



NATIONAL LOW INCOME
HOUSING COALITION

NLIHC's Policy Priorities in 2026 ...and beyond

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Tenant Talk 1/5/26

The Moment : Threat Assessment



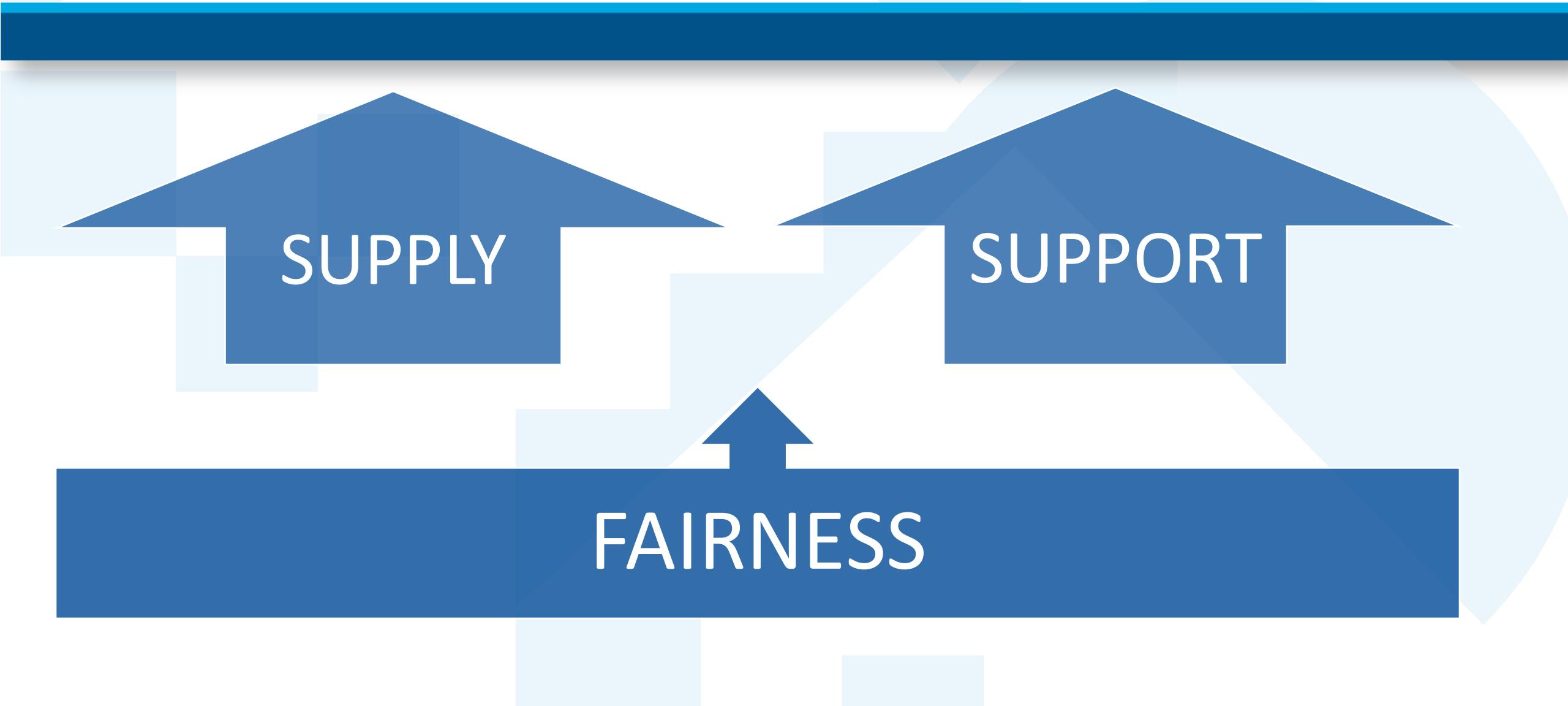
- Specific populations targeted for harassment and harm:
 - Immigrants
 - Unhoused neighbors
 - Tenants in subsidized and public housing
 - People w disabilities
 - Disaster survivors in disfavored states
 - Black and brown communities, especially cities
- Gutting of civil rights protections and enforcement
- Cuts to funding and staffing for programs and support services

The Moment : Opportunities



- Bipartisan attention to Affordability and Housing Supply.
- Growing understanding that housing costs -> homelessness.
- Recognition by advocates that housing, food, healthcare, education, and civil rights all work together. Our advocacy cannot be siloed.
- Midterm elections and a new Congress in 2027.

The Vision: More and Better



SUPPLY

SUPPORT

FAIRNESS

The Strategy: Balancing Acts



- Regulatory agenda
- Staff and \$ cuts
- Withheld funds
- Voucher funding cliffs
- Lawlessness

Affordable, Accessible,
Quality, Choice.



- ROAD to Housing Act
- Fair Housing Improvement Act
- Eviction Crisis Act

LIHTC Expansion?
Draft Voucher Program Rule?

(Enough housing,
supports, and civil
rights protections for
everyone.)

Continuing Discussions in 2026



1. Universal Rental Assistance: when the moment is right, will we fight for universal vouchers, universal basic income, or something else?
2. Quality housing: how can we prioritize preservation, rehabilitation, and safe and accessible housing, not just new construction?
3. Aging population: Older folks represent a growing share of renters. Low-income homeownership is on the rise, too. How should NLIHC's policy agenda reflect these realities?

Discussion



1. What other threats should we watch for in 2026?
2. What other opportunities should we be ready for?
3. What would you like to see NLIHC consider as we set our ambitious for 2027 and beyond?