

Congress of the United States

Washington, DC 20515

August 20, 2026

The Honorable Scott Turner
Secretary
U.S. Department of Housing and
Urban Development
451 7th Street, SW
Washington, DC 20410

Mr. Benjamin Hobbs
Assistant Secretary for Public and
Indian Housing
U.S. Department of Housing and
Urban Development
451 7th Street, SW
Washington, DC 20410

Dear Secretary Turner and Assistant Secretary Hobbs:

We write to express our concerns that the Department of Housing and Urban Development (HUD) has not yet published its guidance on preventing Emergency Housing Voucher (EHV) shortfalls. The EHV program, funded through a fixed, one-time appropriation, provides rental assistance to households experiencing or at risk of homelessness. Because public housing authorities (PHAs) are rapidly exhausting their original funding allocations from the one-time appropriation, they need clarity on how HUD will allocate other funds to keep currently assisted tenants housed.

We appreciate that Notice PIH 2026-12, Revision 2¹ confirms two sources of funding for PHAs facing EHV shortfalls: Tenant Protection Voucher (TPV) funding, made available under the Consolidated Appropriations Act, 2026 (the 2026 Act) to prevent PHAs from terminating EHV for insufficient funding, and recaptured EHV Services Fees, which HUD has made available in the interim as Housing Assistance Payments (HAP) funding. It was also encouraging to see in the notice that “HUD anticipates adequate funding available to address all EHV shortfalls.” However, the notice states that HUD “plans to provide guidance on implementing this provision in a future notice,” with no timeline provided. In the meantime, PHAs facing shortfalls must request funds on a case-by-case basis rather than rely on a standardized method for how funds will be allocated. That process provides little comfort to EHV families without a clear roadmap for how they will continue to receive housing assistance payments. We therefore urge you to expeditiously release an implementation notice detailing how HUD will provide PHAs with the funds necessary to prevent EHV tenants from losing their housing assistance.

We recognize that the 2026 Act was enacted later than appropriations laws for previous fiscal years. That said, we also recognize that HUD has managed to publish its implementation notices more quickly in the past. HUD published its Federal Fiscal Year (FFY) 2025 implementation notice for the Housing Choice Voucher program² just 60 days after the enactment of the appropriations law³. It took HUD only 55 days to publish an implementation notice⁴ after Emergency Housing Vouchers were first enacted in the American Rescue Plan Act in 2021. By

¹ “Notice PIH 2026-12, Revision 2: Implementation of the Federal Fiscal Year 2026 Funding Provisions for the Housing Choice Voucher Program,” HUD Office of Public and Indian Housing, June 9, 2026, <https://www.hud.gov/sites/default/files/hudclips/documents/PIH-2026-12.pdf>

² “Notice PIH 2025-13: Implementation of the Federal Fiscal Year (FFY) 2025 Funding Provisions for the Housing Choice Voucher Program,” HUD Office of Public and Indian Housing, May 14, 2025, <https://www.hud.gov/sites/dfiles/OCHCO/documents/2025-13pihn.pdf>

³ P.L. 119-4

⁴ “Notice PIH 2021-15 (HA): Emergency Housing Vouchers – Operating Requirements,” HUD Office of Public and Indian Housing, May 5, 2021, <https://www.hud.gov/sites/dfiles/PIH/documents/PIH2021-15.pdf>

contrast, it has now been 198 days since the enactment of the FFY 2026 appropriations law⁵, and HUD's implementation plan for protecting EHV tenants has still not been released.

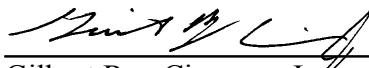
The delay is compounded by HUD's own guidance discouraging PHAs from reissuing standard Housing Choice Vouchers when a household exits the program, which limits agencies' ability to absorb EHV tenants into the standard voucher program as a stopgap.⁶ Without clear direction on EHV shortfall funding, and with agencies' capacity to rely on other voucher resources also constrained, PHAs have few remaining tools to prevent a lapse in assistance.

With 44,224 EHV's still leased as of July 2026,⁷ there is no more time to lose. Tenants, landlords, and public housing authorities are all relying on HUD's implementation notice to ensure a smooth continuation of housing assistance payments. Any interruption in housing assistance would risk leaving families out on the street and tarnishing the EHV program's proven record of success.

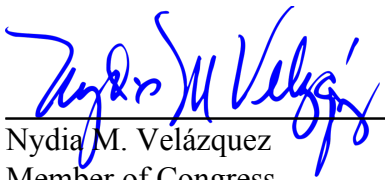
As such, we ask HUD to immediately respond to this letter by providing the date it intends to release the implementation notice referenced in Notice PIH 2026-12.

We look forward to your quick response.

Sincerely,



Gilbert Ray Cisneros, Jr.
Member of Congress



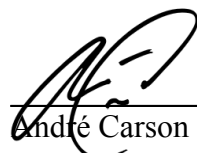
Nydia M. Velázquez
Member of Congress



Jasmine Crockett
Member of Congress



Dan Goldman
Member of Congress

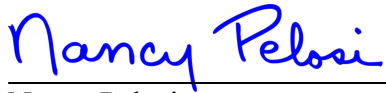


André Carson
Member of Congress

⁵ P.L. 119-75

⁶ "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>

⁷ "Emergency Housing Voucher (EHV) Data Dashboard," U.S. Department of Housing and Urban Development, July 20, 2026, <https://www.hud.gov/helping-americans/housing-choice-vouchers-emergency-dash>



Nancy Pelosi
Member of Congress



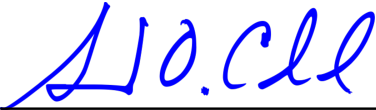
Adelita S. Grijalva
Member of Congress



Pablo José Hernández
Member of Congress



Gwen S. Moore
Member of Congress



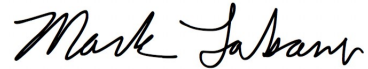
Salud Carbajal
Member of Congress



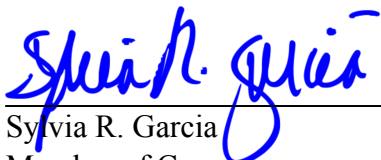
Rashida Tlaib
Member of Congress



Ted W. Lieu
Member of Congress



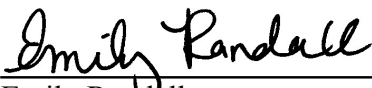
MARK TAKANO
Member of Congress



Sylvia R. Garcia
Member of Congress



Paul D. Tonko
Member of Congress



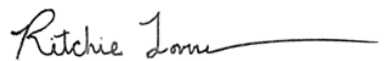
Emily Randall
Member of Congress



J. Luis Correa
Member of Congress



Yvette D. Clarke
Member of Congress



Ritchie Torres
Member of Congress

A handwritten signature in blue ink that reads "James P. McGovern". The signature is written in a cursive style with a horizontal line extending from the end of the name.

James P. McGovern
Member of Congress