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Budget and Appropriations

Congress in Recess Until November 9 – Take Action in October to Fight for HUD Funding in FY27

By Alayna Calabro, NLIHC Senior Policy Analyst and Kim Johnson, NLIHC Senior Director of Policy

Keywords: Budget and Appropriations, THUD, HUD, FY27, rescissions

Both the Senate and the House of Representatives have adjourned for recess, with lawmakers returning to their home states and districts to campaign ahead of November's midterm elections. The month of October will be an important time for advocates to weigh in with their federal lawmakers on their priorities and lay the groundwork for the work Congress will get done after the elections and before the current congressional session ends.

Trump Administration Illegally Rescinds \$810 Million in Funding, Including for Housing Counseling Programs

The Trump administration announced plans on September 25 to illegally claw back \$810 million in funding for housing, health, education, and other programs, including \$56 million of the \$58 million appropriated in fiscal year (FY) 2025 for housing counseling programs (*Memo*, [9/28](#)). Democracy Defenders Fund and Jacobson Lawyers Group filed a [federal lawsuit](#) against HUD on behalf of 10 nonprofit organizations—including several NLIHC state partners—that provide housing support services. The lawsuit challenges HUD's cancellation of congressionally appropriated housing counseling funds.

The so-called "[pocket rescission](#)" cancels money Congress has already appropriated. The non-partisan U.S. Government Accountability Office [reasserted](#) on September 29 that the Trump administration's use of a pocket rescission to cancel the funds is unlawful.

Top appropriators of both parties denounced the move and accused the administration of acting illegally by intentionally withholding and then canceling funds without congressional approval. The cancellation of funds threatens to escalate tensions over spending after the midterm elections.

Finalizing an FY27 Spending Bill for HUD

The Senate Appropriations Committee did not release FY 2027 spending bills before adjourning. Disagreements between Senate Appropriations Chair Susan Collins (R-ME) and Vice Chair Patty Murray (D-WA) over funding between defense and non-defense programs have stalled negotiations, with Chair Collins pushing for a significant increase in defense spending and Vice Chair Murray insisting non-defense spending be provided an equal or greater increase in funding. With Congress in recess, the Senate's FY27 spending bills—including the Transportation, Housing and Urban Development (THUD) bill funding HUD's vital programs—will not be released until after November 9, when federal lawmakers return to D.C. for the end of the 119th Congress.

While FY27 began on October 1, Congress passed a continuing resolution (CR) extending funding for federal programs and services through December 11, giving lawmakers more time to reach an agreement on final FY27 spending bills and avoid a partial shutdown of the federal government when the current CR expires.

Increased Funding Needed to Maintain Current Levels of Assistance

Because the cost 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.

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's 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's [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; in an attempt to circumvent the delay, Trump administration officials were reportedly considering an executive order that would expand the administration's authority over grants at the National Institutes of Health (NIH). The administration dropped the idea for the executive order after swift backlash, including from Senate Appropriations Chair Collins, who sent a [letter](#) to OMB and NIH officials warning them not to move forward. Congress should stop the administration from moving forward with these harmful changes permanently by including language permanently blocking implementation of OMB's proposal.
- *Stop illegal "pocket rescissions."* Congress should strengthen future appropriations with guardrails, such as more specific timelines to prevent the Trump administration from withholding or freezing funds over policy disagreements with Congress.

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 also 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.

Our Homes, Our Votes

Midterms are 30 Days Away – Use *Our Homes, Our Votes* Resources This National Voter Education Week

By Dani Patel, NLIHC, Strategic Partnerships & Campaigns Intern

Keywords: OHOV, National Voter Education Week 2026

The first week of October (October 5-9) is [National Voter Education Week](#), a nonpartisan campaign that helps voters overcome barriers to casting their ballot through civic education. NLIHC's [Our Homes, Our Votes](#) (OHOV) Campaign is proud to partner with National Voter Education Week to target voter education for low-income renters. Each day will focus on a different aspect of election education to better prepare voters for the upcoming midterms. OHOV has resources to equip housing advocates with voter mobilization in their own community.

Monday, October 5: Register to vote, or check your registration status. OHOV's [TurboVote tool](#) can help advocates check their voting status or register to vote. Even if you're not a first-time voter, checking your status after an address or name change ensures you are still able to cast your ballot.

Tuesday, October 6: Request a mail-in ballot if you're eligible. Voting by mail can make casting a ballot more accessible. Each state has different requirements for mail-in ballot eligibility, and the [National Voter Registration Day](#) Campaign has state-specific [information](#).

Wednesday, October 7: Make a voting plan. Come prepared to vote with a voting plan. This includes deciding how you will cast your ballot, finding an eligible polling location, and bringing the right voter identification. OHOV's [TurboVote tool](#) can help you find polling places and view deadlines to make a voting plan.

For voters who face barriers getting to polling locations, OHOV's partner [Rideshare2Vote AWARE](#) offers rides to polling locations and opportunities to volunteer.

Voter ID requirements vary by state, which creates another challenge to voting. [VoteRiders](#) has a page dedicated to learning your state's ID rules.

Thursday, October 8: Know your ballot. Before voting, researching your ballot can help you become a more informed voter. OHOV's [TurboVote tool](#) has sample ballots so voters can learn about candidates ahead of voting.

Friday, October 9: Mobilize your community.

Both OHOV and National Voter Education Week have resources to help housing advocates engage their communities. OHOV has a dedicated [Voter Registration](#) page with toolkits and resources on best practices for nonpartisan voter registration. OHOV also has free [social media graphics](#) that are ready to share with your network. Use the hashtags #VoteReady, #NationalVoterEducationWeek, and #OurHomesOurVotes and be sure to tag @OurHomesVotes.

The 2026 OHOV webinar series have brought together leaders in the civic space to educate housing advocates on nonpartisan voter mobilization. Our upcoming webinar, “[GOTV for Housing Advocates: Mobilizing Voters in the Final Weeks Before Election Day](#),” will discuss mobilization strategies advocates can leverage.

For more information about National Voter Education Week, visit: <https://votereducationweek.org/>

For more information about OHOV, visit: <https://www.ourhomes-ourvotes.org/>

Questions? Reach out to ourhomes@nlihc.org

HUD

HUD Proposes to Eliminate Agency’s Title VI Disparate Impact Regulations; Comments Due Friday, October 9

By Renee Williams, NLIHC Senior Advisor for Public Policy

Keywords: HUD, fair housing, Title VI, discrimination, federal financial assistance

On August 10, HUD [proposed](#) to eliminate the agency’s longstanding disparate impact regulations that implement Title VI of the “Civil Rights Act of 1964.” Title VI prohibits discrimination on the basis of race, color, and national origin by recipients of federal financial assistance, including federally assisted housing providers. NLIHC strongly opposes this change, given the importance of Title VI in ensuring that people have equal access to federal programs and activities.

The 60-day public comment period concludes this week, **Friday, October 9, 2026, at 11:59 pm ET.**

The National Fair Housing Alliance (NFHA) and the NAACP Legal Defense Fund (LDF) are providing commenting resources:

- NFHA has drafted a sign-on letter. Additional information can be found [here](#) (open to national and local organizations).
- LDF commenting portal can be found [here](#) (for individuals).

Brief Background

Disparate impact is a long-utilized legal tool used to address discrimination that may not be immediately obvious due to facially neutral policies. The currently proposed changes represent the latest push to erase civil rights protections from HUD regulations.

HUD is proposing these changes under a “Supplemental Notice of Proposed Rulemaking.” According to HUD, this supplemental notice “reopens” the prior 2026 comment period regarding the agency’s proposed removal of “Fair Housing Act” disparate impact regulations (see *Memo*, [1/20](#)). For that earlier 2026 comment period, HUD only afforded 30 days for public comment, despite existing [HUD regulations](#) stating a clear 60-day comment period policy for notices of proposed rulemaking. In February 2026, NLIHC submitted comments strongly opposing removal of HUD’s “Fair Housing Act” disparate impact regulations (see *Memo*, [2/23](#)).

No further changes are being proposed to the “Fair Housing Act” portions of HUD regulations in the August 10 proposal. Per the proposal, new comments received during the current comment period “will only be considered if they concern changes proposed in this supplemental notice of proposed rulemaking.” This seems to imply that only comments regarding the Title VI regulatory changes would be considered, despite the apparent consolidation with the existing “Fair Housing Act” disparate impact rulemaking.

[Review](#) HUD’s Title VI proposal.

For more detailed background regarding disparate impact, please refer to the [2026 Advocates’ Guide](#).

HUD PIH Issues Guidance on Transitioning Emergency Housing Voucher Households to Tenant Protection Vouchers

By Alayna Calabro, NLIHC Senior Policy Analyst

Keywords: HUD, PIH, guidance, notice, HCV, vouchers, rental assistance, EHV, emergency housing vouchers, tenant protection vouchers, TPV

HUD’s Office of Public and Indian Housing (PIH) issued [Notice PIH-2025-25](#), “Availability of Tenant Protection Vouchers for Emergency Housing Voucher Families,” on September 29. The notice outlines the requirements, funding process, and timeline for awarding tenant protection vouchers (TPVs) to all households with emergency housing vouchers (EHVs), as [authorized in the continuing resolution](#) (CR) that was signed into law on September 2.

The CR—the “Continuing Appropriations and Extensions Act, 2027”—includes language requiring HUD to make TPVs available by the end of the calendar year to all households still receiving assistance through the EHV program as of September 30, 2026. This provision will ensure that the more than 40,000 families relying on EHVs can continue to receive the assistance they need to afford their home.

The notice provides TPVs for all EHV families under lease as of September 30, 2026, and requires that these families be converted from EHV to EHV-TPVs by the end of the calendar year. Once the conversion is complete, the EHV program will end.

Award Calculation, Process, and Timeline

EHV-TPVs are funded from the \$600.6 million made available for TPVs under the 2027 CR. HUD will calculate funding eligibility for EHV-TPVs based on the average per-unit cost in the public housing agency's (PHA) EHV program and the total units estimated to be under lease as of September 30, 2026. PHAs will receive administrative fees for the converted vouchers on the same basis as the rest of their HCV program.

The notice states that around October 1, 2026, HUD will provide PHAs an estimate of EHV-TPV award amounts intended to cover December 2026. PHAs must respond to HUD to correct HUD's estimate if necessary, by October 15.

In December, HUD will award all EHV-TPV funds in one round of funding, and PHAs will transition families from EHV to EHV-TPV assistance. The TPV awards will cover one month (December 2026), and future months will be covered as renewals. All funding is subject to future appropriations. The notice states that PHAs must track EHV-TPVs separately from other vouchers since they cannot be reissued over turnover.

Other Important Provisions

HUD's notice makes clear that EHV families should not be rescreened when they transition to TPVs, and families can remain in their units currently under lease.

Additionally, HUD states that a PHA's administrative plan regarding payment standards for HCV tenants is applicable to tenants with EHV's transitioning to TPVs. Since some EHV tenants have higher payment standards than HCV tenants, advocates should help ensure that households maintain the same payment standard as they transition to TPVs, so they do not experience a sudden rent increase.

NLIHC, the Center on Budget and Policy Priorities, the National Alliance to End Homelessness, and the National Housing Law Project sent a [letter](#) to HUD on September 9 urging the department to swiftly release guidance on how PHAs can apply for and administer TPVs to help families with EHV's remain stably housed (*Memo*, [9/21](#)).

[Read](#) the notice.

[Read](#) NHLP's resource on the CR's EHV/TPV provisions.

Fair Housing

Disability Rights Groups Urge State AGs to Join *Olmstead* Statement; Bipartisan House Resolution Affirms the Importance of Community Integration

By Renee Williams, NLIHC Senior Advisor for Public Policy

Keywords: Fair Housing, disability, Olmstead, Section 504, ADA, DOJ

Disability rights advocates are urging state attorneys general to reaffirm their commitment to the statutory right of people with disabilities to live in integrated community settings, in accordance with the decades-old U.S. Supreme Court case, *Olmstead v. Lois Curtis*.

On September 3, 2026, eighteen governors sent a [letter](#) to the federal government reaffirming their commitment to *Olmstead*. Having state attorneys general express their own support for *Olmstead* is also crucial, given their role in civil rights enforcement.

Advocates are also asking members of Congress to support [H. Res. 1586](#), a bipartisan resolution recognizing and honoring the *Olmstead* decision.

NLIHC fully affirms and supports the rights of people with disabilities to live in their communities.

Brief Background

In a July 22, 2026, post, the [Bazelon Center for Mental Health Law](#) called upon advocates to ask their states to sign a statement entitled “[Our Commitment to Community Integration for People with Disabilities](#).” The statement represents a collaboration among national disability rights organizations. The Bazelon Center created a [background document](#), which outlines how state attorneys general can join the statement.

The effort responds to a recent memo from the Department of Justice (DOJ) (see *Memo*, [6/29](#)) that rejects the *Olmstead* community integration mandate. This was followed by the Texas v. Kennedy [court ruling](#), which vacated key community integration provisions in the Department of Health and Human Services’ 2024 Section 504 regulations. On September 24, 2026, national disability organizations condemned this ruling with [this statement](#).

The federal government may be abandoning its duty to enforce the right of people with disabilities to live in their own homes and communities, but state attorneys general must enforce this right.

Bipartisan Resolution

On September 28, 2026, Representatives Debbie Dingell (D-MI) and Brian Fitzpatrick (R-PA) led the introduction of [H. Res. 1586](#), entitled “Recognizing and honoring the 27th anniversary of the Supreme Court decision in *Olmstead v. L.C.*” Co-sponsors include Representatives Mary Gay Scanlon (D-PA), Thomas Kean (R-NJ), Mike Lawler (R-NY), Lateefah Simon (D-CA), and Joe Wilson (R-SC). The bipartisan resolution, in part, “affirms the *Olmstead* decision’s vital

importance to ending the unjustified institutionalization and segregation of individuals with disabilities.”

Take Action

Disability Rights Education & Defense Fund (DREDF) has created the following resources to support the effort to affirm the *Olmstead* community integration mandate:

- [Action page](#) to ask state attorneys general to join the *Olmstead* statement;
 - [Action page](#) urging support for H. Res. 1586
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Opportunity Starts at Home

Bipartisan “Eviction Crisis Act” Reintroduced in Senate

By Chantelle Wilkinson, NLIHC Vice President of Strategic Partnerships & Campaigns and Julie Walker, NLIHC Project Manager, *Opportunity Starts at Home*

Keywords: multi-sector, ECA

On September 24, 2026, Senators Michael Bennet (D-CO) and Todd Young (R-IN) reintroduced the “Eviction Crisis Act” ([S.5535](#)), which sustains tools to help end the nation’s continuing eviction crisis. Among various other promising provisions, the legislation includes the creation of an Emergency Assistance Program to test, evaluate, and expand proven interventions to help low-income households facing housing instability due to an unexpected economic shock. This policy solution was developed and championed by the [Opportunity Starts at Home](#) campaign, which worked closely with the bill’s sponsors. The reintroduction of this legislation marks a significant milestone for the campaign in advancing its policy agenda.

The Emergency Assistance Program is a permanent program—funded at \$3 billion annually—to help stabilize households experiencing an economic shock before it causes instability and homelessness, which often require more prolonged, extensive, and expensive housing assistance. The Emergency Assistance Program is a competitive grant program administered by HUD with input from the Departments of Treasury, Health and Human Services (HHS), and Agriculture (USDA). Eligible grantees include state, local, Tribal and territorial governments, and initial funding eligibility would be based on the number of very low-income renter households experiencing severe housing cost burdens or overcrowding, a jurisdiction’s unemployment rate, prior performance of the grantee, geographic diversity, and other factors.

The funds must be used to provide direct financial assistance to help households overcome a short-term crisis that directly impacts their housing stability. Up to 15% of funds can be used to provide housing stability-related services, such as case management, rehousing services, services to connect households to other public supports, some housing counseling-related services, and referrals to other services for behavioral, emotional, and mental health issues. The bill also

requires a rigorous evaluation of the program’s effectiveness at preventing housing instability, and lessons learned from these evaluations will be incorporated into the program design. Most families in poverty who rent spend at least half of their incomes on housing, leaving virtually no margin for unexpected expenses. Broken-down cars, unreimbursed medical bills, or temporary declines in income can quickly send vulnerable households down the spiral of housing instability, eviction, and even homelessness. If enacted, the Emergency Assistance Program could provide a blueprint for helping millions of low-income households that live on the edge of what they can afford.

Leading national organizations from the housing, education, health, civil rights, anti-hunger, anti-poverty, criminal justice, child welfare, and faith-based sectors have come together through the *Opportunity Starts at Home* campaign to advocate for more robust and equitable federal housing policies such as those included in the “Eviction Crisis Act.”

“For millions of households, one broken-down car, one unexpected medical bill, or a reduction in work hours could result in an eviction. The ‘Eviction Crisis Act,’ developed and advanced by NLIHC’s *Opportunity Starts at Home* campaign, would help to ensure that renters will not lose their homes because of a single unforeseen expense. No one should have to face losing their home because of one temporary financial setback. I applaud Senators Michael Bennet and Todd Young for their leadership in introducing this important legislation and advancing meaningful solutions to the national housing crisis. I urge Congress to pass this bill quickly,” said Renee M. Willis, NLIHC President and CEO.

Read the [press release](#) from Senator Bennet.

Read the [fact sheet](#).

[Send a letter](#) to your federal elected officials urging them to support the “Eviction Crisis Act.”

U.S. Census Bureau

Proposed Census Rule Would Jeopardize Accurate Congressional Apportionment, Impact Federal Funding; Comments Due November 2

By Tia Turner, NLIHC Project Manager, *Our Homes, Our Votes*, Sarah Abdelhadi, NLIHC Manager, State and Local Research, and Renee Williams, NLIHC Senior Advisor of Public Policy

Keywords: Census Bureau, Department of Commerce, proposed rule, request for comment

On September 10, 2026, the U.S. Census Bureau published a [proposed rule](#) in the *Federal Register*. The proposed rule outlines a series of deeply troubling changes to the decennial census, which will take place in 2030. If finalized and implemented, these changes will lead to an inaccurate census, with downstream negative impacts ranging from congressional representation to federal funds. A subsequent notice [extended the comment deadline](#).

NLIHC strongly opposes the proposed rule. Members of the public can [submit comments](#) through **November 2, 2026, at 11:59 pm ET**. Resources for commenting and taking action are listed below.

Brief Background

The [U.S. Constitution](#) instructs the federal government to carry out a national count of *all persons* residing in the United States every ten years (“enumeration”). This count [includes both U.S. citizens and noncitizens](#), including persons who are undocumented or who have legal status but are not legal permanent residents. This decennial census is used to decide the number of seats given to each state in the U.S. House of Representatives—a process called “apportionment.” The Census population count also has [important implications for the distribution of federal funding](#), including for programs such as the Community Development Block Grant program.

The proposed rule would:

- Restrict the people eligible to be counted in the decennial census to U.S. citizens and permanent residents, excluding people with short-term visas, a temporary legal status, or who are undocumented.
- Prohibit questions on race, ethnicity, or sexual orientation from being asked in the decennial census.
- Change the rules around where people are counted. Instead of counting people in the place where they live for most of the year (their “usual residence”), the new rule would consider where people spent the most days during a new “census enumeration period” running from January 3 to April 1. The proposed rule also says that a person’s usual residence should match that person’s tax information, and that the Census Bureau will be relying on its vast access to administrative records.
- Leave the door open to adding a question on “legal status.” Note that the first Trump administration [unsuccessfully attempted](#) to add a citizenship question to the 2020 Census.

If implemented, these changes would deliberately exclude many members of our communities from the decennial census and may have a chilling effect on the participation of countless others, resulting in a severe undercount. Without a complete and accurate count of the U.S. population, the apportionment process will leave communities in the U.S. without fair representation in Congress. Further, as noted above, inaccurate Census data would impact the flow of federal dollars to communities across the country.

If questions on race and ethnicity were eliminated, it would mark the first time in over 230 years that these data are not collected in a decennial census. It could also leave U.S. territories American Samoa, the Commonwealth of the Northern Mariana Islands, Guam, and the U.S. Virgin Islands without critical information about the makeup of their populations, as these areas are [already underserved](#) by federal data collection efforts and rely more heavily on the decennial census than the 50 states, the District of Columbia, and Puerto Rico.

Take Action and Resources

- The [Leadership Conference](#) has launched a new [Residence Rule resource page](#) for census-related action and a new [guide](#) on the proposed changes for the census data.
 - **[Register for handsoffourcens.us Weekly Briefing: Comment Analysis on the Proposed Census Rule](#)**
 - This [handsoffourcens.us](#) briefing series is hosted in collaboration with:
 - [Census Counts](#)
 - [Census Quality Reinforcement Task Force](#)
 - [dataindex.us](#)
 - [essentialdata.us](#)
 - [Federation of American Scientists Data Policy Institute](#)
 - [The Leadership Conference Education Fund](#)
 - [One-pager](#) from the Census Bureau on why the census asks about race and ethnicity
 - [Leadership Conference Factsheet](#) on how a citizenship question would impact census data
 - [Leadership Conference Factsheet](#) on how census undercounts impact communities
 - [Resources](#) from Massive Data Institute on technical issues with the rule (use of tax records, counting military personnel, and more)
 - [Talking points](#) on the proposed residence criteria from The Leadership Conference Education Fund
 - [Messaging](#) resources at Hands Off Our Census
 - [Talking points](#) on census data and Native Hawaiian and Pacific Islander communities
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Research

Mixed-Income Housing in Massachusetts is Significant Source of Affordable Rental Homes

By NLIHC Research Team

Keywords: mixed-income housing, Massachusetts

An Urban Institute report released in July, [Can Mixed-Income Housing Advance Housing Supply, Affordability, and Opportunity?](#), found that mixed-income housing accounted for nearly 60% of large multifamily developments built between 2021 and 2025 in Massachusetts' two largest metropolitan areas (Boston and Worcester). As a result, more than half (56%) of the 9,224 affordable homes produced in large multifamily developments during this time period are in mixed-income developments.

The authors defined mixed-income housing as a mix of market-rate and regulated affordable rents in large multifamily developments of 50 or more rental units. They further split these mixed-income developments into two categories: those where 20% or more of the units are rent-regulated and affordable, and those where less than 20% of the units are rent-regulated and affordable.

Mixed-income development has increased in Massachusetts in recent years. From 2021 to 2025, mixed-income housing accounted for 58% of new large developments and 65% of all new rental units in the Boston and Worcester-Springfield metro areas, a stark increase from the early 2010s when market-rate and fully affordable developments both outpaced mixed-income construction. At the same time, the average share of affordable units per development has decreased. Most mixed-income developments contain between 10% and 30% affordable units.

Mixed-income housing developments are, on average, larger than both market-rate and fully affordable developments, with a median of 172 units compared to 138 and 100 units, respectively. This is likely because locally implemented density bonuses (and larger developments in general) allow developers to at least partially subsidize the cost of affordable units with additional market-rate units, meaning less burden on the government to provide public subsidies for affordable units. In addition, larger-scale developments can better absorb the costs of the layered financing required to produce affordable housing.

A benefit of mixed-income housing is the provision of affordable rental units in higher-income neighborhoods, helping to decentralize poverty and give lower-income families access to higher-quality public services such as schools, hospitals, and recreational centers. The average median neighborhood income of mixed-income developments is \$110,135, compared to \$74,894 for fully affordable housing. Families in mixed-income neighborhoods also may see an increase in economic mobility, with children seeing better educational and career outcomes compared to children in neighborhoods with concentrated poverty.

Massachusetts has a few advantages that allow mixed-income developments to thrive:

- Chapter 40B requires municipalities to have at least 10% of their housing stock designated as affordable housing. In municipalities where this threshold is not reached and without a certified housing plan, developers can bypass zoning restrictions if their developments contain a minimum share of affordable units (25% affordable for households with incomes below 80% of area median income (AMI) or 20% affordable for households with incomes below 50% of AMI). Since 1990, 40B has directly incentivized mixed-income developments by counting all units (both market-rate and affordable) in mixed-income developments toward the 10% municipality guideline as long as those developments have the required share of affordable units.
- In the early 2000s, “inclusionary zoning” (IZ) began spreading across localities. Generally, developers in areas with IZ are required or incentivized to designate a percentage of units as affordable in new developments.
- Massachusetts has high market demand, which allows mixed-income housing to be profitable for developers with minimal government subsidies. In a state with lower market demand, developers would find it more difficult to subsidize affordable rents with market-rate rents.

The [report](#) is available.

NLIHC's 2027 Housing Policy Forum

Early Bird Registration is Now Open!

By NLIHC Communications Team

Keywords: 2027 Housing Policy Forum

[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 great, 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:** \$125 (increases to \$150 on December 2)

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

Event

National Fair Housing Alliance to Host “Fair Housing Rights of Immigrant Families” Webinar on October 14, Releases Memo on Immigrant Housing Protections

By Kayla Blackwell, NLIHC Senior Housing Policy Analyst

Keywords: National Fair Housing Alliance, NFHA, webinar, fair housing, immigrant, immigration, resources, memorandum

The National Fair Housing Alliance (NFHA) will host a webinar, “[Fair Housing Rights of Immigrant Families: Housing Advocacy Amid Escalating Immigration Enforcement](#)” on Wednesday, October 14 at 2:00 pm ET. NFHA also released a memorandum, “[Fair Housing Rights of Immigrant Families](#)” which summarizes protections for immigrants, including immigration-related screening, language access, and laws at the state and local level. The October 14 webinar will include a discussion by NFHA counsel and other immigration advocates to explain confusing immigration status verification requirements and other recent policy changes for immigrant families.

The webinar will include speakers from housing, immigration, and consumer protection organizations: Carla Sanchez-Adams, senior attorney at the National Consumer Law Center (NCLC); Maddie Geschu, director of policy & advocacy at the Protecting Immigrant Families Coalition (PIF); Maire Claire Tran-Leung, evictions initiative project director at the National Housing Law Project (NHLP); Morgan Williams, senior counsel at NFHA; and Scott Chang, senior counsel at NFHA. NFHA’s [announcement](#) states: “The National Housing Law Project will cut through the confusion on status verification requirements. The National Fair Housing Alliance will discuss the fair housing and other civil rights of immigrants. The National Consumer Law Center will address debanking and homeownership. And the Protecting Immigrant Families Coalition will frame how advocates can reach the households most at risk.”

NFHA’s [memorandum](#) provides an overview of federal law, recognizing that while immigration status is not a protected class in the Fair Housing Act, the civil rights law applies to all people in the United States, and state and local laws provide additional protection against discrimination. The memo provides case examples of discriminatory housing practices based on national origin (a protected class) and other cases impacting housing access based on immigration status and language access.

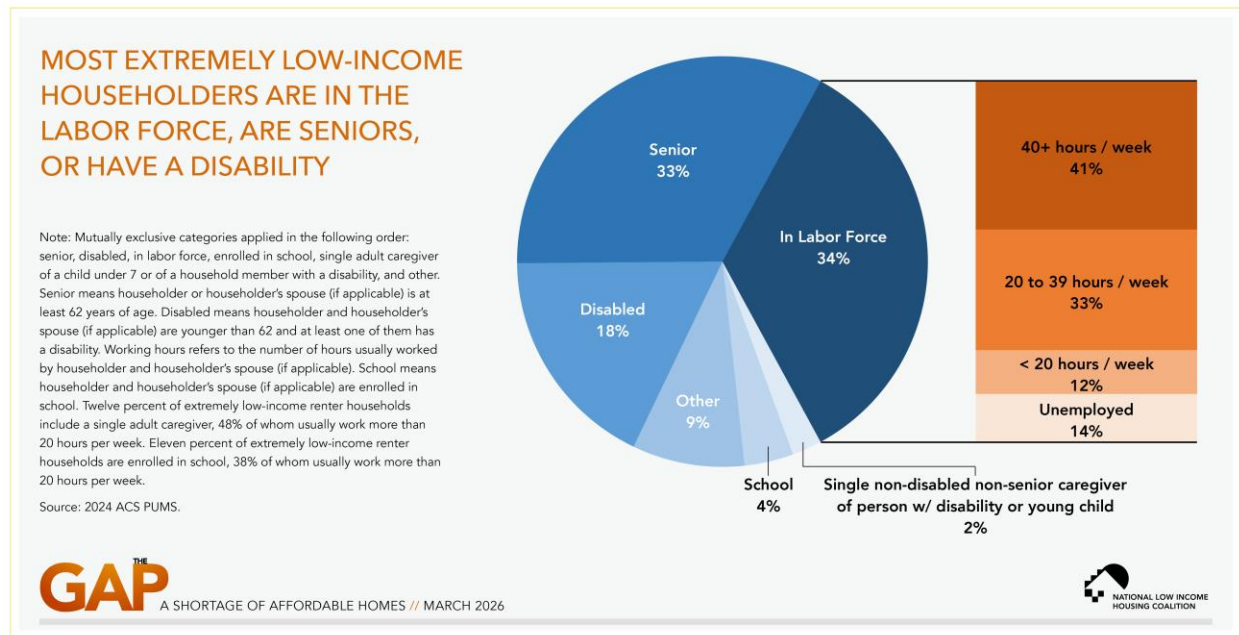
[Register](#) for the October 14 webinar.

[Read](#) NFHA’s memorandum.

Fact of the Week

Nearly Half of Extremely Low-Income Renters Who Rent Are Seniors or Have a Disability

Keywords: extremely low-income renters, seniors, labor force, people with disabilities



Data source: 2024 ACS PUMS.

NLIHC News

NLIHC in the News for the Week of September 28

The following are some of the news stories to which NLIHC contributed during the week of September 28:

- “Can't Afford Rent? Head to the Polls.,” *The Repairer's Brief: Ep 04*, September 28, at: <https://tr.ee/u1aoGf>
- “America’s affordable housing shortage has an accessibility problem,” *Scotsman Guide*, October 1, at: <https://tr.ee/PHTKz6>

- “Will the ROAD to Housing Act Deliver on Its Promise?,” *Shelterforce*, October 1, at: <https://tr.ee/nnHUvN>
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Where to Find Us – October 5

- [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 & Renee Williams)
 - [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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