

May 28, 2026

The Honorable Eric Scott Turner  
Secretary  
U.S. Department of Housing and Urban Development  
2415 Eisenhower Ave.  
Alexandria, VA 22314

Mr. Benjamin Hobbs  
Assistant Secretary for Public and Indian Housing  
U.S. Department of Housing and Urban Development  
2415 Eisenhower Ave.  
Alexandria, VA 22314

Dear Secretary Turner and Assistant Secretary Hobbs:

We, the undersigned organizations, write to urge the Department of Housing and Urban Development (HUD) to quickly release guidance regarding how housing agencies can apply for Tenant Protection Vouchers (TPV) to help families with Emergency Housing Vouchers (EHV), as authorized in the Consolidated Appropriations Act, 2026 (2026 Act).

The 2026 Act included more than \$600 million for TPVs and a provision that made these resources “available to provide calendar year 2026 assistance to public housing agencies that would otherwise be required to terminate emergency housing vouchers for families as a result of insufficient funding.” A recent notice suggests that HUD is interpreting this language as only appropriating TPV funds to address the funding shortfall in the EHV program, not as authority to issue TPVs.<sup>1</sup> However, this interpretation runs counter to both Congress’s intent and the purpose of the TPV program. Moreover, such an interpretation would create a funding cliff that would leave tens of thousands of families without the assistance they rely on to stay stably housed.

The purpose of the TPV program is to “protect HUD-assisted families from hardship as the result of a variety of actions that occur” in HUD housing programs.<sup>2</sup> TPVs provide substantive benefits to people who would otherwise lose assistance by a “triggering event” outside of their control.

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<sup>1</sup> “Notice PIH 2026-12: Implementation of the Federal Fiscal Year (FFY) 2026 Funding Provisions for the Housing Choice Voucher Program,” HUD Office of Public and Indian Housing, May 6, 2026, <https://www.hud.gov/sites/default/files/hudclips/documents/PIH-2026-12.pdf>. (“Per the 2026 Act, TPV funding is available to provide calendar year 2026 assistance to public housing agencies that would otherwise be required to terminate emergency housing vouchers for families as a result of insufficient funding”).

<sup>2</sup> Tenant Protection Vouchers, HUD, <https://www.hud.gov/helping-americans/housing-choice-vouchers-tenants-protection>.

TPVs primarily ensure there is no displacement of low-income residents if an owner discontinues its participation in HUD programs.<sup>3</sup> Certain “triggering events” qualify an owner or a participant for a TPV.

For example, in the case of a Section 18 demolition or disposition of public housing, owners apply for TPVs on behalf of tenants to replace the family’s public housing with another deeply affordable rental subsidy.<sup>4</sup> The triggering event is the loss of public housing to demolition or disposition. Similarly, at the expiration of a project-based section 8 subsidy, tenants are entitled to an enhanced voucher which allows them to remain living in the unit, despite the termination of the owner’s HAP contract with HUD.<sup>5</sup> The triggering event is the loss of project-based section 8 rental assistance. Here, similar to the Section 18 and expiring PBRA contracts contexts, the PHA is terminating the residents’ EHV, resulting in the loss of a HUD subsidy. The qualifying event is the termination of the EHV. For the Foster Youth to Independence Initiative, the triggering event is the referral of an eligible foster youth by the PHA from the Public Child Welfare Agency. Had Congress intended for these funds to be used for anything other than issuing TPVs, Congress would not have appropriated funding in the TPV account and would not have specified a qualifying event.

TPV funds are not, and have never been, intended to fill agencies’ short-term financial gaps. The only exception to this has been the limited Congressional authorization of unobligated balances of amounts made available in *prior* fiscal years’ TPV accounts. For example, Congress repurposed unused TPV funding to address Housing Choice Voucher shortfalls in the first continuing resolution for FY 2026.<sup>6</sup> However, no new appropriations for TPVs have been used for shortfall funding.

Congress provided no indication in either the 2026 Act or its accompanying joint explanatory statement that it intends for the TPV resources and authority in the 2026 Act to be used differently than prior or existing TPV uses. Other interpretations run counter to why appropriators added this language to the Act. Appropriators took action at the urging of housing agencies from across the nation which—as their correspondence with appropriators shows—uniformly understood the provision to authorize the issuance of TPVs.<sup>7</sup> It is indisputable that these funds were appropriated for the purpose of issuing TPVs to families with EHV’s, who are otherwise at risk of losing assistance when existing funding is exhausted.

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<sup>3</sup> *Id.*

<sup>4</sup> See 24 CFR Part 970.

<sup>5</sup> Section 8(t) of the U.S. Housing Act of 1937 (42 U.S.C. Section 1437f(t)).

<sup>6</sup> P.L. 119-37 Sec. 161.

<sup>7</sup> CLPHA, Letter to Congressional Appropriators, December 5, 2025, [https://clpha.org/sites/default/files/12.5.25\\_CLPHA%20Letter%20to%20Appropriations%20Committee.pdf](https://clpha.org/sites/default/files/12.5.25_CLPHA%20Letter%20to%20Appropriations%20Committee.pdf), [https://clpha.org/sites/default/files/12.5.25\\_Housing%20Organizations%20Letter%20to%20Appropriations%20Committee.pdf](https://clpha.org/sites/default/files/12.5.25_Housing%20Organizations%20Letter%20to%20Appropriations%20Committee.pdf).

HUD must quickly publish guidance about how housing agencies can apply for TPVs for households that still have EHV. While some agencies may have the resources to transition families with EHV to the Housing Choice Voucher program, many more do not, and some of these agencies expect to exhaust their funds as soon as next month. In fact, HUD is actively encouraging housing agencies to not reissue Housing Choice Vouchers when a household leaves.<sup>8</sup> This approach can be expected to cut the number of families assisted in the voucher program as a whole far more than is necessary to meet budget constraints and would also make it impossible for agencies to absorb EHV without additional resources.

On May 6, HUD finally published guidance for housing agencies to apply for repurposed EHV service fees to address shortfalls, but the notice still leaves a great deal of uncertainty to navigate for housing agencies and the families they serve. Additional guidance should be published as soon as possible; while staffing cuts and shortages have impacted HUD's ability to carry out its core responsibilities in a timely way, we urge the department to prioritize the publication of this needed guidance.

Already, some housing agencies have notified households with EHV that their assistance will end in 2026. Reporting from New York,<sup>9</sup> Las Vegas,<sup>10</sup> San Diego,<sup>11</sup> Georgia,<sup>12</sup> and Florida<sup>13</sup> capture the crisis and anxiety that families are navigating while revealing the lack of information housing agencies have about the availability of resources, including the long-term fix of issuing TPVs. For example, more than 500 families with EHV from the Georgia Department of Community Affairs expect to lose their assistance, putting them at risk of returning to homelessness, after June 30, 2026 because the agency has no resources to pay rents

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<sup>8</sup> "Notice PIH 2025-28: Cost-Savings Measures in the Housing Choice Voucher (HCV) and Project Based Voucher (PBV) Programs," HUD Office of Public and Indian Housing, November 17, 2025, <https://www.hud.gov/sites/dfiles/OCHCO/documents/PIH-2025-28.pdf>; Todd Thomas, Letter to Public Housing Agency Executive Directors, HUD Office of Public Housing and Voucher Programs, February 18, 2026, <https://www.nahro.org/wp-content/uploads/2026/02/HCV-Budget-Management-Letter-2-18-2026.pdf>.

<sup>9</sup> Robbie Sequeira, "Emergency housing vouchers are ending early, leaving cities and renters scrambling," Stateline, April 27, 2026, <https://www.newsfromthestates.com/article/emergency-housing-vouchers-are-ending-early-leaving-cities-and-renters-scrambling>.

<sup>10</sup> Vanessa Murphy, "Hundreds of Las Vegas residents learn emergency rental assistance program will end," 8 News Now, April 13, 2026, <https://www.8newsnow.com/investigators/hundreds-of-las-vegas-residents-learn-emergency-rental-assistance-program-will-end/>.

<sup>11</sup> Jake Kincaid, "A federal promise of housing through 2030 is ending years early for 650 San Diego families," inewssource, April 1, 2026, <https://inewssource.org/2026/04/01/san-diego-emergency-housing-vouchers-ending-early-homelessness/>.

<sup>12</sup> Elizabeth Hunter, "'In a constant state of fear' | Hundreds of Georgia families face eviction as housing voucher program ends," April 6, 2026, <https://www.13wmaz.com/article/news/local/warner-robins/hundreds-of-georgia-families-face-eviction-as-housing-voucher-program-ends/93-8e483720-ff01-448c-b00c-bb6c66a64263>.

<sup>13</sup> October 22nd Alliance to End Homelessness, "Unrescued! How an experiment in subsidized housing went from temporary to terminated 4 years ahead of schedule," March 22, 2026, <https://october22alliance.wordpress.com/2026/03/22/unrescued-how-an-experiment-in-subsidized-housing-went-from-temporary-to-terminated-4-years-ahead-of-schedule/>.

beyond that date. And while the May 6 voucher funding notice outlines steps to address immediate shortfalls like the one in Georgia, HUD needs to take urgent action to get funding to such agencies *and* provide clear and comprehensive guidance to ensure that families they serve are stably housed.

We look forward to working with HUD to prevent people with EHV's from losing assistance and potentially returning to homelessness. For questions or to discuss further, please contact [ccuestas@clpha.org](mailto:ccuestas@clpha.org).

Sincerely,

Center on Budget and Policy Priorities  
Compass Working Capital  
Council of Large Public Housing Authorities (CLPHA)  
Council of State Community Development Agencies  
Housing and Development Law Institute  
MTW Collaborative  
National Affordable Housing Management Association  
National Alliance to End Homelessness  
National Association of Housing and Redevelopment Officials (NAHRO)  
National Housing Law Project  
National Leased Housing Association (NLHA)  
National Low Income Housing Coalition  
Public Housing Authorities Directors Association