

YEAR IN REVIEW 2025 RESISTANCE



THE NATIONAL HOUSING LAW PROJECT (NHLP) ADVOCATES, EDUCATES, AND LITIGATES TO BUILD THE HOUSING JUSTICE MOVEMENT.

This year we resisted the Trump administration's unlawful power grab, and we fought back against the destruction of federal housing law and programs that keep people safe, fed, and housed. Our work reflects a shared belief that housing policies can propel our democracy forward when they serve all of us, not just predatory landlords and lenders.



OUR 2025 SNAPSHOT

QUOTED IN NEARLY 100 MEDIA STORIES

CREATED OVER 25
ADVOCACY AND
LEGAL RESOURCES

LED CAMPAIGNS ON
SEVEN PROPOSED FEDERAL
REGULATIONS ACROSS
THREE FEDERAL AGENCIES

TRAINED OVER 7,000
PEOPLE NATIONWIDE

GREW THE HOUSING
JUSTICE NETWORK (HJN)
TO OVER 2,600 MEMBERS

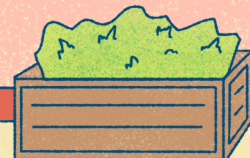
PROVIDED DIRECT
TECHNICAL ASSISTANCE
TO 145 LEGAL AID
ORGANIZATIONS
ACROSS 38 STATES

SUPPORTED 31 NATIONAL,
STATE, AND LOCAL TENANT
ORGANIZING GROUPS

APPEARED AS COUNSEL
IN 17 CASES, LITIGATING
IN 13 STATES AND NINE
FEDERAL CIRCUITS

"As the single tenant defense attorney in my region, I rely regularly on NHLP—whether I'm consulting the Greenbook, engaging with NHLP's expert team, or learning from colleagues around the country through the HJN listserv. I could not do my job successfully without the support I receive from NHLP and the HJN."

DAVID HAMBURGER, STAFF ATTORNEY AT
GEORGIA LEGAL SERVICES PROGRAM

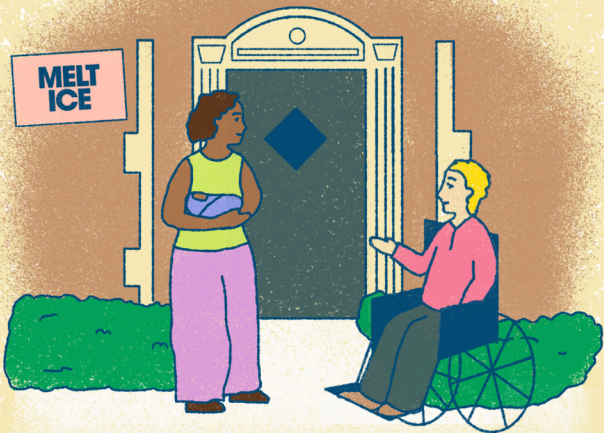


PROTECTING IMMIGRANTS

No matter where we come from or how long we've lived here, our country has the resources to ensure that all of us have a safe place to call home.

But this year the Trump administration implemented a mass deportation campaign. It transformed HUD into an immigration enforcement tool by agreeing to share tenant data with DHS. It threatened to weaponize federal funding for public housing authorities who protect immigrant families. It stripped immigrant families of their fair housing rights, including resources in languages other than English. The Trump administration is exploiting the housing crisis to scapegoat immigrants and scare them into self-evicting.

We led the charge to defend immigrants and their homes. We helped immigrants and their allies understand their rights, and worked to prevent information sharing with ICE. We built power through national and statewide coalitions that strategize with public housing residents and families with mixed immigration status. We also readied opposition to Trump's forthcoming proposal to evict families with mixed immigration status from HUD housing. We are steadfast in our commitment to protect immigrants and keep all families housed and together.



DEFENDING POOR AND WORKING PEOPLE

Poor and working people are the backbone of our country's economy.

Through technical assistance to local tenant organizations and coordination with national partners, **we pushed back when corporate landlords attacked tenant protection laws** that prevent voucher discrimination. For example, we filed an amicus brief in **Hare v. David Brown Enterprises**, a federal case that protects voucher tenants from source-of-income discrimination in Maryland.

We provided technical assistance to Medical-Legal Partnership attorneys and pro bono counsel to fight the discriminatory displacement of poor and working tenants from Kuhio Park Terrace Low-Rise, a Honolulu public housing complex slated for demolition.

We're also preparing to fight Trump's proposal that would allow housing authorities to evict families in subsidized housing if they exceed strict time limits or don't meet harsh work requirements. This proposal exacerbates barriers to housing based on how we look, our physical ability, our gender, and how much money we make.

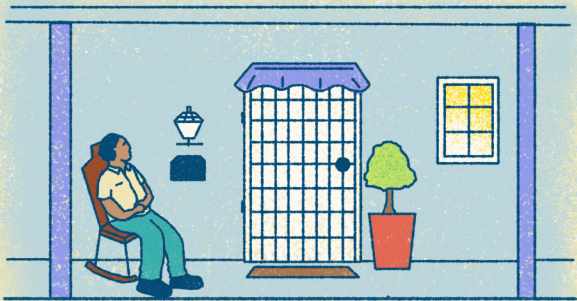
HOLDING CORPORATIONS AND OUR GOVERNMENT ACCOUNTABLE

Trump wants to give corporations free rein to rig the rules in their favor and take away our freedom to live in a safe and stable home.

We're fighting back by holding corporate landlords, big banks, and private equity CEO's accountable.

We defended the 30-day notice HUD rule and CARES Act statute, which protect our country's poorest tenants from rushed evictions by housing authorities and landlords who do business with our government. We secured a New York Times story exposing a

corporate-backed bill that would rescind the CARES Act requirement, and slashed congressional support for the bill, including briefing the Congressional Hispanic Caucus.



We also had some big wins this year. We settled **Chavez v. Rollins**, a class action lawsuit led by tenants in New Mexico who won justice from USDA and their corporate landlords through monetary compensation and maintaining their ability to live in safe, affordable housing in their community. We also passed the bipartisan **Rural Housing Service Reform Act** out of the Senate. The bill would save affordable housing and bolster the economic well-being of our nation's rural communities. Finally, we urged the U.S. Court of Appeals to uphold a **preliminary injunction against a Trump executive order** that threatened a critical program that bolsters affordable housing against climate change.

BUILDING THE HOUSING JUSTICE NETWORK

The Housing Justice Network is our 2,600 person-strong network of legal aid attorneys, organizers, and advocates. Through HJN, NHLP connects partners, holds working groups, provides technical assistance, and coordinates state and federal advocacy, organizing, and training.

This year, we built the movement and trained the next generation. We **united housing providers and tenants' rights organizations** to fight back against HUD's benefit cuts. We

briefed HJN members almost every week on hot topics like Trump's executive orders, the President's Budget, and the government shutdown, and we held a weekly summer webinar series for summer law clerks at legal aid organizations across the country.

After wildfires hit Los Angeles County in January, we offered weekly briefings, office hours, and technical assistance to ensure that local direct services agencies could help poor and working homeowners navigate disaster recovery.

We also led multiple trainings on housing laws and landlord and tenant rights, published the print version of the Green Book 6th edition, convened a coalition to protect poor and working homeowners in California, and launched a working group to support manufactured housing residents.



"We are more strategic about how we engage federally thanks to NHLP's partnership. We are proud to be a member of HJN."

SHELBY NACINO, HOUSING RIGHTS PROGRAM DIRECTOR AT THE ASIAN LAW CAUCUS

nhlp.org/donate



We advance a **long-term vision of building a multiracial democracy**, where everyone has the freedom to make a good living, care for our families, and live in a stable home.

In 2026 and beyond, we will continue building a housing system that puts people over profit and takes care of working families and the poorest among us.



Support our fight to keep people housed. Donate today!

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