

PRESERVING HOUSING FOR MIXED-STATUS FAMILIES



The Los Angeles County Development Authority (LACDA) is charged with the administration of affordable housing programs for the County of Los Angeles (County), the most populous County in the U.S.

The LACDA serves all unincorporated areas of the County, as well as other participating incorporated cities. The LACDA's 650+ staff members work closely with over 10,000 property owners, developers, and service providers to offer affordable housing opportunities to families with limited means. The LACDA owns or manages 68 public and affordable housing developments containing over 3,200 housing units and administers approximately 31,000 rental assistance housing vouchers and certificates.

The LACDA works to ensure that all residents of the County have access to quality affordable housing regardless of their race, ethnicity, gender, sexual orientation, income level, or immigration status. In support of the agency's mission to **Build Better Lives and Better Neighborhoods**, the LACDA stands committed to protecting decades of U.S. Department of Housing and Urban Development (HUD) policies and practices that help combat homelessness and maintaining the eligibility of all low-income individuals to apply for and receive vital housing assistance.

IN BRIEF

Changes to Section 214 or any other unwarranted or unjustified attempts to isolate a vulnerable population from permissible and necessary public services based solely on their immigration status will compound the County's homelessness problem and undermine years of efforts to ensure all residents have access to safe, secure, and sanitary housing.



EXISTING IMMIGRATION STATUS REGULATIONS

Section 214 of the Housing and Community Development Act of 1980, as amended, 42 U.S.C. § 1436a, prohibits HUD from making certain financial assistance available to persons other than U.S. citizens or specified categories of eligible non-citizens. This regulation applies to HUD programs which provide direct rental assistance to low-income families including the Public Housing and the Section 8 Housing Choice Voucher Programs.

Section 214 was amended in 1987 to mitigate the impact of the statute's immigration-status requirements on elderly individuals and families. The amended statute exempts individuals over 62 years of age from having their immigration status verified before receiving benefits, and allows families who were receiving benefits as of February 5, 1988, to continue receiving financial assistance, prorated based on the number of family members eligible to receive assistance, if "necessary to avoid the division of the family."

Individuals seeking to use Section 214 must submit a declaration and supporting evidence sufficient to establish their status as a U.S. citizen or eligible immigrant. HUD requires each family member to either submit a declaration demonstrating their eligibility under Section 214, or to elect not to contend eligible immigration status. Non-citizen residents seeking benefits will have their immigration status verified through the U.S. Department of Homeland Security's Systematic Alien Verification for Entitlements system. Persons electing not to contend eligible immigration status are not required to submit any documentation.

If the household has both eligible and ineligible, or unverified, members (a mixed-status family), HUD regulations permit the household to receive prorated financial assistance based solely on the number of eligible family members.

IMPACT OF POTENTIAL CHANGES TO MIXED-STATUS FAMILY ELIGIBILITY

Proposals that suggest eliminating or diminishing the availability of housing assistance for mixed-status families present hundreds of families served by the LACDA and tens of thousands of families across the country with an impossible choice - breaking apart in order to preserve necessary housing assistance or staying together and facing homelessness.



FEAR

Attempts to limit the availability of public benefits to mixed-status families create a risk that eligible individuals and households may forgo the financial assistance permissible under Section 214 due to misinformation or fear. When individuals avoid benefits that they are eligible for and legally entitled to receive, they often place themselves and their dependents in an even more vulnerable position. This is particularly true in low-income households where public assistance often plays a significant role in providing family stability.



HOMELESSNESS

According to California Housing Partnership's 2025 Affordable Housing Needs Report, renters in Los Angeles County need to earn \$49.58 per hour - 2.9 times the City of Los Angeles minimum wage - to afford the average monthly asking rent of \$2,578.

With 79% of extremely low-income households in Los Angeles County paying more than half of their income on housing costs, attempts to exclude mixed-status families or further diminish the amount of housing subsidies will exacerbate the local housing crisis.



TRAUMA

Attempts to exclude mixed families from public assistance will have a particularly negative impact on already vulnerable children as it places at risk their ability to grow up in a safe and stable environment surrounded by their familial structure.

Research demonstrates that instability in the family unit and homelessness are detrimental to children's health and cognitive, socio-emotional, and behavioral development.



INEFFICIENCY

From an administrative perspective, should regulatory changes be adopted to amend or repeal eligibility or subsidies for mixed-status families, Public Housing Agencies, like the LACDA, would incur a significant increase in labor costs. Resources spent working with residents to obtain all necessary verification paperwork will have the cumulative effect of adding time and expense to an already lengthy enrollment and reexamination process, as well as an increase in terminations, which is contrary to HUD's efforts to increase program efficiency and resource utilization.



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MIXED-STATUS PUBLIC HOUSING PARTICIPANT FAMILIES AT RISK

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MIXED-STATUS HOUSING VOUCHER PARTICIPANT FAMILIES AT RISK

FEDERAL ACTIVITY THAT PUTS MIXED-STATUS FAMILIES AT RISK OF HOMELESSNESS

EXECUTIVE ORDER - PROTECTING THE AMERICAN PEOPLE AGAINST INVASION

On January 20, 2025, the President issued an Executive Order which states, under Sec. 19 (a), the Attorney General and the Secretary of Homeland Security shall immediately review and, if appropriate, audit all contracts, grants, or other agreements providing Federal funding to non-governmental organizations supporting or providing services, either directly or indirectly, to removable or illegal aliens, to ensure that such agreements conform to applicable law and are free of waste, fraud, and abuse, and that they do not promote or facilitate violations of our immigration laws.

MEMORANDUM OF UNDERSTANDING (MOU) SIGNED BETWEEN HUD AND THE DEPARTMENT OF HOMELAND SECURITY

On March 24, 2025, the two agencies entered into an MOU to ensure undocumented noncitizens do not benefit from HUD's housing programs, stating that greater collaboration will enable the two departments to "identify illegal aliens who are ineligible for Federal housing assistance and take remedial measures to end this waste and abuse, including referral for immigration enforcement actions."

PUBLIC CHARGE PROPOSED RULE

On November 19, 2025, the Department of Homeland Security, U.S. Citizenship & Immigration Services posted a Notice of Proposed Rulemaking (NPRM) proposing to rescind nearly the entirety of the 2022 Biden Administration Public Charge rule and allow immigration officers to deny permanent residency to immigrants, including those with legal status, who use Medicaid or other food and housing assistance programs delivered by Federal and State government.