

NLIHC's HoUsed Campaign for Long-Term Housing Solutions

March 24, 2026

Welcome & Updates



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Agenda



Welcome & Introductions

- David Gonzalez Rice, Senior Vice President of Policy

Administrative Policy Updates

- Renee Williams, Senior Policy Advisor

Congressional Policy Updates

- Kim Johnson, Senior Director of Policy
- Noah Patton, Director of Disaster Recovery
- Chantelle Wilkinson, Vice President of Strategic Partnerships & Campaigns

Take Action

- Ramina Davidson, Vice President of Field Strategy & Innovation

Administrative Policy Updates



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NATIONAL LOW INCOME
HOUSING COALITION

HUD Regulatory Updates March 2026

HUD Proposed Changes - Out for Public Comment Now



- Mixed-status proposed rule (Deadline: April 21)
- Work requirements and time limits proposed rule (Deadline: May 1)
- 30-day eviction notice proposal (Deadline: April 27)

Mixed-Status Proposed Rule



- **HUD is proposing:**
 - to deny mixed-status families the ability to continue to live together with prorated rental assistance
 - to impose additional verification and documentation requirements on HUD households
- Coverage includes HUD's largest rental assistance programs (Public Housing, HCV, PBRA), but not all HUD programs.
- **A proposed rule is just that – a proposal; these changes are not yet finalized.**

About Mixed-Status Families



- Mixed status families include at least one person eligible for HUD assistance and family members who aren't eligible for HUD assistance due to their immigration status.
- CBPP: nearly 80,000 (79,600) people live in mixed-status households, including nearly 37,000 children
- Ineligible family members pay their own rent and **do not receive HUD assistance.**
- **HUD's proposed changes mean that fewer HUD families overall will be housed.**

About Mixed-Status Families



- CBPP: of the 80,000 mixed families that would lose assistance or be forced to separate:
 - 96% are people of color, including 86% who are Latino
 - 56% are women or girls
 - 46% are children
- **The states with the highest percentage of families with mixed immigration status in HUD housing are California (36%), Texas (22%), and New York (13%).**

Mixed-Status Proposed Rule Details



Current law (as of 2/25/2026)	Proposed 2026 Rule
Mixed families have the right NOT to contend eligibility	Mixed status families will no longer have the right not to contend; all family members must verify citizenship/eligible immigration status
Mixed families have the right to prorate assistance (ineligible members pay more) indefinitely	Mixed families will no longer have the right to prorated assistance; must verify citizenship/eligible status or separate (with ineligible members leaving the household).
Paperwork Requirements – U.S. Citizens and U.S. nationals must provide a signed declaration of citizenship	Housing providers will require a signed declaration and consent form to verify eligibility on SAVE (DHS system). If SAVE does not confirm, further documentation required.
Paperwork Requirements – eligible noncitizens must submit signed declaration of status, proof of status, and verification consent form. Older noncitizens (62+) submit signed declaration and proof of age.	ALL noncitizens must submit signed declaration of status, proof of status, and signed consent form.

Take Action by April 21st!



- **Urge HUD to withdraw the rule** by commenting on the Federal Register by 4/21
 - <https://www.keep-families-together.org/#take-action>
- **Use this comment template** to get your draft started!
 - <https://tinyurl.com/ym7re3dh>
- **Join your organization on the Protecting Immigrant Families Coalition's** sign-on letter by 4/20 [here](#)
- Share this information with your neighbors!
 - Child welfare, immigration advocates, disability rights advocates, seniors, Black, Latino, Asian American & Pacific Islander communities – we will all be hurt by this rule.

Work Requirements & Time Limits



- Would apply to the following programs: public housing, Housing Choice Vouchers (HCV), Project-Based Vouchers (PBV), and PBRA.
- Allows "well-performing" PHAs and PBRA owners to adopt work requirements for "work-eligible" adults of **up to 40 hours per week**.
- Allows for time limits on assistance after **two years** for "non-elderly, non-disabled families."
- Not required, but...
- **Again, proposed changes are not yet final!**

Who is a "work-eligible" adult?



- Defined in HUD's proposal as individuals ages 18 to 61 who are not people with disabilities, pregnant, or enrolled in higher education.
- The “work-eligible” definition also excludes primary caretakers for: a person with a disability, a child under six, or a person who is temporarily incapacitated.

Work Requirements & Time Limits: Some of the Concerns



- Noncompliance would jeopardize housing assistance
 - CBPP [analysis](#) from July 2025 estimated that 2-year time limit would result in 3.3 million people (1.7 million children), losing rental assistance.
- Will not be "optional" in states that adopt their own work requirements and time limits
- Perpetuates incorrect stereotypes that people who can work are not working
- No additional funds provided for implementation, including supportive services

Take Action by May 1st!



- Submit [your own comment](#), urging HUD to withdraw the proposed rule.
 - NLIHC has a [new comment template](#) focused on residents offering their perspectives.
- Learn more about the harms of time limits and work requirements:
 - [Work Requirements and Time Limits in Rental Assistance Programs Will Worsen Housing Instability](#)
 - [Find your state fact sheet](#).
 - Single, searchable PDF with fact sheets for all states + DC. Consider using this information to inform your comments.

30-Day Notice for Nonpayment Proposal



- HUD has issued a [proposal](#) to repeal the requirement that PHAs and project-based rental assistance (PBRA) owners provide households with at least a 30-day termination notice prior to filing an eviction action for nonpayment of rent.
- **Changes are not yet final.** Because of the efforts of tenants and advocates, HUD recently announced it was postponing when these changes would go into effect.
 - Importantly, the **rulemaking is still moving forward.**

What the 30-Day Notice proposal would do



- Provide tenants in certain HUD-assisted housing programs less time to catch up on rent to avoid eviction.
- No longer would require PHAs and PBRA owners to provide information such as itemized lists of rent owed.
- Remove additional HUD protections, such as a prohibition on evicting tenants for nonpayment if they catch up on rent during the 30-day notice period.

Take Action by April 27th!



- Submit [your own comment](#), urging HUD to withdraw the proposed rule.
- Learning more about how this proposal will harm HUD tenants:
 - [Register for NLIHC's April 6, 3:00 pm ET](#) office hours on the HUD 30-Day Notice and Time Limits/Work Requirements.

Thank You!



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Congressional Policy Updates



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Congressional Policy Updates



Fiscal Year (FY) 2027 Appropriations

President's FY27 partial budget request expected next week

- Expect cuts to programs; policy proposals that would limit access to assistance
- Remember – the White House's budget request is a *request*
 - Congress decides how much to fund federal programs
 - Congress resoundingly rejected the extreme proposals and drastic cuts proposed in the FY26 budget request

Potential markup schedule for House FY27 Appropriations Committee

- Transportation, Housing, and Urban Development (THUD):
 - Subcommittee markup: May 21
 - Full Committee markup: June 4

Congressional Policy Updates



21st Century ROAD to Housing Act

Senate's bipartisan unified housing supply bill

- March 12: Senate passed unified housing supply package with strong bipartisan support, 89-10
- House can:
 - Vote on the bill as-is
 - Move the bill to conference between the House and Senate

Congressional Policy Updates



21st Century ROAD to Housing Act

NLIHC is calling on Congress to include its top priorities in any final bipartisan housing supply bill:

- The “[Reforming Disaster Recovery Act](#),” a top priority for NLIHC’s Disaster Housing Recovery Coalition
- The “Rural Housing Service Reform Act”
- Provisions from the “Choice in Affordable Housing Act” related to streamlining HCV inspections

Congressional Policy Updates



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Congressional Policy Updates



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OurHomes.TurboVote.Org

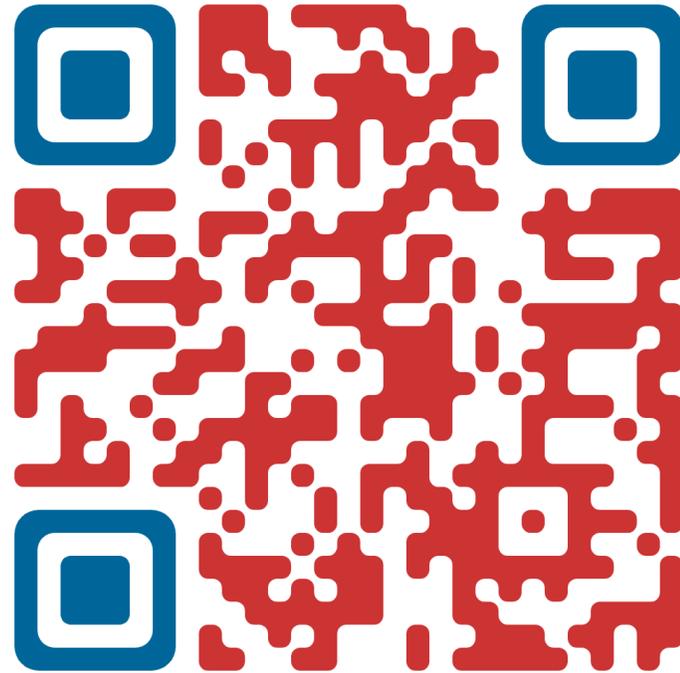
OUR HOMES

OUR VOTES

BECAUSE HOUSING IS BUILT WITH BALLOTS



Register to vote and update your voter registration, check your voter registration status, find election information for your community, and sign up for election reminders!



Our Homes, Our Votes Educational Resources

- Comprehensive online resource library
 - Visit: <https://www.ourhomes-ourvotes.org/resources>
 - Turning Renters into Voters: Lessons in Engaging Low-Income Communities - <https://nlihc.org/resource/now-available-our-homes-our-votes-2025-best-practices-report>



Full Webinar Series

OUR HOMES

OUR VOTES

BECAUSE HOUSING IS BUILT WITH BALLOTS



All webinars will be held **3:00–4:00 pm ET** on the **second Monday** of each month:

- **April 13** – Protecting Voting Rights: Strengthening Democracy Through Local Housing Advocacy
- **May 11** – Understanding *Louisiana v. Callais*: What the Supreme Court Decision Means for Housing & Democracy
- **June 8** – Mobilizing Voters After *Louisiana v. Callais*: Nonpartisan Action Steps for 2026
- **July 13** – What’s Next for Housing Advocates After *Louisiana v. Callais*?
- **August 10** – Voter Registration 2026: Tools, Rules & Strategies for Low-Income Renters
- **September 14** – Combating Misinformation: Equipping Housing Advocates as Trusted Messengers
- **October 12** – GOTV for Housing Advocates: Mobilizing Voters Before Election Day
- **November 2** – Election Protection: Ensuring Voter Access & Overcoming Suppression

Take Action



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Resources & Next Steps



- **Contact** your members of Congress: <https://nlihc.quorum.us/campaign/157066/>
- **Become a member** of NLIHC: www.nlihc.org/membership
- **Connect** to your Field Team member: outreach@nlihc.org

**Join our next National HoUSed Campaign Call:
Tuesday, April 14 at 4:00 -5:00 pm ET**