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Take Action

Join NLIHC Organizational Sign-On to Oppose Harmful Census Changes

By Dani Patel, NLIHC Strategic Partnerships & Campaigns Intern

Keywords: U.S. Census Bureau, oppose harmful changes, take action

NLIHC is urging national, state, local, and Tribal organizations to join an [organizational sign-on letter](#) opposing a proposed U.S. Census Bureau rule change that threatens the accuracy and inclusivity of decennial census data. Accurate census data are essential to understanding communities' needs and informing policies and resources that support low-income households and affordable housing. The letter focuses on the foreseeable negative impacts on housing policy if the proposed Census changes are adopted.

NLIHC urges organizations to [sign on](#) by **11:00 am ET on November 2, 2026**, to help oppose the proposed rule and protect an accurate Census.

On September 10, 2026, the U.S. Census Bureau published a [proposed rule](#) outlining significant possible changes to the 2030 Census (see *Memo*, [10/5](#)). The [U.S. Constitution](#) requires a count of all people residing in the United States every ten years, including both [citizens and noncitizens](#). Census data determine each state's representation in the U.S. House of Representatives and inform the distribution of federal funding for programs such as the Community Development Block Grant.

If finalized, the proposed rule would exclude counting individuals who are not U.S. citizens or green card holders for the purposes of determining congressional representation; prohibit questions on race, ethnicity, and sexual orientation; and change how a person's "usual residence" is determined. These changes could lead to inaccurate population counts, undermining congressional representation and federal funding. Eliminating race and ethnicity questions would also end more than 230 years of collecting these data through the decennial Census.

Take Action!

The deadline for public comments is **November 2, 2026, at 11:59 pm ET**.

- **Add your organization to the NLIHC sign-on letter [here by 11:00 am ET on November 2, 2026!](#)**
- In addition to joining NLIHC's organizational sign-on letter, organizations and advocates are encouraged to submit a [public comment opposing the proposed rule](#) by **11:59 pm ET on November 2, 2026.**
- Advocates can also [register for the Hands Off Our Census Weekly Briefing](#) to learn more about the proposed changes and participate in efforts to protect accurate Census data.

For additional background on the proposed rule, potential consequences, and additional resources, read NLIHC's [brief analysis of the proposed Census rule](#).

Budget and Appropriations

Tell Lawmakers to Prioritize Funding for HUD's Affordable Housing and Homeless Assistance Programs in FY27

By Kim Johnson, NLIHC Senior Director of Policy

Keywords: Budget and Appropriations, THUD, HUD, FY27

Even with the House and Senate in recess until November 9, advocates can continue weighing in with their elected officials on the importance of making long-term, large-scale investments in affordable, accessible homes, rental assistance, and other resources to address the housing needs of the millions of families, workers, people with disabilities, older adults, and other people with the lowest incomes.

October recess is a great time for advocates to meet with their federal elected officials in-person and help shape the agenda for the end of the current congressional session. When they return to D.C., lawmakers will have just five weeks to address a number of outstanding priorities, including funding for federal programs and services after the current continuing resolution (CR) expires December 11; without either another CR in place or final fiscal year (FY) 2027 spending bills enacted, the federal government will enter a partial shutdown.

Increased Funding Needed to Maintain Current Levels of Assistance

Because the costs of rent, housing development, and homelessness services increase every year, HUD programs like Tenant- and Project-Based Rental Assistance (TBRA and PBRA), Homeless Assistance Grants (HAG), and Public Housing must receive increased funding to maintain the services they currently provide. Flat funding, like in a long-term continuing resolution (CR), acts as a cut and reduces the number of people and communities served by HUD programs.

For example, the [House's FY27 spending bill](#) proposed a drastic 8% cut to HUD programs overall and would provide a less than 1.5% increase in funding for contract renewals under HUD's TBRA program. A recent analysis from the Center on Budget and Policy Priorities found

that, if enacted, an estimated [471,000 fewer people](#) would receive housing vouchers to help them afford rent in 2027. Typically, when one family no longer needs to use their voucher, public housing authorities (PHAs) can give that voucher to a new family on the waitlist for assistance; without a sufficient increase in funding, PHAs administering vouchers cannot provide vouchers to new families when others leave the program.

Any final FY27 spending bill should at least provide sufficient funding to maintain services for currently assisted households, ensuring the millions of people helped by HUD programs do not lose the assistance they rely on for safe, stable, affordable, accessible homes, including:

- Providing at least \$45.6 billion for TBRA programs, which would be enough to renew all current TBRA contracts.
- Investing at least \$5.1 billion in HUD's Homeless Assistance Grants (HAG) program.
- Fully funding the Public Housing Operating Fund at the full, formula-determined need, plus \$598 million to address the cumulative shortfall in Public Housing operations reported in FY25 and providing increased funding for the Public Housing Capital Fund to begin addressing the capital needs backlog in Public Housing.
- Investing in accessible, affordable homes for older adults and people with disabilities by fully renewing all existing PBRA contracts and Project Rental Assistance Contracts (PRACs) and expanding funding for the Section 202 Housing for the Elderly and Section 811 Housing for Persons with Disabilities programs.
- Providing at least \$15 million for HUD's Eviction Protection Grant Program (EPGP), which gives communities grants to establish right to counsel and other programs that help people avoid eviction and remain housed.
- At least maintaining \$1.1 billion for the Indian Housing Block Grant (IHBG) program and increasing funding for the IHBG-Competitive program to \$150 million, targeted to Tribal communities with the most urgent housing needs.

Language Protecting HUD Resources and the People Who Rely on Them

In addition to increased funding, Congress should include in their final FY27 spending bills language limiting the administration's ability to rescind, withhold, freeze, or otherwise prevent appropriated funding from reaching communities, and reasserting Congress' exclusive authority to expend federal funding:

- *Protect funding for Continuum of Care (CoC) programs so they are not destabilized by potential changes from the administration.* HUD's CoC program is the backbone of the nation's homelessness response system, providing funding to thousands of communities around the country for services like permanent supportive housing. The Trump administration has proposed drastic changes to the program that would disrupt communities' homelessness response efforts and put an estimated 97,000 people who had previously been experiencing homelessness at risk of losing their housing. The National Alliance to End Homelessness [factsheet](#) details the threats to homelessness assistance funding and the language needed to protect these important resources.
- *Permanently block implementation of the Office of Management and Budget's (OMB's) proposed rule, "Regulation for Federal Financial Assistance."* OMB published a notice

of proposed rulemaking ([NPRM](#)) that would radically reshape the federal grantmaking process, giving the administration broad authority over the grantmaking cycle, including the authority to suspend or terminate a grant if a recipient runs afoul of the administration's policy positions. Congress included in its most recent CR language delaying implementation of the rule until the CR expires on December 11; federal lawmakers should stop the administration from moving forward with these harmful changes permanently by including language permanently blocking implementation of OMB's proposal.

Use NLIHC's August Recess Toolkit to Tell Congress to Expand – Not Cut – Federal Investments in Affordable Housing and Homelessness Assistance Programs!

October will be a crucial time to lay the foundation for the work Congress will need to finish before the end of the year. There is still time for advocates to weigh in with their federal lawmakers on the importance of expanding federal investments in affordable housing and homelessness assistance. Much like August Recess, the pre-election break in October gives federal lawmakers the opportunity to return to their home states and districts to not only campaign, but to hear from constituents about the issues that matter the most to them.

Advocates can take action today by:

- Using NLIHC's [August Recess Advocacy Toolkit](#) for ideas and information on engaging members of Congress when they are in their home states or districts, including:
 - How to schedule an in-district meeting with a member of Congress or invite an elected official to tour a housing development in your community.
 - NLIHC's policy priorities for the remainder of the current Congress.
 - Links to additional resources for more information and to help understand what the affordable housing crisis looks like in your community.
- 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.

Register for NLIHC's *Our Homes, Our Votes* October 19 Webinar: "GOTV for Housing Advocates: Mobilizing Voters in the Final Weeks Before Election Day"

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

Keywords: midterms, GOTV, webinar

[Join](#) NLIHC's *Our Homes, Our Votes* (OHOV) nonpartisan campaign today, **Monday, October 19, at 3:00 pm ET** for a timely national [webinar](#) on practical Get Out the Vote (GOTV) strategies housing advocates can use to help residents participate in the 2026 midterm elections. As Election Day approaches, housing advocates, resident leaders, and community-based organizations can play an important role in helping residents make a plan to vote, access accurate election information, and navigate common barriers to participation. This webinar will provide concrete, field-ready mobilization tactics that organizations can implement during the final weeks before Election Day, even with limited time and resources.

What to Expect

- Practical GOTV strategies for housing advocates and community organizations.
- Ways to encourage residents to make a voting plan and follow up with voters.
- Resources for sharing accurate election information and addressing common barriers to voting.
- Guidance on supporting people experiencing homelessness as they navigate voter participation.
- Information on the importance of poll workers and opportunities to get involved through Power the Polls.

Featured Speakers

Morgan Murray

Voter Engagement Program Manager
League of Women Voters of the United States

Morgan Murray will share practical GOTV strategies that housing advocates, resident leaders, and community organizations can implement during the final days leading up to the 2026 midterm elections. Participants will learn approaches to help residents make a voting plan, follow up with voters, share accurate election information, and address common barriers to voting.

Ken Williamson

Program and Policy Analyst
National Alliance to End Homelessness

Ken Williamson will discuss voting while experiencing homelessness, helping housing advocates better understand the barriers people experiencing homelessness may face ahead of

Election Day. He will also highlight resources and strategies organizations can use to support voter participation.

Samantha Slosberg

Power the Polls

Samantha Slosberg will introduce the Power the Polls Campaign and its mission, explain the important role poll workers play in elections, and share opportunities for housing advocates and community members to get involved. Attendees will learn how to access resources and sign up to become poll workers in areas where additional support is needed.

This webinar is for housing advocates, tenant and resident leaders, affordable housing providers, homelessness service providers, civic engagement practitioners, and community-based organizations.

[Register](#) for the webinar!

[Watch](#) previous OHOV webinars!

[Subscribe](#) to OHOV newsletter.

[Follow OHOV](#) on Instagram.

Tenant Talk

Now Available – *Tenant Talk: Securing the Tenant Vote*

By Sidney Betancourt, NLIHC Manager, Inclusive Community Engagement

Keywords: Our Homes, Our Votes, civic engagement, voters, low-income renters

On October 15, 2026, NLIHC released [*Tenant Talk: Securing the Tenant Vote*](#), which provides resources renters can use to help educate, mobilize, and strengthen marginalized voices at the ballot box.

This fall issue highlights why voting matters, provides overviews of pivotal voting rights cases, and information on mail-in ballots and voter access. It also includes stories of how communities created quality spaces for young leaders to thrive, along with key resources voters can use to navigate the 2026 midterm and general elections. Alongside these articles are resources from NLIHC's policy and research teams, including information about the "[21st Century ROAD to Housing Act](#)" and the recently published [2025 National Renter Survey](#) report.

This issue, NLIHC's nonpartisan [Our Homes, Our Votes](#) campaign, and the collective action of advocates in the affordable housing space can create a stronger country where everyone, including low-income renters, participates in the democratic process.

Let's get out the vote!

Immigrant Housing

HUD's Mixed-Status Rule Regulatory Impact Analysis Shows Rule Expensive & Harmful to Families

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

Keywords: regulatory impact analysis, mixed status, HUD, immigrant families

NLIHC has released a fact sheet, "[According to HUD Analysis, Proposed Mixed-Status Rule is Expensive, Harmful to Families](#)," showcasing data from HUD's Regulatory Impact Analysis (RIA), released in February 2026 (see *Memo*, [4/13](#)). The RIA reveals stark realities if HUD's proposed mixed-status rule (Proposed Rule) is finalized and implemented. Most notably, HUD will serve fewer families if the rule is implemented, and housing providers may be forced to reduce services and leave affordable housing units vacant.

Advocates are encouraged to use the fact sheet to shed light on the foreseeable harms of this rulemaking ahead of the release of the final mixed-status rule.

As of October 15, 2026, the rule was still at the [Office of Information and Regulatory Affairs](#), generally one of the final steps in the rulemaking process.

Background

HUD's [proposed mixed-status rule](#), if finalized and implemented, would require families with mixed immigration statuses (mixed-status families) in certain HUD programs to choose between remaining together and losing their housing assistance. The proposal would also require all HUD-assisted tenants to verify their eligible immigration status, adding to burdensome paperwork requirements for housing providers. NLIHC worked with immigration and housing leaders to oppose the rule, supporting the *Keep Families Together* Campaign organized by Protecting Immigrant Families (PIF) and the National Housing Law Project (NHLP).

While immigration status determines who is eligible for federal housing assistance, mixed-status families—households with eligible and ineligible members—are able to live together, albeit receiving a subsidy that only covers eligible members (known as prorated assistance). However, the proposed rule would end prorated assistance, mixed-status families' ability to live together, and impose burdensome verification and documentation requirements. HUD's own [Regulatory Impact Analysis](#) (RIA) demonstrates the costs of these changes—necessitating action from organizations and individuals alike (see *Memo*, [4/20](#)).

Regulatory Impact Analysis Fact Sheet

When federal agencies propose significant regulatory changes, they must publish an RIA examining the potential costs, benefits, risks, and uncertainties of the proposed change. When HUD proposed the mixed-status rule, which would require mixed-status families in certain HUD programs to choose between staying together and losing their housing assistance, the [RIA](#) underscores how harmful the proposal would be for housing providers, families, and broader communities.

[Read](#) the fact sheet.

Opportunity Starts at Home

Companions and Animals for Reform and Equity Release 2026 Youth and Pet Inclusive Housing Report

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

Keywords: multi-sector, pet-inclusive housing

Companions and Animals for Reform and Equity (CARE), an *Opportunity Starts at Home* (OSAH) Roundtable member, shared a new [report](#), “Youth & Pet Inclusive Housing: A Practical Guide for Building Systems That Keep People and Pets Together,” which draws on the experiences of youth experiencing homelessness and service providers to explore how pet-related policies impact access to housing, healthcare, and supportive services. The report finds that while pets provide a source of stability and emotional support for many youth, housing and shelter restrictions make it difficult or impossible for youth to access services while remaining with their pets. Housing and youth-serving organizations can improve engagement and reduce harm by adopting pet-inclusive policies, and the report provides practical recommendations to reduce barriers, improve service engagement, and build more inclusive care systems.

The report findings are based on focus groups conducted by researchers at the University of Denver Graduate School of Social Work with 20 young adults (ages 18 to 25) who experienced homelessness while caring for pets, and interviews with 20 service providers working in housing, animal welfare, mental health, municipal government, and policy. Data were collected in urban and semi-urban communities in Colorado between 2024 and 2025.

While most organizations want youth to access housing and other needed services, the researchers identified five barriers to access that youth with pets commonly face. These barriers include housing and shelter restrictions on pets, veterinary care and basic care gaps, transportation challenges, complex and inconsistent emotional support animal accommodation processes, and fragmented systems and stigma toward people experiencing homelessness with pets. Addressing these barriers to housing access for youth experiencing homelessness with pets

requires coordinated action from policymakers, housing authorities, community leaders, and funders. The report's authors provide five recommendations to build pet-inclusive care systems:

- Expand pet-inclusive housing across the housing continuum
- Invest in cross-sector collaboration between housing, transportation, healthcare, social services, and animal welfare systems
- Increase access to basic needs and veterinary care
- Strengthen workforce capacity by providing practical tools and training to service providers
- Address stigma through public education to challenge misconceptions that shape service environments and policy decisions

The authors emphasize that pet-inclusion is not an all-or-nothing decision for organizations and outline four levels of pet-inclusive organizational practice (traditional, pet-tolerant, pet-inclusive, and integrated) that organizations can move through over time. The report includes a pet-inclusive organizational self-assessment and practical and low-cost recommendations that organizations can implement, like including pets in intake forms, to have an immediate impact on youth with pets.

[Read](#) the report.

To learn more about the connections between housing and animal welfare, [read](#) the OSAH fact sheet.

State & Local Research

2026 State Legislative Trends in the West: Eviction Sealing, Heat Protections, & Countering Harmful Federal Policy

By Mackenzie Pish, NLIHC Research Analyst

Keywords: tenant protections, renter protections, habitability, housing assistance, work requirements, extreme weather, eviction, record sealing, expungement, tenant screening, tenant screening reforms

NLIHC's [Research team](#) follows developments in rental housing policies and programs at the state and local level, including the introduction and passage of bills related to tenant protections in the legislatures of all 50 states and the District of Columbia. Over the next month, through *Memo to Members & Partners*, NLIHC will highlight 2026 legislative trends across the Northeast, South, Midwest, and Western regions of the U.S.

This article focuses on the Western region, which encompasses Alaska, Arizona, California, Colorado, Hawai'i, Idaho, Montana, Nevada, New Mexico, Oregon, Texas, Utah, Washington, and Wyoming. While it uplifts a few key trends, the bills discussed here represent a small fraction of the scores of housing-related bills pursued this year across the region.

Western States Work to Further Protect Renters from the Scarlet “E”

Eviction records, [referred to as the Scarlet “E,”](#) are often treated as automatic cause to deny a rental housing applicant and have long-lasting impacts on renters’ housing stability. In reviewing rental applications, many landlords rely on third-party screening companies that use software to collect large amounts of court data and red flag any eviction filing against a tenant, regardless of what happened in the case. Over the past decade, several states have implemented laws that safeguard this data through record sealing, which hides eviction records from public view, or expungement, which removes eviction records from the legal record as if they never happened. These laws can be triggered automatically in certain circumstances, such as when a case is dismissed, through a petition by or agreement between the landlord and tenant or based on a judge’s discretion. Additionally, some laws prevent screening companies and landlords from accessing, disseminating, or using protected records to avoid misuse of records accessed before they were sealed or expunged.

In the Western region, [Arizona](#), [California](#), [Colorado](#), [Idaho](#), [Nevada](#), and [Oregon](#) have existing laws that, under certain circumstances, provide for automatic sealing of records, a pathway for parties to petition or agree to sealing, or both. Utah provides pathways for [automatic expungement](#) and [petition for expungement](#) of some cases and [Washington](#) allows tenants to request a court Order for Limited Dissemination prohibiting tenant screening companies from accessing or disseminating records.

This session, Arizona, Colorado, Hawai‘i and Utah considered new bills that target eviction records. Passed in June 2026, Arizona [House Bill 2244](#) permits judges to seal eviction records when a tenant has paid in full any judgment owed to the landlord and the landlord has not filed the required [satisfaction of judgment](#) within 40 days. This bill would provide an additional means for Arizona courts to safeguard eviction records, as [existing law](#) provides for automatic sealing of eviction records for cases resolved pre-judgment, in favor of the tenant, or by agreement between tenants and landlords.

Colorado legislators introduced a bill that would further limit public access to eviction records. Under [existing Colorado law](#), all records related to eviction are automatically suppressed from public view at the start of a case and remain suppressed unless the court orders possession returned to the landlord. [House Bill 1047](#) would amend existing law to require that records remain suppressed unless the case concerned a substantial lease violation. The bill text states that “it is in the state's interest that the court records of the eviction remain suppressed because public access to eviction filings, even after final judgment, creates long-term barriers to securing safe and stable housing.” The bill was [supported by](#) the ACLU of Colorado, Disability Law Colorado, Colorado Poverty Law Project, and Voces Unidas Action Fund, while NLIHC state partner Colorado Coalition for the Homeless [expressed](#) concerns about the initial scope of the bill.

As originally introduced by State Representative Tina Grandinetti, Hawai‘i [House Bill 463](#) would require automatic immediate and time-based sealing of eviction records, as well as give judges discretion to seal records under certain circumstances, including where the monetary judgment was \$500 or less. It would also prohibit tenant screening companies and landlords from

requiring disclosure of, or denying housing applications based on, sealed records. The bill, which was tabled for a feasibility study, received several comments in support, including from Hawai‘i Children’s Action Network Speaks, Hawai‘i Workers Center, Hawai‘i Nurses Association, Lahaina Strong, and NLIHC state partner Hawai‘i Appleseed Center for Law and Economic Justice, which declared that “the current system of permanent, publicly accessible eviction records serves neither justice nor our community's interests.”

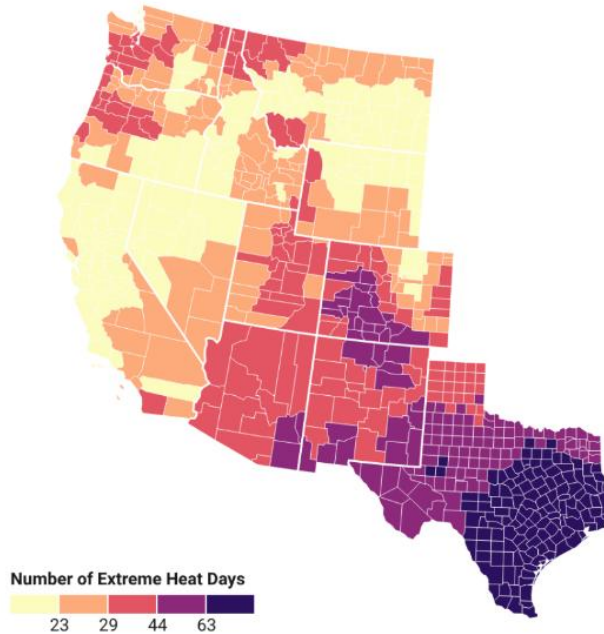
Utah [Senate Bill 215](#) would reduce the [existing time frame](#) required for automatic expungement of eviction records for cases that have been dismissed without any pending appeal. As introduced, the time limit was reduced from three years to 90 days, but a later bill amendment revised this to one year. The bill passed the Senate, but [never received](#) a committee hearing or vote in the House. In its [legislative session housing wrap-up](#), NLIHC state partner Utah Housing Coalition identified this as a missed opportunity to reduce long-term barriers for renters.

States Are Working to Protect Renters From Extreme Heat, the Leading Weather-Related Cause of Death in the U.S

Extreme heat is the [leading cause](#) of weather-related deaths in the U.S., and human-driven climate change is worsening the already acute problem. The U.S. Centers for Disease Control and Prevention reports that an average of [1,700 people](#) died from heat-related causes each year in the U.S. between 2018 and 2025, up from an average of [702 heat-related deaths](#) between 2004 and 2018; a recent investigation by NPR and Boston University [suggests](#) that these estimates may be an undercount. NLIHC’s [2023 Natural Hazards and Federally Assisted Housing report](#) found that heat waves were the most prevalent natural hazard threatening federally subsidized renters. Ensuring rental homes keep renters safe from extreme heat is a growing legislative priority for states in the West.

Renters in Western States are Facing Extreme Heat

Annual Number of Extreme Heat Days by County Across Western States, 2023



Note: View the interactive version of this visual at <https://bit.ly/4i1slTF>. Counts represent the number of days in which the daily max temperature exceeds the 90th percentile of historical values for the county. Data are not available for Alaska or Hawaii'i.

Source: Centers for Disease Control and Prevention, National Environmental Public Health Tracking Network, Heat & Heat-Related Illness (HRI) Data, 2023.

Passed in Washington, [Senate Bill 6200](#) amends the state's "Residential Landlord-Tenant Act" and "Manufactured / Mobile Home Landlord-Tenant Act" to provide tenants with the right to install portable cooling devices, like a window-mounted air conditioning unit or portable heat pump. In a [February 23 House Committee on Housing hearing](#), the bill's sponsor, State Senator Vandana Slatter noted that it is "a housing bill that does not require landlords to install air conditioning, mandate costly retrofits, or change construction standards - it simply allows tenants to use safe, portable cooling devices in their homes during extreme heat with clear guardrails."

In comparison, Arizona [Senate Bill 1608](#) puts the responsibility on landlords to keep rental homes cool and creates a moratorium on evictions during extreme heat. Introduced by State Senator Lauren Kuby and supported by Attorney General Kris Mayes, the bill follows several [demand letters and lawsuits](#) initiated by Mayes against multifamily properties for air conditioning (A.C.) outages resulting in [extreme indoor temperatures, hospitalization, and death](#). The bill would amend habitability protections under [A.R.S. § 33-1324](#) by defining a "fit and habitable" rental home as having a maximum indoor temperature of 82 degrees. It would also reduce the notice-to-cure period from five to two days and otherwise provide tenants with the

right to terminate the lease. Further, the bill would prohibit evictions during any week in which the outdoor temperature reaches 90 degrees or higher during two or more days in that week—noteworthy as some areas like [Phoenix](#) and [Tucson](#) experience long stretches of daily high temperatures in the 100s. Senator Kuby [stated](#), “we're seeing record-breaking temperatures year after year, and our most vulnerable residents—seniors, children, and low-income families—are bearing the brunt of inadequate housing conditions. This bill will make sure landlords live up to the promises they make and help keep Arizonans safe.”

Last year, Texas introduced similar legislation – [House Bill 2900/ House Bill 1099](#) – requiring landlords to provide and maintain A.C. units capable of cooling rental homes to specific temperatures and requiring landlords to resolve issues within 5 days and provide tenants with portable cooling units or alternative housing. While the bills did not pass, the continued advocacy efforts of NLIHC state partner Texas Housers and their local partners pushed the City of Houston to [adopt a right to air conditioning](#) ordinance in August 2026.

Reverse Preemptions Gain Traction as States Try to Counter Harmful Federal Housing Policy

Earlier this year, HUD published [Proposed Rule FR-6520-P-01](#), which would permit Public Housing Authorities and HUD-assisted landlords to impose work requirements as high as 40 hours per week and time limits as low as two years for public housing, Housing Choice Vouchers, Project-Based Vouchers, and Project-Based Rental Assistance, with limited exceptions. The Center on Budget and Policy Priorities [estimates](#) that the rule would put 3.7 million people, including 1.9 million children, at risk of losing assistance. NLIHC submitted [an official comment](#) urging HUD to withdraw the Proposed Rule.

In response to the HUD Proposed Rule, California passed [Assembly Bill 2128](#) in September. Authored by Assembly Member Matt Haney and cosponsored by the National Housing Law Project (NHLP), the new law prohibits HUD-assisted housing providers from imposing work requirements or time limits to determine eligibility or the amount of assistance provided to households, unless required by federal law as with HUD’s Moving to Work or Family Self Sufficiency programs. NHLP Staff Attorney Lila Gitesatani encourages advocates and tenants in other states to consider pushing for similar bills: “When it comes to legislating against these cuts, the evidence is on our side. Research from both the [Congressional Research Service](#) and [HUD](#) itself proves that policies which take away housing—like work requirements and time limits—harm self-sufficiency, employment prospects, and economic mobility.”

With support from NHLP, NLIHC state partner Housing Action Illinois is advocating for similar bills in Illinois. [House Bill 4377](#) would create the “Federally Assisted Tenant Protection Act” to prohibit housing providers from requiring work requirements or time limits, unless required by federal law, and [Senate Bill 3804](#) would amend the state’s existing “Housing Authorities Act” to prohibit the same.

Join NLIHC’s State and Local Tenant Protections Network Bimonthly Calls

Are you pursuing tenant protection legislation in your own jurisdiction? NLIHC's Research team hosts a bimonthly State and Local Tenant Protections Network call that serves as an informal

meeting space for housing advocates, tenant organizers and leaders, legal service providers, and academics to discuss efforts and challenges to advance tenant protections at the state and local levels. [Register](#) for the next State and Local Tenant Protections Network call on December 10 from 3:00 pm to 4:00 pm ET.

Have questions about state and local housing research, or want to share updates from your community? Email research@nlihc.org

2026 State Legislative Trends in the Northeast: Algorithmic Rent Bans, Just Cause Evictions, and Protections for Survivors of Abuse

By Nada Hussein, NLIHC State & Local Research Analyst

Keywords: Network, habitability, eviction, renters, northeast, rent, New Jersey, Connecticut, Rhode Island, Vermont, renters' rights

NLIHC's [Research team](#) follows developments in rental housing policies and programs at the state and local level, including the introduction and passage of bills related to tenant protections in the legislatures of all 50 states and the District of Columbia. Over the next month, through Memo to Members & Partners, NLIHC will highlight 2026 legislative trends across the Northeast, South, Midwest, and Western regions of the U.S.

This article focuses on the Northeast region, which encompasses Connecticut, Delaware, Maine, Maryland, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, and Vermont. While it uplifts a few key trends, the bills discussed here represent a small fraction of the scores of housing-related bills pursued this year across the region.

Legislators Take a Clear Stance on the Rent-Setting Algorithms

In recent years, landlords and property managers have increasingly relied on third-party software to handle management duties like setting rental prices and vacancy rates. These software programs often use algorithms—known as “rent-setting algorithms”—to analyze large amounts of public and proprietary data on rental conditions to [maximize profits](#) for their clients, which can result in rent prices that are artificially inflated. The U.S. Department of Justice [noted](#) that usage of third-party software to artificially inflate rental costs prevents competition in the rental market, which can lead to unaffordable rental costs. The complaint notes that this is particularly concerning given that a single company, RealPage, held an 80% share of the market for commercial revenue management software for U.S. multifamily properties as of February 2025.

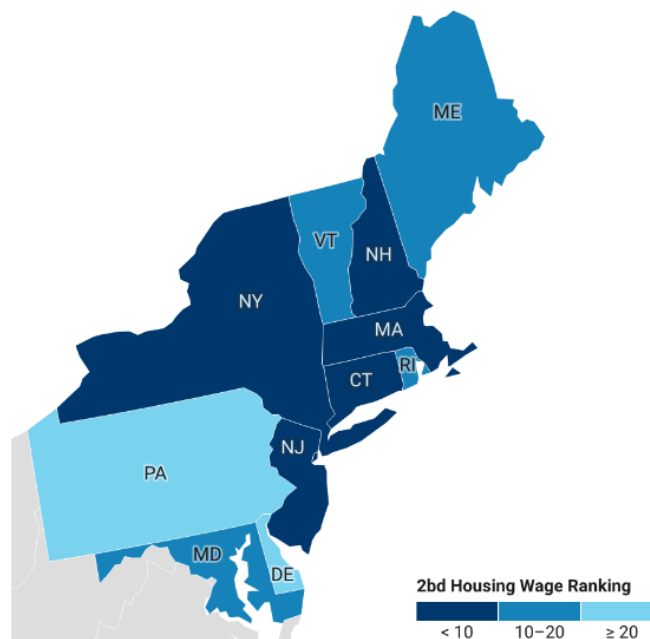
On July 20, New Jersey Governor Mikie Sherrill signed into law [Assembly Bill 3497](#), also known as the “Forbidding the Algorithmic Inflation of Rent (FAIR) Act.” The FAIR Act makes it a violation of the state’s anti-trust laws for rental property owners or representatives to use services like rent-setting algorithms to coordinate with other rental property owners to restrict competition in the rental market or otherwise engage in coordinated efforts with competitors to manipulate rental costs. The law requires the Attorney General of New Jersey to create a website

where individuals can report violations. The law will take effect in July 2027. The Housing and Community Development Network of New Jersey (HCDNNJ), an NLIHC state partner, advocated for more than [three years](#) for the passage of the FAIR Act.

With the passage of the FAIR Act, New Jersey becomes the fourth state to enact legislation to address the role of technology in the rental market, joining [California](#), [New York](#), and [Connecticut](#). However, legislation targeting algorithms and other technology used to set rental costs has gained traction across multiple states in the Northeast, where rents are particularly unaffordable. According to NLIHC's [Out of Reach](#) report, which calculates the “housing wage” for each state as the hourly wage required to afford a modest two-bedroom rental unit, half of the top 10 states ranked by highest housing wage were in the Northeast (see map below). In the 2026 legislative session, bills were introduced in Massachusetts ([Senate Bill 2983](#)), Maryland ([House Bill 434](#)), and Rhode Island ([House Bill 7764](#)) to regulate the use of rent-setting technology.

Northeast States are Among the Most Unaffordable for U.S. Renters

National 2-Bedroom Housing Wage Ranking Across Northeast States, 2026



Note: View the interactive version of this visual at <https://bit.ly/4hOCT3f>

Source: NLIHC, [2026 Out of Reach Report](#)

The role of technology in the rental market has faced scrutiny in recent years. In 2024, the U.S. Department of Justice [sued](#) RealPage for violating anti-trust laws and colluding to create a price-fixing rent scheme, citing the loss of competition in the rental market as being harmful to millions of Americans. In a 2025 [settlement](#), RealPage was required to cease data sharing with

competitors, including not sharing sensitive information about rental units, vacancy rates, or price schedules with competitors to create alignment on rental costs.

Housing Advocates Continue to Push for the Passage of “Just Cause” Eviction Laws

“Just cause” (sometimes called “for-cause”) eviction laws specify the reasons for which a landlord can legally evict a tenant. Eligible reasons might include nonpayment of rent, violation of the lease agreement, or intent by the landlord to live in or sell the rental unit. Just cause standards are important because they protect tenants against arbitrary, retaliatory, or discriminatory eviction practices. Currently, New Hampshire, New Jersey, and New York are the only states in the Northeast with broadly applicable just cause eviction laws. Connecticut has just cause protections that apply only to tenants who are 62 years or older, or have a physical or mental disability, and reside in a multifamily property with at least 5 units or in a mobile home park. In 2026, advocates in the Northeast tried to advance or expand just cause protections in Connecticut, Rhode Island, and Vermont.

In Connecticut, [Senate Bill 257](#) would have expanded the state’s existing just cause law to include all tenants who have lived in the aforementioned eligible properties for at least 12 months. Under the proposed law, valid reasons for eviction include nonpayment of rent, refusal of a rent increase, noncompliance with the lease agreement, removal of the unit from the rental market, or intent for the landlord to use the unit as a principal residence. This session continued a years-long effort by housing advocates to secure expanded just cause protections for the state, with the campaign even drawing [public support](#) from Governor Ned Lamont. Supporters of the proposed law included the Connecticut Tenants Union, Make the Road Connecticut, the Connecticut Fair Housing Center, and the Partnership for Strong Communities. The Partnership, NLIHC’s state partner in Connecticut, [noted](#) that, “despite public backing from Governor Lamont and co-sponsors representing more than 50% of the Democratic caucus in both chambers...the legislature failed to bring this bill to a vote for the third consecutive year...limiting transparency and accountability on an issue affecting roughly one-third of Connecticut families who rent their homes.”

Legislators in Rhode Island ([Senate Bill 2294](#)) and Vermont ([House Bill 0772](#)) proposed similar bills this session that listed specific causes for which landlords can legally seek an eviction, including non-payment of rent, violation of the renter’s lease agreement, or intent for the landlord to move into the premises. The Vermont bill also included demolition or renovation of the unit as sufficient grounds for eviction, specifically if the renovations would cost more than 50% of the unit’s value to become or remain habitable. Under the proposed Vermont law, which also included stronger protections around security deposit returns and longer notice periods for eviction, renters would have the right to reoccupy the unit and pay market rate rent (“right of first refusal”) once renovations are completed.

Legislators Introduce Bills to Protect Survivors of Abuse

In this legislative term, over a third of states in the Northeast introduced legislation to advance or expand protections for renters who are survivors of abuse, including domestic or intimate partner violence, sexual abuse, stalking, human trafficking, or other forms of harassment. While the

federal “[Violence Against Women Act](#)” (VAWA) provides protections for survivors in federally subsidized housing, there are currently no federal protections for survivors who reside in other kinds of rental housing.

In June, Rhode Island Governor Dan McKee signed into law [House Bill 7199](#)/Senate Bill 2291, better known as the “[Survivor Early Lease Termination Act](#).” The new law allows survivors of abuse the ability to terminate their lease agreements early without facing eviction or financial liability for the remainder of their lease as long as sufficient notice is provided to the landlord. The law also allows for survivors of abuse to request that their landlords change their locks if they feel unsafe. Housing and survivor advocates supported the law as a way of removing barriers for survivors of abuse who need to flee or leave unsafe situations but are unable to do so with their existing lease agreements in place. Lucy Rios, Executive Director of the Rhode Island Coalition Against Domestic Violence, [noted](#) that the law will “save lives.” In Pennsylvania, a similar bill ([House Bill 72](#)) was introduced to allow victims of domestic or sexual violence to terminate their lease agreements early.

Rhode Island [joins multiple states across the Northeast region](#) that already have laws allowing survivors to terminate their lease agreements early or request a change in locks. This session, two of these states—New Jersey and New York—attempted to expand legal protections for renters who are survivors of abuse or violence. New Jersey’s proposed law ([Assembly Bill 4218](#)) would prohibit a landlord from terminating a tenancy, failing to renew a tenancy, or refusing to rent to a prospective renter if they indicate on their rental application that they are the victim of domestic violence, sexual assault, or stalking. The bill was introduced on February 19, 2026, and was referred to the Assembly Judiciary Committee on September 10, 2026. In New York, [Assembly Bill 09112](#) was reintroduced in the 2026 legislative session and would have prohibited landlords from using consumer credit reports to screen prospective renters who self-attest to being a victim of domestic violence and made it unlawful to deny applications from victims of domestic violence on the basis of credit history. The bill did not make it out of committee before the end of session.

Join NLIHC’s State and Local Tenant Protections Network Bimonthly Calls

Are you pursuing tenant protection legislation in your own jurisdiction? NLIHC's Research team hosts a bimonthly State and Local Tenant Protections Network call that serves as an informal meeting space for housing advocates, tenant organizers and leaders, legal service providers, and academics to discuss efforts and challenges to advance tenant protections at the state and local levels. [Register](#) for the next State and Local Tenant Protections Network call on December 10 from 3:00 pm to 4:00 pm ET.

Have questions about state and local housing research, or want to share updates from your community? Email research@nlihc.org

Fact of the Week

NLIHC's Renter Survey Finds 3 out of 4 Movers Reported that a Low or No Credit Score Was a Difficulty in Renting a New Home

Keywords: research, National Renter Survey, credit score, renting

Movers Who Experienced Difficulty Renting a Home by Household Characteristics

"In the last two years, have you faced difficulties renting a home because of any of the following characteristics of your household members?"

Household Characteristic	% of Movers Who Experienced Difficulty
Low or no credit score	78.6%
Eviction history	15.7%
Disability status	13.2%
Race, ethnicity, or skin color	10.2%
Criminal record	10.1%
Presence of children in the home	10.1%
Immigration status, speaking with an accent, or speaking a language other than English	7.7%
Gender identity or sexual orientation	4.7%
Religion	2.5%

Note: Percentages are based on renters who moved at least once in the last two years and reported experiencing difficulty renting a home due to at least one household characteristic. Percentages do not add to 100% because renters could choose more than one characteristic.



2025 NATIONAL RENTER SURVEY

Source: NLIHC 2025 *National Renter Survey* report, available at <https://nlihc.org/national-renter-survey>

NLIHC's 2027 Housing Policy Forum

Early Bird Registration is Now Open; Ends on December 1!

By NLIHC Communications Team

Keywords: 2027 Housing Policy Forum, early bird registration

[Early Bird Registration](#) is now open for NLIHC's 2027 Housing Policy Forum: Building Our Future Together!

Early Bird Registration rates are available for a limited time. Join NLIHC today, register, and take advantage of discounted member ticket prices.

[Sarah Lewis](#), writer, art and cultural historian, will be joining the 2027 Housing Policy Forum as the opening keynote speaker on Wednesday, March 3. Lewis is the John L. Loeb Associate Professor of the Humanities and Associate Professor of African and African American Studies at Harvard University and the founder of Vision & Justice, a catalytic civic initiative that generates

original research and programs that reveal the foundational role of art and culture for equity and justice in America.

Let us know you're looking forward to **#Forum27** by [following and tagging](#) NLIHC on social media and using **#Forum27** and **#NLIHC27**!

What You Should Know

Early Bird Registration: October 1, 2026, to December 1, 2026

General Sales: December 2, 2026, to February 2, 2027

Early Bird Registration Ticket Prices

Member: \$650 (increases to \$800 on December 2)

Non-Member: \$750 (increases to \$900 on December 2)

Low-Income Individual: \$125 (increases to \$150 on December 2)

For questions about membership, please contact Lindsay Duvall, NLIHC Manager, Member Engagement, at membership@nlihc.org

Events

National Housing Now Day of Action to Bring Advocates Together in 31 Communities on October 21

By NLIHC Policy Team

Keywords: homelessness, HUD, lived experiences

On Wednesday, October 21, the National Coalition for the Homeless (NCH) will lead the [Housing Now Day of Action](#), with a rally at the U.S. Department of Housing and Urban Development (HUD) headquarters in Alexandria, Virginia, and coordinated actions in 31 communities across the country.

Advocates, people with lived experience of homelessness, service providers, and community members will call on HUD to protect subsidized housing and reject policies that put people's housing stability at risk. The actions will also challenge the growing use of punitive and coercive responses to homelessness.

NCH says people with lived experience must have a meaningful role in shaping the policies that affect their lives. The coalition is urging federal leaders to protect permanent housing, address the nation's housing affordability crisis, and invest in solutions that prevent homelessness and help people find and keep a home.

The October 21 actions are intended to be peaceful and lawful. Local events will be organized by community members and advocates in participating locations.

For more information, please visit: nationalhomeless.org

Reimagining Interim Housing Project Releases New and Updated Resources – Attend November 17 Webinar to Learn More

By NLIHC Policy Team

Keywords: homelessness, Framework for an Equitable Homelessness Response, shelter, interim housing, resources, webinar, Reimagining Interim Housing, National Standards for Shelter and Interim Housing Programs

Shelter and interim housing programs play essential roles in keeping people safe and helping people connect to permanent housing. The Reimagining Interim Housing Project has developed the [new National Standards for Shelter and Interim Housing Programs](#). The Standards—which were deeply informed by people with lived expertise, program staff, system leaders, and others—provide clear expectations that can be adapted and applied based on local circumstances to help provider organizations and communities improve people’s experiences and strengthen the quality, safety, and effectiveness of programs. The project has also released updated publications to help communities and organizations reimagine approaches to sheltering people experiencing homelessness while also strengthening existing programs.

[Access](#) the Reimagining Interim Housing Project’s new and updated resources.

[Register here for a webinar](#) on Tuesday, November 17, from 3:00 to 4:30 pm ET to learn more about these new National Standards.

NLIHC News

NLIHC in the News for the Week of October 12

The following are some of the news stories to which NLIHC contributed during the week of October 12:

- “Ohio Sees Nation's Biggest Drop in Homeownership Affordability,” *Governing*, October 16, at: <https://tr.ee/K90ARQ>
- “Mortgage Bankers Release Plan To Lower Borrowing Costs for Homebuyers,” *Realtor.com*, October 16, at: <https://tr.ee/HSz7fh>
- “A COVID-era program’s end meant hundreds of San Diegans lose housing. They won a reprieve,” *inewssource*, October 16, at: <https://tr.ee/POhojE>

Where to Find Us – October 19

- [Housing WA Annual Conference](#) – Spokane, WA, October 20-22 (Renee M. Willis)
- [Southern Conference on Homelessness and Housing](#) – Gulf Shores, AL, October 28-30 (Nada Hussein)
- [Housing Justice Network Conference](#) – Atlanta, GA, November 9-11 (Sarah Abdelhadi)
- [Connecticut Affordable Housing Conference](#) – virtual, November 17 (Nada Hussein)
- [Dallas Housing Coalition](#) Annual Housing Summit – Dallas, TX, November 20 (Sarah Abdelhadi)

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Anna Zaros, Senior Vice President of Advancement