



Memo To Members & Partners

A weekly newsletter from the National Low Income Housing Coalition

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October 26, 2026

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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 for 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 would 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, as the Census first asked about race in 1790.

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!](#)**
- 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

Join November 10 Day of Action to Demand Congress Block Harmful OMB Proposal and Provide Needed Housing Investments 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. When they return, lawmakers will have just five weeks in session to address a number of outstanding priorities, including funding federal programs and services after the current continuing resolution (CR) ends 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.

In addition to pushing for needed investments in affordable housing, homelessness, and community development programs in HUD's final FY 2027 spending bill, NLIHC and our partners in the Campaign for Housing and Community Development Funding (CHCDF) are joining the National Council of Nonprofits' (NCN's) [November 10 Day of Action](#) to urge Congress to permanently block implementation of the Office of Management and Budget's (OMB's) proposed rule, "[Regulation for Federal Financial Assistance](#)."

If finalized, the proposal would reshape the framework for federal funding awards across agencies to ensure funds are not used to support programs that run afoul of the administration's policy positions, including programs that support disparate impact; diversity, equity, inclusion, and accessibility; or "gender ideology." NLIHC [strongly opposes](#) the rule, particularly due to its potential [impact on federal housing programs](#), and is calling on Congress to permanently block its implementation. CHCDF is also launching an [organizational sign-on letter](#) highlighting the rule's potential impact on housing programs and calling on appropriators to permanently block its implementation. [Read and join the letter here](#).

Tell Congress to Expand and Protect Federal Investments in Affordable Housing and Homelessness Assistance Programs!

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 CR, acts as a cut and reduces the number of people and communities served by HUD programs.

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.

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's exclusive authority to expend federal money:

- *Permanently block implementation of 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 by including language permanently blocking implementation of OMB's proposal.

- *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's [factsheet](#) details the threats to homelessness assistance funding and the language needed to protect these important resources.
- *Block implementation of other harmful proposed regulatory changes by HUD, including the [Equal Access](#) rule, "[Mixed-Status](#)" rule, and [disparate impact](#) rule.* HUD has proposed changes to existing regulations that would limit access to shelter, housing, and needed services for LGBTQ+ people, households with members who are immigrants, and people experiencing housing discrimination. Congress should include language in HUD's final FY27 spending bill blocking implementation of these proposals and ensuring people—regardless of their sexual orientation, gender, race, familial status, nationality, immigration status, or disability status—can access the resources they need to find and maintain safe, stable, affordable, and accessible homes.

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!
- 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.](#)
- Joining NCN's National Day of Action on November 10 to urge Congress to block implementation of OMB's harmful proposed changes to the federal grantmaking process. Learn more about [key changes](#) in the proposal and its [impact on housing programs](#), and use [NCN's tools to take action](#). Organizations can also [join CHCDF's letter](#) calling on appropriators to block the rule.
- 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.](#)
- 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.

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.

White House

President Trump Issues Executive Order Focused on Homeownership, Manufactured Housing

By Renee Williams, NLIHC Senior Policy Advisor, and Libby O'Neill, NLIHC Senior Policy Analyst

Keywords: Executive Order, Trump administration, manufactured housing

On October 22, President Donald Trump issued an executive order (EO), “[Decreasing Housing Costs for the American People](#).” The EO does not include specific provisions providing relief for renters. Instead, it focuses on reducing homeownership costs and encouraging and streamlining manufactured housing production through the creation of a [Task Force on Manufactured Housing Innovation](#).

The EO provides for the creation of a Federal Housing Finance Agency (FHFA) pilot program to streamline mortgage insurance cancellation for homeowners who have sufficient equity in their homes. Additionally, the EO provides for the expansion of an existing FHFA pilot program to reduce title insurance costs, particularly in the refinancing context, into an ongoing program. The EO directs the Departments of Agriculture (USDA) and Veterans Affairs (VA) to reduce interest rates for single-family home loans made by the departments, subject to available appropriations.

Additionally, the EO establishes a Task Force on Manufactured Housing Innovation, co-chaired by HUD and FHFA, and including the Department of Commerce, USDA, and VA. The Task Force is charged with developing recommendations for streamlining manufactured housing production, including using “Federal financing, insurance, guarantee, purchasing, and other program authorities to encourage innovation and increased production of affordable manufactured and factory-built homes.” The EO also directs the Task Force to explore whether federal funds can be conditioned on, or can incentivize, state and local “adoption of standardized permitting and licensing for manufactured and other factory-built housing,” consistent with an [earlier Executive Order](#). Recommendations by the Task Force are due within 180 days of the EO.

[Read](#) the EO.

[Read](#) HUD's press release on the Task Force on Manufactured Housing Innovation.

Our Homes, Our Votes

Recap: NLIHC's *Our Homes, Our Votes* National 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

Ahead of the midterm elections, NLIHC's [*Our Homes, Our Votes*](#) Campaign hosted its October 19 webinar, "[GOTV for Housing Advocates: Mobilizing Voters in the Final Weeks Before Election Day](#)." Building on the previous webinar topics that covered the importance of being a trusted messenger, the event focused on leveraging that status in GOTV efforts.

Panelists discussed what organizations and advocates can do to support voter mobilization efforts alongside barriers to civic participation. Chantelle Wilkinson, vice president of Strategic Partnerships & Campaigns at the Coalition, emphasized the importance of the upcoming election and urged organizations to sign on to NLIHC's [letter](#) opposing recent harmful [Census changes](#) that would undermine fair representation.

Morgan Murray, voter engagement program manager at the [League of Women Voters of the United States](#), started the conversation with real-world strategies housing advocates can adopt to get out the vote in their communities. She emphasized the importance of voter mobilization, with every member of the House of Representatives and one-third of the US Senate on the ballot this November. Candidates at the state and local level are also up for election, with direct implications for affordable housing. Underscoring the need for voter outreach by housing advocates is the lower voter turnout rates among renters, naturalized citizens, and Southern populations. She also shared how nonprofit and community leaders are well-suited for GOTV efforts because of their connections with underrepresented populations, including people of color and low-income voters. Murray uplifted effective voter turnout strategies for advocates, including understanding state-specific deadlines and reaching out to people as trusted messengers with nonpartisan resources.

Ken Williamson, program and policy analyst at the [National Alliance to End Homelessness](#) continued the conversation with a discussion on voting while experiencing homelessness. Williamson discussed the barriers unhoused people face when voting, including not having a permanent address, lacking transportation to the polls, and being unable to wait in lines to cast a ballot. People facing homelessness also have fewer informational avenues to learn about candidates and voting. To address this disenfranchisement, Williamson highlighted voter mobilization strategies with the understanding that many housing providers have limited capacity. He discussed the value of engaging with residents early and often, leveraging existing partnerships and volunteers, and potentially working with a local election office to use organizations as polling locations.

Samantha Slosberg, 2026 Program Director at [Power the Polls](#) concluded the webinar with a conversation on the role poll workers play in democracy. She identified poll workers as being the faces of democracy by facilitating elections and ensuring accessibility for voters with disabilities

and limited English proficiency. Slosberg stressed that each election location needs an adequate number of poll workers for voting to go smoothly, with workers setting up polling locations, checking-in voters, and ensuring ballots get to their destination. However, with November 3rd being a non-presidential election, she highlighted how it can be difficult for counties to get enough poll workers or build out their alternatives list. Many counties are still looking for poll workers, which is an opportunity for advocates to support democracy in their community. Finally, Slosberg urged participants to thank their poll workers for supporting democracy.

Across the webinar, the panelists stressed the need for housing advocates to get involved in voter mobilization efforts, with outreach to underserved groups ultimately building a better democracy through increased participation. Housing advocates and organizations are specially equipped for voter activations because of their existing role amongst community members as trusted messengers, and their understanding of the barriers underrepresented populations face when voting. Despite these barriers, the panelists encouraged housing advocates to engage in GOTV efforts to ensure voting is a fundamental right, regardless of housing status.

The webinar concluded with resources housing advocates can leverage to mobilize their communities, including OHOV's TurboVote tool that can be used to register to vote and provides election information, including voter registration status.

Webinar Resources

Presentation [slides](#) are available.

[Recording](#) is available.

Stay Connected with OHOV

Register [here](#) for the November 2 webinar, "Election Protection: Ensuring Voter Access & Overcoming Suppression in 2026."

Subscribe to the [Our Homes, Our Votes Monthly Newsletter](#) to receive the latest updates on voting rights, civic engagement resources, upcoming webinars, and opportunities to take action at the intersection of housing justice and democracy.

Follow [OHOV](#) on Instagram.

Additional voter resources

Turning Renters into Voters: Lessons in Engaging Low-Income Communities: An *Our Homes, Our Votes* best practice report that summarizes each pilot partner's work and offers actionable insights for housing and homelessness organizations to increase voter turnout. To view the report, visit: <https://nlihc.org/resource/now-available-our-homes-our-votes-2025-best-practices-report>

TurboVote: TurboVote is an online, nonpartisan voter registration and information platform where you can register to vote, update your registration, sign up for election reminders, and find key deadlines, state-specific rules, and other election information for your community.

TurboVote is available in both English and Spanish. For more information, visit:

<https://ourhomes.turbovote.org/>.

VOTE411.org, a resource of the League of Women Voters: VOTE411.org is an online voter education resource of the League of Women Voters and a “one-stop-shop” for election-related information. The site provides a voter registration tool, a nationwide polling place lookup, and ballot guides for voters in every state. For more information, visit: <http://vote411.org>.

Election Protection Coalition: The Election Protection Coalition, a project of the Lawyers’ Committee for Civil Rights Under Law, is a national, nonpartisan initiative that works year-round to ensure all voters have an equal opportunity to vote and have their votes counted. Election Protection offers a multilingual suite of voter hotlines and opportunities to get help from trained volunteers. For more information, visit: <https://tr.ee/EEYox0>.

Rideshare2Vote AWARE: Rideshare2Vote AWARE is a nonpartisan organization that provides barrier-free rides to the polls in 13 states and counting. Visit the website (<https://rideshare2voteaware.org/>) or call 888-858-3421 to request a ride. If you already have transportation to the polls, consider volunteering with Rideshare2Vote AWARE and supporting other voters in your community! For more information, visit: <https://rideshare2voteaware.org/>.

VoteRiders: VoteRiders educates voters about voter ID laws and helps citizens secure the IDs they need. VoteRiders operates a helpline to answer voters’ questions and provides practical, legal, and financial assistance for voters who need to obtain their documents. For more information, visit: <https://www.voteriders.org/>.

Spread the Vote: Spread the Vote obtains voter identification for eligible voters in states with strict voter ID laws, creates election guides and educational tools, assists incarcerated voters with mail-in voting, and helps voters make and carry out voting plans. For more information, visit: <https://www.spreadthevote.org/>.

Every One Votes, a campaign of the National Alliance to End Homelessness: Every One Votes is an initiative to ensure that people who are experiencing homelessness are registered to vote and able to exercise their right to vote. Providers can access resources and tools that provide guidance and strategies to support clients and consumers to register to vote <https://tr.ee/dMldsy>.

You Don’t Need a Home to Vote, a campaign of the National Coalition for the Homeless: The You Don’t Need a Home to Vote Campaign seeks to promote voting access by specifically engaging people experiencing homelessness in the democratic process. For more information, visit: <https://nationalhomeless.org/voting/>.

REV UP: The REV UP Campaign, launched by the American Association of People with Disabilities (AAPD), is a nonpartisan initiative that coordinates with national, state, and local

organizations to increase the political power of the disability community while also engaging candidates and the media on disability issues. For more information, visit: <https://tr.ee/Yfcxay>.

Patient Voting, a program of VOT-ER: Patient Voting collects and publicizes state-specific information about the process of voting for people who are unexpectedly hospitalized in the days or weeks before an election. The organization creates a nationwide network of healthcare workers and other partners dedicated to sharing this information and helping patients vote. For more information, visit: <https://www.patientvoting.com/>.

Opportunity Starts at Home

Register for This Thursday's (10/29) OSAH Webinar Celebrating Achievements of the *Keep Families Together* Campaign

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

Keywords: multi-sector, immigrant communities

This Thursday, October 29, [join](#) the *Opportunity Starts at Home* (OSAH) Campaign for a [webinar](#), “Multi-Sector Organizing to Protect Immigrant Communities: The *Keep Families Together* Campaign,” in partnership with OSAH Roundtable Members Protecting Immigrant Families and the National Housing Law Project. The webinar, held from 3:00 pm to 4:00 pm ET, will highlight the achievements of the *Keep Families Together* Campaign, which organized a broad coalition of national, state, and local partners in response to HUD’s proposed Mixed-Status Rule. HUD’s proposed Mixed-Status rule would force families with mixed immigration statuses (mixed-status families) in certain HUD programs to choose between separating to preserve their housing assistance or foregoing their assistance to stay together. NHLPP and the PIF Coalition’s *Keep Families Together* Campaign mobilized opposition to the proposal across the country in partnership with immigration, housing, and anti-poverty leaders.

Speakers include:

- Julie Walker, *Opportunity Starts at Home* project manager, NLIHC
- Kayla Blackwell, senior housing policy analyst, NLIHC
- Adriana Cadena, executive director, Protecting Immigrant Families
- Marie Claire Tran-Leung, evictions initiative project director and managing attorney, National Housing Law Project
- Sonya Acosta, senior policy analyst, Center on Budget and Policy Priorities

Join this webinar to learn about the current landscape around housing access for immigrant communities, and the urgent need for housing, immigration, and other sector advocates to work together. KFT campaign partners will discuss the campaign’s successes in base building and coordinating responses to the proposed rule and share practical recommendations for effective collaboration at this moment.

[Register](#) for the webinar.

Strategic Partnerships

Sip & Connect with NLIHC

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

Keywords: networking, Spark Social, Washington, DC

If you're in the Washington, DC area on November 17, please [join](#) NLIHC for an in-person event and an opportunity to engage in conversation and connection with professionals, advocates, partners, and community members working to advance affordable housing solutions.

This is an opportunity to build relationships across sectors, exchange ideas, and explore ways to collaborate on the policies and partnerships that move housing justice forward. Light bites and your first beer or wine are on us.

Registration is free, but space is limited. [Register](#) today!

As the year closes, we invite you to support NLIHC's work to ensure everyone has a safe, affordable place to call home. [Donate](#) today!

2027 Housing Policy Forum

Award-winning Author and Journalist Ta-Nehisi Coates to Join 2027 Housing Policy Forum

By NLIHC Communications

Keywords: registration, Forum 2027, Ta-Nehisi Coates, Sarah Lewis

Early Bird Registration is now open for the [2027 Housing Policy Forum: Building Our Future Together](#). Sign up today to join community leaders, policy experts, researchers, tenant advocates, and legislators for genuine discussions about safe, accessible, and affordable housing. Early Bird Registration Rates expire December 1, 2026.

Just Announced: Ta-Nehisi Coates

[Ta-Nehisi Coates](#) is an award-winning author and journalist whose bestselling books include “[The Water Dancer](#),” “[Between the World and Me](#),” and his latest, “[The Message](#)”—intertwining essays about the urgent need to untangle ourselves from the destructive myths that

shape our world—and our own souls—and embrace the liberating power of even the most difficult truths.

Coates addresses audiences across the country on urgent cultural topics, including discriminatory housing policies, mass incarceration, deleterious interpretations of history, and his personal experiences growing up as an African American male in the United States.

Coates joins Writer, Art and Cultural Historian, [Sarah Lewis](#) as a 2027 Housing Policy Forum featured speaker.

NLIHC's 2027 Housing Policy Forum will help answer the question: What must we build next? It will foster discussions on housing justice and how we can mobilize together to advance sustainable policy change.

The Washington Hilton Hotel is now accepting hotel reservations! Don't wait! [Secure your lodging today!](#)

Research

Study Finds Neighborhood Opportunity Around LIHTC Properties Changes Over Time, Challenging the Assumptions Underlying Site Choice

By Elizabeth Workman, NLIHC Research Intern

Keywords: LIHTC, Neighborhood Change, School Poverty, Neighborhood Opportunity

An article published in *Housing Policy Debate*, "[Shifting Sites of Opportunity: Changes in Neighborhood- and School-Based Poverty Around LIHTC Properties Over Time](#)," examines how schools and neighborhoods surrounding Low-Income Housing Tax Credit (LIHTC) properties change over time. The authors find that neighborhoods with LIHTC developments experience greater changes in poverty rates than those without LIHTC developments, but also that conditions in schools do not always align with changes in neighborhood conditions. These findings indicate that measures of neighborhood opportunity used to evaluate potential LIHTC property locations should account for long term neighborhood change rather than relying solely on existing conditions at the time when a LIHTC project is sited.

Because LIHTC properties have historically been concentrated in higher-poverty neighborhoods, many states now award points to LIHTC developments in "high-opportunity" neighborhoods, generally those with low poverty rates and strong schools. However, these designations tend to rely on a snapshot of neighborhood conditions, even though LIHTC properties often remain affordable for 30 to 55 years while the surrounding neighborhoods can change considerably. This study focuses on LIHTC properties in U.S. metropolitan areas placed in service between 1990 and 2009. The authors use HUD's National LIHTC database to identify properties and match them with census tract data on neighborhood poverty from the 1990 and 2000 decennial

census and multiple 5-year estimates from the American Community Survey (ACS). The analysis focuses on changes in neighborhood poverty rates over time through 2023 and compares changes in neighborhoods with LIHTC developments to those without LIHTC developments. To measure school conditions, the authors use data from the Longitudinal Imputed School Dataset (LISD). The percent of students within nearby elementary schools who are free lunch eligible (FLE), or students whose household income is below 130% of the federal poverty line, serves as a measure of school poverty.

The authors found that neighborhood poverty levels around LIHTC properties change a lot over time. From 2017 to 2023, 40% of LIHTC neighborhoods saw poverty rates fall by at least five percentage points, while 14% saw increases. Patterns of change varied by the neighborhood's starting poverty rate. Low-poverty neighborhoods were the most stable, while 44% of LIHTC neighborhoods with poverty rates above 30% in 2000 had poverty rates below 30% by 2023. However, poverty persisted in neighborhoods with the highest starting poverty rates, with 41% of LIHTC neighborhoods with poverty rates above 40% remaining in that category.

When examining geographic differences across states, the authors found higher shares of LIHTC neighborhoods with considerable declines in poverty relative to their surrounding neighborhoods in states like DC, New York, and California. In contrast, LIHTC neighborhoods more closely mirrored changes in other neighborhoods in states with relatively little change in poverty during the study period, such as Vermont, Kansas, and Alaska.

The authors also found that changes in school poverty over time, measured by FLE rates, do not always correspond to neighborhood trends. Throughout the 1990s and 2000s, changes in neighborhood poverty were moderately associated with changes in school poverty. However, after 2010, neighborhood and school poverty rates became increasingly disconnected, which the authors suggest may reflect the expansion of school choice programs weakening the relationship between neighborhoods and schools.

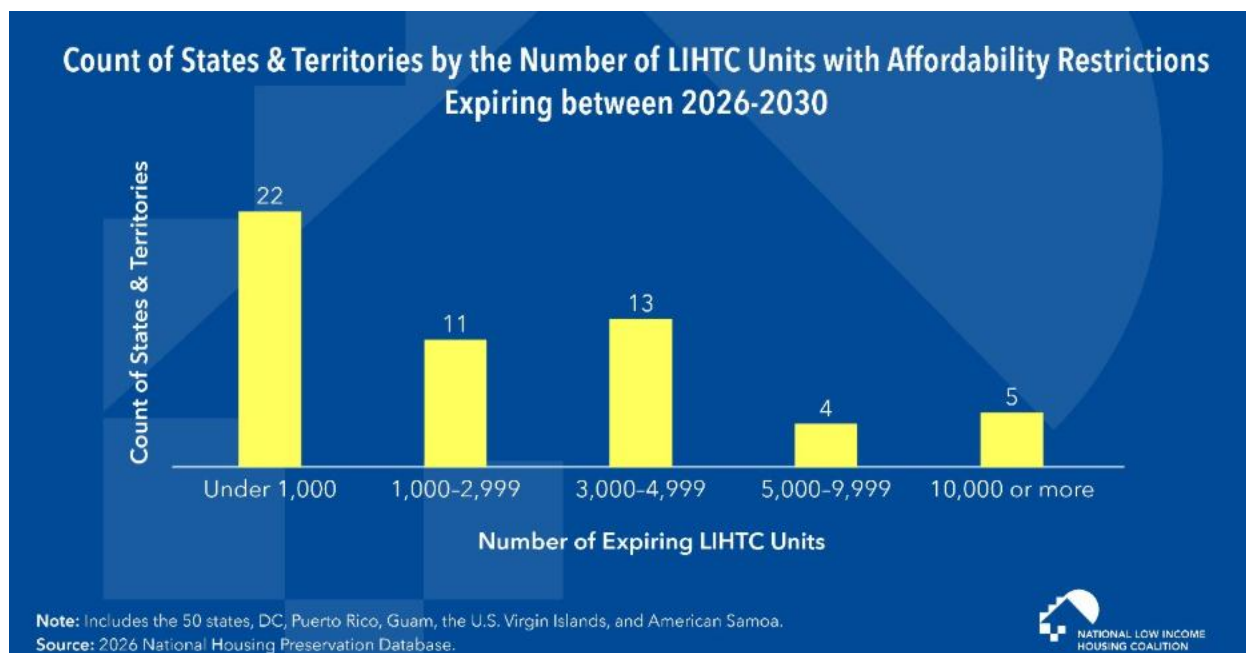
The authors conclude that neighborhood and school conditions surrounding LIHTC developments often change over time, which challenges the assumption that a neighborhood's opportunity stays fixed after a LIHTC property is built. The authors suggest further research to understand how changes in neighborhood and school conditions affect the long-term educational and economic futures for children in those neighborhoods. The findings encourage policymakers to assess neighborhood change over time, rather than rely on a measure at a single point in time, when evaluating neighborhood opportunity and deciding where to develop LIHTC properties.

[Read](#) the full report.

Fact of the Week

In Most States & Territories, Affordability Restrictions on Thousands of Low-Income Housing Tax Credit (LIHTC) Homes will Expire by 2030

Keywords: LIHTC, expiration risk



Source: 2026 National Housing Preservation Database

NLIHC News

NLIHC in the News for the Week of October 19

The following are some of the news stories to which NLIHC contributed during the week of October 19:

- “A System Solution for a Global Housing Crisis,” *Parametric Architecture*, October 20, at: <https://tr.ee/ujLFKH>
 - “Struggling families deserve a fighting chance,” *The Philadelphia Tribune*, October 22, at: <https://tr.ee/uV0SiM>
 - “Federal Judge blocks rule requiring states to check immigration status of people using public benefits,” *The Badger Herald*, October 22, at: <https://tr.ee/IBBVqF>
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Where to Find Us – October 26

- [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)

- Housing Alliance of Pennsylvania's [Homes Within Reach Conference](#) – Hershey, PA, December 14-16 (Kim Johnson)
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