

# Leaders and Organizers for Tenant Empowerment

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## Attention HUD Tenants: Act Now to REJECT Disastrous New Rules

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In February, at the direction of Trump and Secretary Scott Turner, HUD proposed three disastrous new rules that would leave tens of thousands of families homeless and burden the lives of millions more. These proposals would:

1. eliminate the 30-day notice requirement for nonpayment evictions in HUD housing;
2. allow owners to impose a two-year time limit in HUD housing, and 40-hour work requirements, on all “work-eligible” HUD tenants, including in households with disabled members; and
3. repeal the Mixed-Status Rule that currently allows immigrants ineligible for federal assistance to stay with eligible family members in HUD housing with a prorated rent

All proposals have been released to the public for an initial 60-day comment period, each with its own set of deadlines. HUD tenants, tenant organizers, and advocates have a chance to submit comments opposing these changes.

HUD tenants and allies united to defeat similar proposals in 2017, during the first Trump administration. We can do it again! HUD tenants must organize, and unite, to defeat all three proposed rules!

### **Take Action NOW to oppose Fast-Tracked Evictions, Time Limits, Work Requirements, and Separation of Immigrant Families!!**

The Leaders and Organizers for Tenant Empowerment (LOFTE) Network calls on affiliates and allies to RESIST these proposed rules! Plan a response in your community! Some examples of what you can do now:

- **Submit comments opposing each rule separately.**

**Repeal of the Mixed-Status Rule.** This proposal, called the **Housing and Community Development Act of**

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**1980: Verification of Eligible Status**, would repeal the ability of mixed-status families—families with members that are eligible for federal assistance, and those that are ineligible—to stay together in HUD housing while receiving prorated (less) housing assistance. This rule, part of the administration’s broader xenophobic and anti-immigrant agenda, would force such families to choose between keeping their family together, or keeping their housing. The deadline for comments on this proposal is April 21<sup>st</sup>, 2026. Tenants and allies can submit comments opposing the rule using the guides prepared by the [Keep Families Together Coalition](#) or have them [submit your comment anonymously on your behalf here](#). Find more information on the effects of the proposal at the NLIHC press release [here](#).

**Work Requirements and Two-Year Term Limits.** This proposal, called **Establishing Flexibility for Implementation of Work Requirements and Term Limits**, would allow owners and PHAs to adopt work requirements for work-eligible adults—anyone between 18 and 65 that is not disabled, pregnant, or enrolled in higher education—of up to 40 hours per week. These requirements would be in addition to a maximum limit on HUD housing assistance of two years for, broadly defined, “non-elderly, non-disabled” households. Discretionary ability for owners to adopt of work requirements and/or term limits creates opportunities for severe discrimination and will lead to more families on the streets. The deadline for comments on this proposal is May 1<sup>st</sup>, 2026. Tenants and allies can submit comments opposing the rule at [the regulations.gov website here](#). Find state-by-state data [here](#), or more information on the NLIHC website [here](#) or the NHLP website [here](#).

**Repeal of 30-Day Notice Requirement.** Currently, owners and PHAs are federally required to give at least 30-days’ notice before moving to evict tenants for nonpayment of rent. The proposed rule, called **Revocation of the 30-Day Notification Requirement Prior to Termination of Lease for Nonpayment of Rent**, would revoke that requirement, and allow owners to default to state law notice periods, which in some states is as short as 3-5 days. The deadline for comments on this proposal is April 27<sup>th</sup>, 2026. Tenants and allies can submit comments opposing the rule using the [regulations.gov website here](#). Find more information on the NLIHC website [here](#).

- **Line up tenant leaders for quotes** in local media stories about the cuts--**issue a press release and call local media**, to make tenant voices heard! Use the [Press Release](#) from LOFTE for quotes and messaging. Use data about **Section 8 cuts to your city or state**. Find information about how budget cuts would affect your state in [this state-by-state guide](#). Refer to the Senate column of *Table 1* to see how many Section 8 Vouchers are already facing cuts in your state, from the Continuing Resolution Congress passed in March.
- **Distribute [LOFTE’s Press Release](#) and this action alert to tenants and allies.** Add your own state’s specific data for potential budget cuts, data available in the Senate column of *Table 1* [here](#).
- **Start a social media campaign.** Post your messages to Facebook, Twitter and other social media. Keep Families Together has prepared a [social media toolkit and other communications materials on their website](#). Find your elected officials’ social media handles [here](#). Organize X users to post on the same day or in a specific time window using the same hashtag to get your topic “trending”.
- **Start reaching out to allies NOW.** President Trump’s FY27 budget will be released soon, and we must be prepared! Last year, Congress defeated Trump’s proposal to terminate all HUD rental assistance programs and convert them to block grants to the states at 43% less funding. We can and must defeat it again! Older adults, people with disabilities, CAP agencies, Legal Services, SNAP recipients, neighborhood groups and CDC’s have a direct stake in fighting the cuts. So do health care groups, trade unions, teachers and students. Peace groups can be allies fighting increases in Pentagon pork at the expense of the

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poor. Join with them!

- **Attend weekly LOFTE calls on Fridays at 2pm.** Email [lofte.network@saveourhomes.org](mailto:lofte.network@saveourhomes.org) to receive the meeting invitation and other important updates.
- **Keep LOFTE posted** of your local actions! We will post them on LOFTE's website.

### Join local actions in your cities!

**LOFTE tenant leaders can join up with local actions organized by national networks resisting the Trump Administration in your cities! Check out these links to find actions near you:**

- **No Kings Day 3:** The organizers of No Kings Day are organizing a third nationwide protest on Saturday, March 28<sup>th</sup>. Find a march near you [here](#)

