraging communities to undergo mitigation and resiliency efforts. NLIHC's Disaster Housing Recovery Coalition (DHRC) led a [letter signed by over 500 organizations](#) calling on Congress to enact the RDRA.
- The “[Rural Housing Service Reform Act](#)” would help preserve affordable rental and homeownership opportunities for low-income people and families living in rural areas, reduce administrative barriers, 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.
- The bill also includes two provisions from the “Choice in Affordable Housing Act” related to streamlining inspections for the HCV program, reducing inspection delays and permitting new landlords participating in the program to request pre-inspections, making it faster and easier for HCV recipients to access housing.”

Over the past year, both the House and Senate have been working on a housing package, alternately releasing bills and subsequent amendments. The first version was the Senate's “ROAD to Housing Act” ([S. 2651](#)), which passed the Senate in October 2025 (see [Memo, 10/14/25](#)). The House countered with the “Housing for the 21st Century Act” ([H.R. 6644](#)), which had some overlap with the Senate's bill, and passed the House in February 2026 (see [Memo, 2/13](#)). The Senate then released an amended version of the “ROAD to Housing Act,” now called the “21st Century ROAD to Housing Act” ([H.R. 6644/S.Amdt. 4308](#)), which pulled in some provisions from the House bill, and passed the Senate in March (see [Memo, 3/23](#)).

The House's amended "21st Century ROAD to Housing Act" includes six provisions derived from bills that NLIHC has endorsed:

- Section 202 – Whole-Home Repairs Act establishes and funds at \$30 million a five-year pilot program for home repair grants to low- and moderate-income homeowners, and forgivable loans to qualifying small landlords.
- Section 301 – Housing Supply Expansion Act would remove a HUD requirement that manufactured homes be constructed with a permanent chassis, lowering the cost of production and expanding design and location possibilities.
- Section 405 – Choice in Affordable Housing Act would help streamline inspections for the Housing Choice Voucher (HCV) program, helping HCV recipients use their voucher more quickly.
- Section 501 – HOME Investment Partnerships Reauthorization and Reform Act would make several reforms to the program, including streamlining environmental reviews, increasing the minimum income requirement for homeownership activities, and making community land trusts (CLTs) eligible for HOME funding.
 - There is a change in this provision from previous versions related to Build America, Buy America (BABA) requirements. The previous version would have exempted activities under the HOME program from complying with BABA; the new version would require a review of implementation, updated guidance on the application of BABA with respect to HOME, and a report on this review and guidance.
- Section 502 – Rural Housing Service Reform Act would provide much-needed reforms to U.S. Department of Agriculture (USDA) rural housing programs, including ensuring continued rental assistance for rural tenants in properties with matured mortgages, making Section 515 properties easier for nonprofits to acquire, and streamlining processes to better serve rural communities.
 - Notably, the House's previous version of this provision did not include reforms that would ensure continued rental assistance for tenants in properties with matured mortgage. This reform is a top priority for NLIHC.
- Section 503 – Incentivizing Local Solutions to Homelessness Act would allow for greater flexibility in how communities can use Emergency Solutions Grant funding to address the needs of people experiencing unsheltered homelessness.
- Section 602 – Housing Unhoused Disabled Veterans Act would help more veterans experiencing homelessness access housing opportunities through the HUD-Veteran Affairs Supportive Housing (HUD-VASH) program.

The amended House bill does not include the [Reforming Disaster Recovery Act](#), a top priority for NLIHC, which is included in the Senate package.

In addition, the bill does not include provisions from the Senate's bill related to the Rental Assistance Demonstration (RAD) program and the Moving to Work (MTW) program; NLIHC was concerned about these provisions and worked closely with the Committee to ensure tenant protections were preserved.

The amended House bill includes a new Section 1001 – “Homes are for People, not Corporations.” This is a significantly revised version of a provision with the same name in the latest Senate bill. More details about the Senate provision can be found in NLIHC’s [explainer](#). Since the passing of the Senate bill, media outlets have reported that advocates and lawmakers had concerns with specific portions of the provision, particularly the rule that would require institutional investors that develop “build-to-rent” single-family homes to sell those homes to individual homebuyers within seven years, known in the provision as “disposal requirement.” The amended provision does not include the disposal requirement, so if passed, institutional owners of build-to-rent single-family homes would not be required to sell them to individual homebuyers at any point. The amended provision also explicitly exempts developments financed by the Low-Income Housing Tax Credit (LIHTC) program. Among several other changes, the amended provision includes a “renter outreach resource,” a toll-free number that renters in properties owned by institutional investors can call to raise disputes and other information.

The House bill may go to the House floor for a vote as soon as this week; the bill may receive a vote “under [suspension of the rules](#),” meaning debate time would be limited, no amendments would be allowed, and a two-thirds majority would be required to pass the bill in the chamber.

The House bill still differs significantly from the Senate’s most recently amended bill. If the two chambers are unable to agree on which version to pass, the bill could go 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 text that would pass both chambers.

Take Action!

As Congress continues its work on a final bipartisan housing supply bill, NLIHC urges lawmakers to pass a housing package that includes provisions that serve renters with the greatest needs, 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.
- 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.

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

HUD

National Housing Law Project Releases Legal Analysis of HUD's Proposed Equal Access Rule; Join Housing and LGBTQ+ Advocates for Webinar on Wednesday, May 20!

By Kayla Blackwell, NLIHC Senior Housing Policy Analyst

Keywords: Equal Access Rule, public comment, SAGE, NAEH

HUD's Notice of Proposed Rulemaking (NPRM), "[Equal Access to Housing in HUD Programs Revisions](#)," which seeks to drastically scale back the Equal Access Rule (EAR), is open for public comment until June 29 at 11:59 pm ET (see [Memo, 5/4](#)).

Advocates have two new resources to help inform their opposition to the proposed rule: First, the National Housing Law Project (NHLP) released a detailed legal analysis of the proposal, [available here](#). Second, SAGE and the National Alliance to End Homelessness is hosting a [webinar](#) this **Wednesday, May 20**, from **2:00 pm to 3:00 pm ET** to discuss the EAR and ways to protect this rule.

An [analysis](#) of the proposal by NLIHC staff shows that the proposal would eliminate LGBTQ+ protections across a range of HUD programs, not solely those under HUD's Office of Community Planning and Development (CPD), as proposed in the Trump administration's 2020 proposal. The 2020 proposal faced tremendous opposition, with over 66,000 comments submitted in the 60-day comment period, thanks to a coalition of housing and LGBTQ+ advocacy organizations mobilizing across the country. The 2020 proposal was never finalized, but advocates must again mobilize in defense of equal access to shelter and other HUD programs.

Read NHLP's EAR and NPRM analysis, "[Equal Access to Housing in HUD Programs Revisions: Legal Analysis](#)."

Register for the EAR webinar on May 20 [here](#).

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

Rural Housing

NLIHC Joins National Sign-On Letter Calling for Full Inclusion of the “Rural Housing Service Reform Act” in Final Housing Supply Package

By NLIHC Policy Team

Keywords: rural, bipartisan, housing supply, affordability, modernization, preservation, USDA

NLIHC joined a national sign-on letter urging House and Senate housing committee leaders to ensure that the “Rural Housing Service (RHS) Reform Act” (“RHS Reform Act”) is maintained in the final version of the “21st Century ROAD to Housing Act.” The “21st Century ROAD to Housing Act” is the largest bipartisan housing supply package to move through Congress in decades; the bill passed the Senate on March 12 (see [Memo, 3/23](#)). NLIHC encourages advocates to call their members of Congress and ask them to push for full inclusion of the “RHS Reform Act” in any final package.

The [national sign-on letter](#), led by the Housing Assistance Council (HAC) and signed by 205 organizations, urges full inclusion of the “RHS Reform Act.” The legislation is a top NLIHC priority, as it would help preserve affordable rental and homeownership opportunities for low-income people living in rural areas and further pathways to expand rural housing supply. The letter emphasizes the bipartisan nature of the bill while underscoring the need to invest in and modernize rural housing infrastructure.

Rural communities face unique affordability and housing supply problems that are often overlooked, with issues ranging from cost burden to overcrowding. The U.S. Department of Agriculture (USDA) operates several programs through its Rural Housing Service (RHS)—programs that are in need of modernization and improvement to effectively preserve affordable housing. Preservation is reliant on updating programs and providing additional administrative support, which are goals of the “RHS Reform Act.” [No new rental properties](#) have been developed under Section 215 since 2011; and preserving existing Section 215 properties are complicated by three factors: 1) physical deterioration of properties, 2) the rapid pace of maturing mortgages within USDA’s portfolios, and 3) the policy that affordability requirements end when property owners prepay their mortgages.

The letter describes how:

- The number of rural housing units increased by only 1 percent between 2013 and 2023, compared to a 10 percent increase in non-rural counties.
- The “RHS Reform Act” would create new pathways for public-private partnerships by authorizing the decoupling of Section 515 mortgages and the associated Section 521 rental assistance (piloted through appropriations).
- Preserving existing affordable housing stock is a critical component of increasing the rural housing stock, as aging housing units are being lost in rural places at nearly the same rate that new units are being constructed.

Including the entirety of the “RHS Reform Act” within a final “21st Century ROAD to Housing Act” is an NLIHC priority and would be key to ensuring USDA RHS programs truly maintain and increase access to affordable housing for rural communities.

Urge your members of Congress to include the “RHS Reform Act” and other NLIHC priorities in a final housing supply package [here](#).

Read the RHS Reform Act sign-on letter [here](#).

Learn more about rural housing programs with Chapter 4 of NLIHC’s *Advocates’ Guide 2026*: “[USDA Rural Rental Housing Programs](#).”

Opportunity Starts at Home

CLASP Releases Reports on Impact of Anti-Immigrant Policies and Rhetoric on Children

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

Keywords: anti-immigrant policies, communities, job sectors, local and state economies

The Center for Law and Social Policy (CLASP), an *Opportunity Starts at Home* (OSAH) Roundtable member, released two reports, “[Even the Playground Isn’t Safe: How Immigration Policies are Harming Our Youngest Children](#)” and “[Caregiving in Crisis: How Immigration Policies are Undermining Early Care and Education Programs](#),” which offer insights into the threatening impact anti-immigrant policies have on immigrant families, communities, job sectors, and local and state economies. The reports draw from focus groups conducted with 56 at-risk immigrant parents and family caregivers of children ages six and under, and interviews with 67 childcare and early education providers, Women Infants & Children (WIC) staff, home visitors, health care workers, and community advocates in seven states. The reports detail the impact of anti-immigrant policies, arrests, and deportations on early childhood development, immigrant families’ access to public benefits, enrollment drops in early care and education programs, and rising burnout among providers. The reports also highlight unstable federal funding for early childhood programs like HeadStart and WIC, and how this funding instability exacerbates existing economic stressors and the rising cost of living. Both reports call on state and federal policymakers to support young children, their families, and early care and education professionals.

“[Even the Playground Isn’t Safe](#)” focuses on the fear and uncertainty immigrant parents and their children are experiencing with increased immigration enforcement. Parents shared how the environment of fear and isolation affects their daily lives, access to programs and support, and their physical and mental health. Parents also expressed concern about how anxiety and isolation are impacting their children, and their fears about family separation. “[Caregiving in Crisis](#)” details how the administration’s policies and executive orders have destabilized the early education and childcare sector. While the work of early education and childcare providers is

critical to the greater economy and the physical, mental, and emotional health of young children and their families, providers shared that they feel compelled to do more with fewer resources while also navigating increased stress and burnout. Many providers have parents, friends, or employees who have been arrested, detained, or deported, and arrests have occurred near their facilities.

The reports call on federal and state policymakers to enact policies that protect immigrant families, policies to mitigate enforcement harm on children, and measures to protect personal data of immigrant families. The authors also call for policymakers to promote and fund coordination and collaboration across childcare and early education and immigrant-serving organizations through grant opportunities. While not mentioned in the reports, NLIHC urges HUD to withdraw the [proposed mixed-status](#) rule to protect the housing stability of families with mixed immigration statuses in certain HUD programs. If finalized and implemented, the rule would require mixed-status families in certain HUD programs to choose between remaining together and losing their housing assistance.

Read the reports [here](#).

Research

Study Examines the Impacts of Public Housing on Neighborhood Demographic Change Resulting from Gentrification

By Julian Mura-Kröger, NLIHC Research Intern

Keywords: Public housing, gentrification

An article recently published by Joseph Gibbons in *Housing Policy Debate* titled “[Anchoring Diversity? Public Housing and Racial Stability in White Gentrifying Neighborhoods](#)” explored whether public housing mitigated neighborhood-level racial/ethnic composition change amidst white-led gentrification between 2000 and 2019. The author found that the presence of Black public housing residents increased the odds of a neighborhood remaining predominantly in Black, both in gentrifying and non-gentrifying areas. They also found that the presence of Hispanic public housing residents had a similar effect in mixed Hispanic and white neighborhoods. Together, these findings suggest that the presence of non-white public housing residents can stabilize neighborhood demographics amid white-led gentrification.

Gibbons used national datasets from the American Community Survey (ACS), the census, and HUD's Picture of Subsidized Households to conduct his analysis. Gibbons calculated the non-white public housing residents per capita for each neighborhood (defined in the article as census tracts), which he then compared to the odds of that same neighborhood maintaining its racial composition from the start of the decade to its end (from 2000 to 2010 and 2010 to 2019). This allowed the author to see whether and by how much an increase in the presence of non-white public housing residents raised the odds of a neighborhood remaining predominantly one race or of a mixed composition. Census tracts were considered to be gentrifying if they had median

incomes below that of their city and saw greater increases in housing prices and the share of white college-educated residents than other parts of their city.

The author found that an increase of a neighborhood's share of Black public housing residents by one standard deviation increased the odds of a gentrifying neighborhood remaining predominantly Black by 35% between 2000 and 2010, and by 42% from 2010 to 2019. This effect was not statistically significant in mixed neighborhoods in either period. Contrary to the effect seen among Black residents, Hispanic public housing residents did not have a statistically significant impact on predominantly Hispanic neighborhoods' odds of remaining predominantly Hispanic during gentrification but did for certain types of mixed areas. The same increase in the share of Hispanic public housing residents increased the odds of mixed Hispanic and white neighborhoods remaining so by 18% in the 2000s and of Hispanic-Black neighborhoods by 25% in the 2010s.

Non-public housing residents, however, had the largest impacts on neighborhood demographic stability in gentrifying and non-gentrifying areas during both intervals. The larger impacts of non-public housing residents on demographic stability are most likely due to public housing residents typically accounting for a much smaller share of a given neighborhood's population.

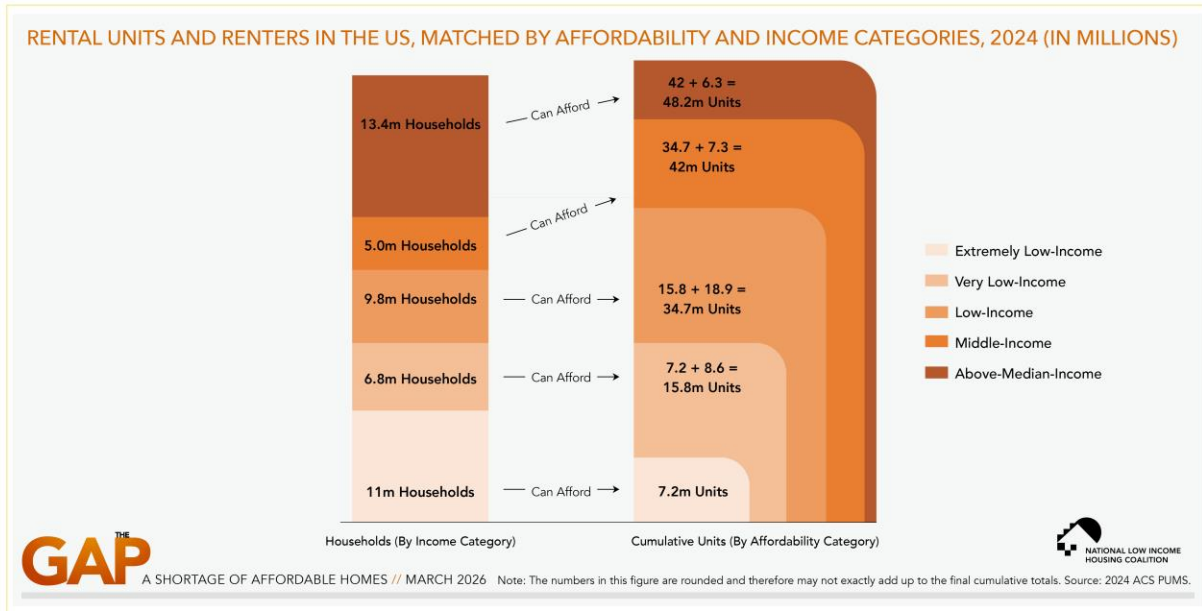
Gibbons concludes by noting public housing's potential and limitations in stabilizing neighborhood demographics amidst white-led gentrification. As the findings suggest, Black and Hispanic public housing residents may provide a modest contribution in preventing the overall shift of neighborhood racial composition. The author points out, however, that public housing may not be enough on its own to fully withstand the pressures of rising housing costs and changing demographics in these areas, particularly with the shrinking stock of public housing in cities. Moreover, the stabilizing effects of public housing on neighborhood demographics are contingent on the specific demographics of the residents of that public housing, as it relates to the neighborhood. The author concludes by noting that housing authorities may want to consider the racial and ethnic composition of tenants in allocating public housing units to maximize the stabilizing effect of public housing in a given neighborhood.

Read the full article [here](#).

Fact of the Week

Extremely Low-Income Renters are the Only Income Group Facing an Absolute Shortage of Affordable Rental Homes

Keywords: The Gap, ELI renters, housing units



Note: The numbers in this figure are rounded and therefore may not exactly add up to the final cumulative totals.

Source: 2024 ACS PUMS.

IDEAS

NLIHC Recognizes National Affordable Housing Month

By Gabby Ross, NLIHC Manager, IDEAS

Keywords: affordable housing, Maslow's Hierarchy of Needs

NLIHC recognizes May as National Affordable Housing Month by continuing to raise awareness around the importance of equitable solutions that ensure housing is affordable and accessible, regardless of income level. Evidence shows that housing determines overall quality of life. It impacts physical and mental health, economic stability, education, access to needed resources like healthcare and grocery stores, and risk of homelessness. Maslow's Hierarchy of Needs, a longtime theoretical framework for human motivation, lists five levels of categorical needs human beings need to live and thrive. The immediate and most basic level of the pyramid is physiological needs, including food, water, and shelter. The rest of the levels on the pyramid—safety, love and belonging, esteem, and self-actualization—are all contingent upon basic human needs being met. Without housing and shelter, all other human needs and resources needed to survive become exceptionally harder or impossible to meet.

Public policy has been a tool to oppress and disenfranchise, especially through housing policy. The history of housing policy throughout the 20th century shows how it effectively codified

racism and segregation into law, leading to detrimental impacts on racially marginalized, poor communities and families. Through policies like redlining, racial covenants, and exclusion from social programs aimed toward attaining stable housing, the federal government and the agencies that enforced discriminatory policies were strategic in the killing of communities through systemic divestment and neglect. The impacts of these policies and practices continue to be visible to this day, continuing to manifest through iterations of urban renewal, gentrification and displacement of residents, and zoning regulations that prevent the development of affordable housing in cities and localities across the country. This is apparent through NLIHC's own research reports, *The Gap* and *Out of Reach*, which consistently show renters of the lowest incomes and renters who are people of color are still struggling with the limited amount of affordable housing available and rising rents. The exclusion of the country's most marginalized and vulnerable groups has no doubt played a role in the condition of the current housing system, which has been facing a growing and exacerbated affordability crisis.

While there has been a tradition to use policy to harm, NLIHC's work on the federal level aims to address that harm and make a path for systemic, communal, and individual healing. Policy has the ability to have a real impact on people's lives, for better or for worse. Through investing and designing programs to combat housing unaffordability and instability that increase protections for low-income renters and make rental assistance accessible to those who need it, there can be a start to reckoning with this country's history of systemic violence, leading to positive social change.

Learn more about NLIHC's policy priorities [here](#).

Resources

- [Maslow's Hierarchy of Needs](#)
- [How exclusionary zoning worsens poverty across city limits](#)
- [The Ghosts of Housing Discrimination Reach Beyond Redlining | Urban Institute](#)

NLIHC News

NLIHC in the News for the Week of May 11

The following are some of the news stories to which NLIHC contributed during the week of May 11:

- Opinion: "Proposed housing ban on mixed-status families will increase homelessness," *San Antonio Express-News*, May 11, at: <https://tr.ee/3AKJnD>
 - "Chicago's Legion Park encampment was cleared out. Residents and activists question the city's next steps." *Chicago Tribune*, May 12, at: <https://tr.ee/hMSvuy>
 - "How California's top gubernatorial candidates differ on key issues," *USA Today*, May 13, at: <https://tr.ee/o1ViW5>
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Where to Find Us – May 18

- [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)
 - [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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