

May 27, 2025

The Honorable Susan Collins
Chair
Committee on Appropriations
United States Senate
Washington, D.C. 20510

The Honorable Patty Murray
Vice Chair
Committee on Appropriations
United States Senate
Washington, D.C. 20510

The Honorable Tom Cole
Chairman
Committee on Appropriations
United States House of Representatives
Washington, D.C. 20515

The Honorable Rosa L. DeLauro
Ranking Member
Committee on Appropriations
United States House of Representatives
Washington, D.C. 20515

Dear Chair Collins, Vice Chair Murray, Chairman Cole, and Ranking Member DeLauro:

We, the undersigned organizations, write to Congress concerning the future of the Emergency Housing Voucher (EHV) Program.

We urge Congress to provide adequate funding and flexibilities in the final FY26 Transportation-Housing and Urban Development (THUD) Appropriations Bill to ensure that current households served by the EHV program do not lose the critical assistance they rely on.

Background on the EHV program

The Emergency Housing Voucher (EHV) program, authorized by Congress in 2021, represents one of the most significant federal investments in addressing homelessness in recent history. With \$5 billion in funding, the program created 70,000 vouchers to assist individuals and families who are homeless, at risk of homelessness, fleeing domestic violence, or transitioning out of homelessness. EHV's have proven to be a lifeline for some of the nation's most vulnerable populations, including young children, seniors, and people with disabilities—by providing immediate access to stable housing and supportive services. The program's success was driven, in part, by flexible funding that enabled PHAs to offer landlord incentives, pay security and utility deposits, and support tenants with housing search assistance. Strong coordination between PHAs and Continuum-of-Care partners ensured a streamlined referral and eligibility process, helping households move quickly from crisis to stability.

Despite this success, the future of the EHV program is now in jeopardy. On March 6, 2025, HUD announced that PHAs would receive their final Housing Assistance Payment (HAP) renewal allocation, most of which is expected to be depleted by the end of Calendar Year 2026. Just weeks later, HUD directed PHAs to stop issuing new EHV's by April 9 and to manage program costs using remaining service fees and HAP funds.

This marks an unexpectedly early sunset of a program that was originally authorized through September 2030. Sharp increases in market rents have raised voucher costs and caused program funds to be exhausted more quickly than anticipated. As of April 2025, nearly 60,000 EHV's remain in use, supporting households that will be at risk of homelessness if additional federal funding is not provided. The Department of Housing and Urban Development (HUD) estimates that \$1.1 billion is needed in annual funding to continue assistance for these remaining EHV households.

The looming expiration of the EHV program threatens to increase homelessness and destabilize vulnerable families. Public housing authorities (PHAs) are struggling to absorb these families under existing voucher programs due to a lack of funding and the threat of the agency going into shortfall. Even if some PHAs are able to continue to issue vouchers to EHV families under a different program, this will be at the expense of eligible individuals and families still on the waiting list. Urgent action is needed to sustain this critical housing resource and prevent thousands from being pushed back into crisis.

What is the current population of EHV households?

According to HUD's EHV dashboard, 59,142 EHV households are currently under lease across the country. The majority of these households include children under the age of 5, older adults, individuals with disabilities, or domestic violence victims.

Why is EHV sunseting earlier than the expected date of September 2030?

The main reason that the program is close to exhausting its funding is that rents have risen in recent years at the fastest pace in decades, causing the cost of helping people to rent safe, stable housing to be higher than expected. EHV households have the highest utilization and success rate of any type of tenant-based rental assistance, so the program is not ending due to inefficiency or ineffectiveness.

What will happen if additional EHV funding is not provided?

- **Many PHAs would have no choice but to terminate assistance for people who still need help to keep a roof over their heads.** PHAs generally do not have the budget authority to transition EHV households into their regular HCV program and would risk going into a shortfall if they attempted to continue housing these families at current funding levels.
- **The end of funding for EHV households would lead to widespread evictions and default on obligations to landlords.** If assistance were terminated for families currently in the EHV program, many would be unable to pay rent, leading to widespread evictions that harm tenants and create financial and administrative burdens for property owners. These evictions cost landlords time and money, disrupt rental income, and can damage tenant-landlord relationships. More significantly, ending assistance would represent a federal default on commitments made to landlords, undermining trust in the EHV program, the broader HCV program, and in the federal government's reliability. This erosion of confidence could discourage landlords from participating in voucher programs altogether, further shrinking the supply of affordable housing.
- **Transitioning EHV households to other programs would delay assistance for other people who urgently need help and may have been waiting for years.** Rental assistance reaches fewer than 1 in 4 households in need, so nearly all programs have long waiting lists. If PHAs or other agencies try to absorb EHV families into other voucher or rental assistance portfolios, this will be at the expense of eligible families on the waiting list that will be forced to wait even longer for housing assistance.
- **The loss of EHV households can be expected to increase homelessness:** Tenants who lose assistance may be unable to pay the rent and face eviction, causing severe hardship and long-term harmful impacts on children and families. The EHV program has proven to be a worthwhile investment, helping 70,000 households from its inception who would otherwise be homeless or at risk of homelessness find stable housing.

Funding the EHV program was, and remains, the right thing to do, and is a smart use of federal dollars. It would be more expensive to rehouse or provide services for these individuals after becoming homeless again than it would to keep them housed with additional EHV funding.

How can you help?

To ensure continued housing stability for the 60,000 vulnerable households currently assisted through the Emergency Housing Voucher (EHV) program, we respectfully request that Congress provide sufficient resources to ensure these families don't lose assistance in 2026 and beyond and preserve the federal investment already made in the program.

In addition, we urge the inclusion of statutory language in the FY 2026 Transportation, Housing and Urban Development (THUD) Appropriations bill to:

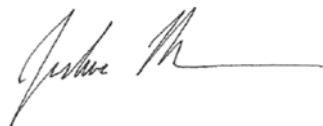
- Authorize the use of Tenant Protection Vouchers (TPVs) to provide ongoing rental assistance to transition households off the EHV program;
- Permit Public Housing Agencies (PHAs) to use remaining EHV service fee balances to support Housing Assistance Payments (HAP); and
- Allow non-Moving to Work (non-MTW) PHAs to access reserves to continue serving at-risk families.

Without these critical provisions and continued investment, PHAs will face major funding shortfalls in 2027, putting thousands of households at risk of losing their homes. Families who were previously at risk of homelessness and found stability through the EHV program could once again face housing insecurity.

Signed,



Sunia Zatterman, *Executive Director*, Council of Large Public Housing Authorities



Josh Meehan, *President*, MTW Collaborative



Shamus Roller, *Executive Director*, National Housing Law Project



Mark Thiele, *Executive Director*, National Association of Housing and Redevelopment Officials



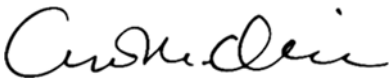
Renee Willis, *President and CEO*, National Low Income Housing Coalition



Tim Kaiser, *Executive Director*, Public Housing Authorities Directors Association



Will Fischer, *Director of Housing Policy*, Center on Budget and Policy Priorities



Ann Oliva, *CEO*, National Alliance to End Homelessness



Tess Hembree, *Executive Director*, Council of State Community Development Agencies