

Emergency Housing Voucher Funding Update

The American Rescue Plan of 2021 appropriated \$ 5 billion for Emergency Housing Vouchers (EHVs), which were new incremental vouchers to assist targeted populations in leasing decent, safe, sanitary, and affordable housing. EHVs are tenant-based rental assistance, similar to vouchers issued under the Housing Choice Voucher (HCV) program. People fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking have been eligible for EHVs. Other eligible people include those experiencing homelessness, at risk of homelessness, or who are recently homeless and for whom providing rental assistance will prevent homelessness or the high risk of housing instability.¹

Funding for the EHV program is projected to run out, absent an act of Congress. On March 6, 2025, HUD notified PHAs that it would be releasing all remaining EHV funds and advised public housing authorities (PHAs) to "manage your EHV program with the expectation that no additional funding from HUD will be forthcoming."²

President Biden signed the American Rescue Plan in March 2021, awarding 70,000 EHVs to nearly 700 PHAs. In September 2021, United States Department of Housing and Urban Development (HUD) and the United States Interagency Council on Homelessness (USICH) launched House America to help state, local, and tribal leaders make the most of EHVs and other federal funding. As of July 2022, 100 communities have joined House America.³

In just over one year, EHVs helped more than 26,000 households secure permanent housing, and nearly 35,000 were searching for a unit or completing the leasing process. 87% of EHVs were been either leased or issued, and on average, the time between an EHV being issued to leasing a home was 77 days.⁴

Domestic violence is one of the leading causes of housing instability and homelessness for survivors and their children.⁵ According to the National Network to End Domestic Violence (NNEDV), on a single day in 2021: “[Domestic violence] victims made 9,444 requests for services—including emergency shelter, housing, transportation, childcare, legal representation, and other support needs—that programs could not provide because they lacked the resources.

¹PIH 2021-15 at 2; 42 U.S.C. § 1437f(o).

² HUD, Emergency Housing Voucher Program Renewal Funding Allocation (March 6, 2025).

³USICH, [87% Leased or Issued: The Unprecedented Progress of Emergency Housing Vouchers \(July 19, 2022\)](#).

⁴*Id.*

⁵National Domestic Violence Hotline, [Emergency Housing for Domestic Violence Victims](#); HUD, [Domestic Violence and Homelessness](#).

Approximately 64 percent of these unmet requests were for housing and emergency shelter.”⁶

The fate of EHV families is currently unclear. In some cases, local PHAs may be able to "absorb" EHV tenants into their regular HCV voucher program. On the other hand, a PHA could terminate Housing Assistance Payment (HAP) contracts for EHV, but it must consider its available budget authority and “all cost-savings measures and the impact such terminations will likely have on program applicants and participants.”⁷

The regulations do not specify how much notice a household is entitled to before assistance is terminated based on insufficient funding.⁸ If the PHA administrative plan specifies the amount of notice that will be provided to a household in this scenario, the PHA should comply with that notice provision. HUD regulations describe when a PHA is required to give households the opportunity for an informal hearing.⁹ When a HAP contract is terminated, the lease is automatically terminated.¹⁰ Tenants' rights upon lease termination will depend, in part, on state landlord/tenant laws. Federal laws also might apply, including the Coronavirus Aid, Relief, and Economic Security (CARES) Act¹¹ and the Violence Against Women Act (VAWA).¹²

If you are interested in learning more about federal, state and local advocacy efforts to preserve EHV tenancies, please check out the following resources:

- NHLP’s [Emergency Housing Voucher Funding and Advocacy](#) (May 27, 2025).
- [Reject Housing Cuts and EHV Funding Cliff: Action Toolkit](#), developed by the Center on Budget and Policy Priorities with the help of NHLP, National Low Income Housing Coalition, and National Alliance to End Homelessness.

⁶DomesticShelters.org, [No Room at the Shelter, Now What?](#)

⁷24 C.F.R. § 982.454; PIH 2011-28 at 6-7; *see* NHLP, [Emergency Housing Voucher Funding and Advocacy](#) (May 27, 2025).

⁸24 C.F.R. §§ 982.454, 982.455; *see* NHLP, [Emergency Housing Voucher Funding and Advocacy](#) (May 27, 2025).

⁹24 C.F.R. § 982.555; *see* NHLP, [Emergency Housing Voucher Funding and Advocacy](#) (May 27, 2025).

¹⁰HUD, Part C of HAP Contract (Form HUD-52641), § 12 (Lease: Relation to HAP Contract), *see also* § 13 (PHA Termination of Assistance ("The PHA may terminate program assistance for the family for any grounds authorized in accordance with HUD requirements. If the PHA terminates program assistance for the family, the lease terminates automatically.")); *see* NHLP, [Emergency Housing Voucher Funding and Advocacy](#) (May 27, 2025).

¹¹15 U.S.C. § 9058(c); NHLP, [Enforcing the CARES Act 30-Day Eviction Notice Requirement](#) (May 28, 2024).

¹²34 U.S.C. § 12471 *et seq.*; NHLP, [VAWA Eviction Defense Practices](#) (Dec. 2024); NHLP, [Protections for Survivors of Gender-Based Violence](#).

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