September 9, 2026

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 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 (TPVs) to help families with Emergency Housing Vouchers (EHVs), as authorized in the Continuing Appropriations and Extensions Act, 2027 (2027 Act).

The 2027 Act includes language requiring HUD to make TPVs available by the end of the calendar year to all households still receiving assistance through the EHV program as of September 30, 2026. This provision will ensure that the more than 40,000 families relying on EHVs can continue to receive the assistance they need to afford their home, and we encourage HUD to act as swiftly as possible to make these vouchers available.

Given the short timeline and need to provide stability for these families, HUD should create a process to provide TPVs that is as seamless as possible for tenants and public housing agencies (PHAs). As specified in HUD notice PIH 2025-19, families with EHVs are already participants under a section 8(o) tenant-based voucher program, so they should not be subjected to the screening and eligibility requirements for applicants. Specifically, HUD should make clear that:

- Requirements for applicants regarding criminal record screenings should not apply when the family is transitioning from an EHV to TPV.
- Income eligibility and targeting requirements for applicants should not apply to families transitioning from EHVs to TPVs.
- Families with EHVs should not have to reverify social security number and eligible noncitizen status if their documents have already been received and verified. While the requirement to obtain and verify documents before admittance was waived for the EHV program, all eligible family members were still required to submit their documents within 180 days of admittance. No family should have received an EHV within the past 180 days so there should be no need to reverify this documentation for anyone receiving assistance through an EHV.
- Any changes to the PHA's administrative plan related to the transition of EHVs to Housing Choice Vouchers also applies to tenants transitioning to the TPV program.

Because EHV families are current participants of a section 8(o) program, housing agencies also have the responsibility to hold families harmless for differences in payment standards between EHVs and TPVs. Until recently, housing agencies were able to establish payment standards up to 120 percent of the Fair Market Rent for EHVs (without HUD approval). For agencies that chose to set higher payment standards for EHVs, HUD provided two options when transitioning families from EHVs to Housing Choice Vouchers: align payment standards to the higher one used or maintain existing payment standards for as long as the family resides in the same unit. And while the payment standard waiver for EHVs was rescinded through notice PIH 2026-20, the notice is clear that any decreased payment standard may not be used to adjust subsidy amounts for two years after the payment standard change goes into effect in accordance with the regulations at 24 CFR 982.505(c)(3).

With the recent funding uncertainty around EHVs, many housing agencies have already communicated to EHV families and participating landlords that the program is set to end this year. HUD should ensure housing agencies quickly communicate to families with EHVs that they are no longer at risk of losing their vouchers and provide families with clear information about the availability of Tenant Protection Vouchers and the implications for their assistance in the long term. Similarly, housing agencies should assure landlords who may have been previously alerted to funding issues that the funding concerns have been resolved.

It is also important to eliminate administrative barriers for housing agencies to transition EHV tenants to the TPV program. For example, PHAs should be able to easily apply for the number of TPVs it needs to replace its EHVs. In addition, existing HAP contracts can be carried over for participating families.

We urge HUD to quickly issue guidance about transitioning families with EHVs to TPVs that instructs housing agencies to not rescreen families, hold them harmless from any differences in payment standards, and communicate clearly with tenants and landlords about the continued availability of assistance.

Sincerely,

Center on Budget and Policy Priorities
National Alliance to End Homelessness
National Housing Law Project
National Low Income Housing Coalition

Cc: Graydon C. Daubert, Senior Advisor, PIH
Sadie Thorman, Deputy Assistant Secretary for Stakeholder Engagement, Office of Public Affairs