

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
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CHAIR
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The Honorable Scott Turner
Secretary of Housing and Urban Development
U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

April 27, 2026

RE: Opposition to Docket No. FR-6529-I-01

Dear Secretary Turner,

I am writing to strongly oppose the proposed “Revocation of the 30-Day Notification Requirement Prior To Termination of Lease for Nonpayment of Rent” rule, docket number FR-6529-I-01. This proposed change would harm the health and safety of those living in subsidized housing, and, as a consequence, increase costs to the state and federal government as a result of greater acute healthcare needs and increased economic instability.

The existing protections, including the 2021 interim rule and the 2024 permanent expansion of the 30-day notice were created to reduce the number of people forced to move or become unhoused due to the safety, health, and economic impacts. The dangers of evictions were recognized to extend beyond the COVID-19 pandemic, and allowing for 30 days notice before eviction afforded tenants with the time they needed to make their rent payments, find legal assistance or mediation, or secure another safe place to live.

This rule regresses back to pre-2021 regulatory standards, dismissing the impact of evictions on tenants. According to [the HUD database on national and local assisted housing](#), the 2026 rule could impact approximately 3,689,000 people nationwide and 144,596 people in Massachusetts who currently rely on the public housing, PBRA, or the other federal housing subsidies that the 2024 final rule applies to.

Eliminating federal protections for millions of our most vulnerable neighbors would further destabilize the already precarious living conditions for this population. This is both cruel and

inefficient. Without reliable access to a basic need like housing, people are less likely to have a job, to spend money at local businesses, or access education or preventative healthcare.

Additionally, evictions have been shown to result in [20% higher healthcare spending](#) due to an increased reliance on costly emergency care as well as poor living conditions.

Massachusetts and the nation as a whole are in a growing affordability crisis: [from 2020 to 2025, overall prices rose by about 25%](#), and the cost of living continues to be a prohibitive factor in accessing housing, healthcare, education, and food. The 2026 rule would perpetuate, not solve, the underlying issues of economic instability and create greater harm for our fellow Americans.. In the rural Third Hampshire District, which I represent, [300 households](#) could potentially be impacted by these decisions. The consequences of increased evictions would devastate our communities

The proposed 2026 rule is a tradeoff which short changes the livelihood and safety of individuals and families. I strongly oppose the proposed rule in docket FR-6529-I-01 and urge the proposal to be withdrawn.



MINDY DOMB

State Representative

3rd Hampshire District