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Warren Leads 21 Democrat Senators Calling on HUD to Rescind Rule That Would Kick Americans Out of Housing, Add Administrative Burden

"There are many ways to improve housing affordability for Americans, and implementing an arbitrary, punitive proposal to kick families out of housing and cut off their benefits at a time when housing is more unaffordable than ever is not one of them."

Text of Letter (PDF)

Washington, D.C. – U.S. Senator Elizabeth Warren (D-Mass.), Ranking Member of the Senate Banking, Housing, and Urban Affairs Committee, Senator Jack Reed (D-RI), Senator Lisa Blunt Rochester (D-DE), and Senator Raphael Warnock (D-GA), along with 17 other Democrat Senators, sent a letter to Scott Turner, Secretary of the Department of Housing and Urban Development (HUD), voicing urgent opposition to HUD's notice of proposed rulemaking that would allow the broad implementation of work requirements and term limits on rental assistance, further restricting public housing benefits and rental assistance for families in need under the Trump Administration.

The comment letter is signed by U.S. Senators Chuck Schumer (D-NY), Chris Van Hollen (D-MD), Ed Markey (D-MA), Adam Schiff (D-CA), Bernie Sanders (D-VT), Cory Booker (D-NJ), Andy Kim (D-NJ), Richard Blumenthal (D-CT), Catherine

Cortez-Masto (D-NV), Tina Smith (D-MN), Patty Murray (D-WA), Alex Padilla (D-CA), Ron Wyden (D-OR), Kirsten Gillibrand (D-NY), Ruben Gallego (D-AZ), John Fetterman (D-PA), Ben Ray Luján (D-NM), and Jeanne Shaheen (D-NH).

"If finalized, the proposed rule would weaken the nation's social safety net without meaningfully addressing the fundamental barriers to workforce participation and economic stability. It would also undermine affordable access to housing for American families, including those who work irregular hours, attend education programs, or provide care to loved ones," **wrote the Senators.**

"If HUD moves forward with this rulemaking, there is risk of real harm to families who rely on public housing or rental assistance to obtain safe and affordable housing. Experts estimate that as many as 3 million people may be removed from HUD-assisted housing as a result of the rule, if finalized,"**continued the Senators.**

"Rather than increasing housing supply, HUD finds that the NPRM will instead increase both administrative costs and costs on renters who lose assistance. According to the NPRM RIA, the costs of unit turnover and administering the policy will be anywhere between $15.3 million and $255.8 million in the first year, and between $2 million and $29 million every year thereafter," **wrote the Senators.**

The Senators concluded: "We call on HUD to rescind this NPRM, which exceeds its statutory authority and poses real risks to affordable access to housing for families across the country, including those who are working, seeking economic mobility through education, or caring for loved ones. There are many ways to improve housing affordability for Americans, and implementing an arbitrary, punitive proposal to kick families out of housing and cut off their benefits at a time when housing is more unaffordable than ever is not one of them,"

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