



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

Special Attention of:
Public Housing Agencies
Public Housing Directors
Regional Public Housing Directors

Notice PIH 2026-25

Issued: September 29, 2026

Expires: The notice remains in effect until amended, superseded, or rescinded.

Cross References: Pub. L. 117-2; Pub. L. 119-103; 2 CFR 200; 24 CFR 982; Notices PIH 2018-16, 2023-35 (as amended by 2026-02), 2025-07, 2025-19, 2026-12

Subject: Availability of Tenant Protection Vouchers for Emergency Housing Voucher Families

I. BASIC INFORMATION

A. Purpose

This notice establishes the requirements, funding process, and timeline for awarding tenant protection vouchers (TPVs) by December 31, 2026, to all families under emergency housing vouchers (EHVs) housing assistance payments (HAP) contracts as of September 30, 2026, consistent with the Continuing Appropriations and Extensions Act, 2027 (section 153 of Pub. L. 119-103) ("2027 CR").

On September 2, 2026, the President signed the 2027 CR, which provided for continued government funding through December 11, 2026. As part of the act, HUD is authorized to provide TPVs for any EHV family under lease as of September 30, 2026. After implementing this provision, all EHV families will be fully converted to the Housing Choice Voucher (HCV) program ("EHV-TPVs").

The 2027 CR directs that these TPVs are not replacement vouchers and, as such, they cannot be reissued upon turnover.

B. Background

Section 3202 of the American Rescue Plan Act of 2021 (ARP) (Pub. L. 117-2, approved March 11, 2021) authorized \$5 billion for the provision of EHV, associated administrative costs and other eligible expenses. ARP made EHV funds available for obligation by HUD until September 30, 2030, with these funds being set for cancellation as a matter of law effective September 30, 2035.

On March 6, 2025, HUD sent a letter notifying public housing agencies (PHAs) that the remaining available EHV funds were likely to only cover EHV families through

most of calendar year (CY) 2026. HUD then obligated remaining EHV funding to participating PHAs.

On March 26, 2025, HUD published [Notice PIH 2025-07](#), which directed PHAs to stop issuing any EHV to new families and reminded PHAs that any incoming EHV portability moves must be billed to the initial PHA.

[Notice PIH 2026-12](#) provided that HUD had HAP funding available from returned EHV services fees to address EHV shortfalls. HUD has proactively provided EHV shortfall funding with these EHV funds based on need documented by Voucher Management System (VMS) expenditure data.

In addition, Notice PIH 2026-12 stated that HUD would provide future guidance on the implementation of the 2026 Appropriations Act provision that allowed TPV funding to be used for CY 2026 assistance to PHAs that would otherwise be required to terminate EHV for families as a result of insufficient funding. As the 2027 CR repealed this provision and authorized HUD to provide TPVs, that guidance is no longer necessary.

This notice provides TPVs for all EHV families under lease as of September 30, 2026, and requires the conversion of these families from EHV to EHV-TPVs by the end of December 2026.

Once this conversion is complete, the EHV program will end. No later than December 31, 2026, PHAs will no longer have EHV families under lease. ARP prohibited PHAs from reissuing EHV vouchers after September 30, 2023.

In early 2027, HUD will begin the process of closing out the EHV program in accordance with [Notice PIH 2023-35](#), as amended by [Notice PIH 2026-02](#), which accelerated the services fee reconciliation and closeout timeline. As part of the closeout process, PHAs must remit all unexpended EHV funds to HUD.

C. Key Dates

<i>Date</i>	<i>Event</i>
On or about October 1, 2026	HUD notifies PHAs of potential EHV-TPV award amounts based on an estimated number of EHV families under lease as of September 30, 2026.
11:59:59 p.m. ET on October 15, 2026	Deadline for PHAs to respond to HUD with a correction of HUD's estimate, if necessary.
December 2026	HUD awards all EHV-TPV funds in one round of funding (equivalent to 1 month of TPV funding for CY 2026), and PHAs transition families from EHV to EHV-TPV assistance.
CY 2027	Future EHV-TPV funding will be provided as first-time renewals, subject to the availability of future appropriations.

II. FUNDING DETAILS

A. Award Calculation

EHV-TPVs are funded from the \$600.6 million made available for TPV under the 2027 CR. TPV HAP award estimates will be based on the leased EHV HAP costs reflected in VMS and reported in the Inventory Management System/PIH Information Center (IMS/PIC). This notice does not provide funding beyond the period covered by the 2027 CR. The TPV awards will cover 1 month (December 2026), and future months are planned to be covered as renewals. All funding is subject to future appropriations.

HUD will calculate funding eligibility for EHV-TPVs based on the average per unit cost (PUC) in the PHA's EHV program *and* the total units estimated to be under lease as of September 30, 2026, using July 2026 VMS and current IMS/PIC reporting data. Funding is based on PUC and reported expenses only; no prior year or renewal amount is carried forward. Unit count estimates are based on the lower of the July 2026 VMS or IMS/PIC figures, except in those cases of correction.

If a PHA has concerns regarding the sufficiency of the EHV-TPV funding based on the amounts provided in HUD's notification, it must contact EHV@hud.gov by October 15, 2026, and document why HUD's calculation is incorrect.

PHAs will receive ongoing administrative fees for the converted EHV-TPVs on the same basis as the rest of their HCV program. Beginning with the effective date of EHV-TPVs, when the families begin being assisted under the HCV program, these vouchers are administered under 24 CFR part 982 and are included in the PHA's HCV unit months under lease (UML) reported in VMS for purposes of the ongoing administrative fee earned under the annual appropriations act. The EHV-specific administrative fee and the one-time EHV services fee do not apply to these vouchers and may not be claimed for this conversion.

B. Continued Applicability of Notice PIH 2025-19

PHAs generally may still use the conversion process and waivers set forth in [Notice PIH 2025-19](#) to transition EHV families to one of the PHA's existing HCVs instead of transitioning the family to an EHV-TPV. Similarly, if the PHA transitions an EHV family to a unit in the PHA's PBV portfolio,¹ that family may not receive an EHV-TPV because it is no longer an EHV family. EHV-TPVs cannot be project-based, as they are not replacement vouchers. HUD will no longer accept waiver requests that are focused on transitioning EHV to a PHA's PBV program after the publication of this notice.

Families transitioned to the HCV or PBV program are not eligible for EHV-TPVs under this notice because these families are no longer leasing units under the EHV

¹ Notice PIH 2025-19 only applies to transitions from the EHV to the HCV program. Nevertheless, PHAs were able to submit a waiver request through the process set forth in [Notice PIH 2018-16](#) to facilitate the transition of EHV families to PBV units, and some PHAs were approved for such waivers.

program. Rather, they are assisted under the PHA's HCV or PBV program. If a PHA intends to transition any families to the HCV or PBV program between September 30 and November 1, 2026, they must inform HUD upon receiving their estimated awards so the estimate can be reduced accordingly. All transitions to HCV or PBV must be completed no later than November 1, 2026, after which all EHV families must be converted to EHV-TPVs.

III. ELIGIBILITY

A. Eligible Recipients

PHAs currently participating in the EHV program that have EHV families under lease as of September 30, 2026, are eligible to receive funding under this notice. Non-EHV PHAs administering an EHV household through portability billing as of September 30, 2026, are also eligible to receive funding for that family. HUD will use data from IMS/PIC for families that have moved through portability to non-EHV PHAs and have not been absorbed to determine potential eligibility for awards.

To determine a PHA's award, a family is attributed to the PHA administering the HAP contract for the family as of September 30, 2026. In an EHV portability case, the family is included in the count of the PHA administering the HAP contract on that date. This includes PHAs without EHV programs who didn't absorb families into their HCV program and instead chose to bill, as the initial PHA still reported those families in EHV fields for VMS and paid with EHV funds. If the family is under lease in the EHV program in the initial PHA's jurisdiction while searching for a unit in the receiving PHA's jurisdiction, the family is counted by the initial PHA.

A former EHV family that transitioned to the HCV program or any other housing assistance program before September 30, 2026, is not eligible for inclusion in any PHA's prospective EHV-TPV award. EHV families placed on the HCV waiting list but not yet transitioned to the HCV program are eligible for EHV-TPVs if they were still under lease in the EHV program as of September 30, 2026. Such EHV families would be removed from the HCV waiting list once they have been issued an EHV-TPV.

EHV families under lease as of September 30, 2026, are eligible for the EHV-TPV and are considered continuously assisted. PHAs do not need to add families to the waiting list or rescreen families, and families can remain in units under lease. The PHA's administrative plan regarding payment standard for HCV program participants is applicable to the EHV-TPV families.

When the EHV-TPV family leaves the program, the PHA must not reissue the voucher. HUD will reduce the PHA's unit months authorized to reflect EHV-TPV families that have left the program.

B. Eligible Activities

Families converted to EHV-TPVs will continue to receive tenant-based assistance under 24 CFR 982 without interruption. EHV fees cannot be used to cover the cost of

the conversion, and PHAs are not eligible for a transition fee under Notice PIH 2026-12 for converting the EHV voucher to an EHV-TPV. PHAs must track EHV-TPVs separately from other vouchers as they cannot be reissued upon turnover.

IV. HUD NOTIFICATION

All eligible PHAs will receive an estimate of their EHV-TPV HAP funding intended to cover December 2026 via email² on or around October 1, 2026. This document will consist of your estimated number of EHV's under lease as of September 30, 2026.

V. PHA RESPONSE

PHAs can respond to HUD's estimate of award by contacting the EHV mailbox at EHV@hud.gov by 11:59:59 ET on October 15, 2026. Any award given in excess of a PHA's families under lease as of September 30, 2026, may be reduced once September VMS is available.

VI. HUD REVIEW

HUD will review each PHA's award against IMS/PIC and VMS data to validate the EHV family count. Where a PHA submits a correction or documented exception, HUD will reconcile the discrepancy and adjust the award as warranted.

VII. AWARD NOTICE

HUD will send a final notice of award to PHAs several weeks ahead of the December EHV-TPV HAP disbursements.

VIII. FUNDING REDUCTION AND REALLOCATION

HUD may terminate, reduce, or limit the availability of funding for substantial noncompliance with program requirements. Because EHV-TPVs are tied to families under lease as of September 30, 2026, and cannot be reissued upon turnover, HUD will adjust or recapture funding for any voucher not supported by the confirmed leasing data.

IX. POST-AWARD REQUIREMENTS AND ADMINISTRATION

A. Regulatory and Administrative Requirements

The [General Administrative, National, and Departmental Policy Requirements and Terms for HUD's Financial Assistance Programs](#) and the [General Statutory and Regulatory Requirements Affecting Eligibility for HUD's Financial Assistance Programs](#) are posted on the [HUD's Policies and Regulations](#) webpage.

All recipients of Federal financial assistance are responsible for ensuring activities funded by Federal awards comply with the relevant executive orders and other Presidential actions as part of the administrative requirements, whether the recipients carry out those activities directly or use contractors or subrecipients. Review these directives on the White House's [Presidential Actions](#) webpage.

If any part or provision of the terms of this notice are enjoined or held to be void or unenforceable in any jurisdiction, they shall be ineffective as to such jurisdiction and

² HUD uses the primary email recorded by the PHA in IMS/PIC. To receive the email, your PHA must have the correct primary email listed.

only to the extent of such prohibition or injunction and shall not invalidate or affect the legality or enforceability of the remaining provisions and applications of the agreement and notice. In the event the injunction of such provisions is stayed, dissolved, or reversed, the full terms of the grant agreement and notice, including such provisions, will automatically become effective. This clause is self-executing and will become effective, binding, and enforceable automatically upon issuance of this notice.

B. Remedies for Noncompliance

HUD may terminate all or a part of your award as described under [2 CFR 200.340-343](#) pursuant to the terms and conditions of your award, including to the extent authorized by law:

- if an award no longer effectuates the program goals or agency priorities; or
- in the case of a partial termination, if HUD determines that the remaining portion of the award will not accomplish the purposes for which the HUD award was made.

HUD may also impose specific conditions on your award or take other remedies as described by [2 CFR 200.339-343](#) if you do not comply with your award terms and conditions.

C. Reporting

Successful recipients of awards will be subject to HUD's reporting requirements.

1. IMS/PIC Reporting

PHAs are required to submit tenant-level EHV-TPV participant data into IMS/PIC. PHAs must follow the standard reporting fields identified on the Form HUD-50058 or HUD-50058 MTW. PHAs must enter "TEHV" as the special program code on line 2n.

HUD will use this reporting to track turnover among this cohort of TPVs and to track vouchers to ensure they are not reissued upon turnover. For MTW Expansion PHAs unable to submit 50058s, HUD will create an alternative process of reporting to ensure they receive funding and to track participant turnover.

2. VMS Reporting

PHAs must continue to report leasing and HAP data on the EHV tab in VMS. HUD will disable the EHV fields that are no longer needed. Later, HUD will modify VMS to move EHV Units Leased and monthly HAP fields to the Vouchers UML/HAP tab with the other special purpose vouchers. PHAs should continue to report their expenses and leasing totals in these fields following these system updates. HUD will maintain separate tracking of the EHV-TPVs to the

maximum extent possible so these sunseting, non-reissuable vouchers remain distinguishable from other TPVs.

3. *Other Reporting*

The recipient hereby acknowledges that HUD is in the process of implementing new grants management and reporting tools for all records pertinent to the Federal award. The recipient agrees to report on grant performance and financial activities (including vendor and cash disbursement supporting details for the recipient and its subrecipients) using these new tools when they are released and to satisfy occasional requests for records pertinent to the Federal award, consistent with the requirements for recordkeeping, access to records, and reporting laid out in 2 CFR 200, which may be amended from time to time. HUD will work with the recipient to support its transition to the new reporting tools. HUD reserves the right to exercise all its available rights and remedies for any noncompliance with these grants management and financial reporting requirements, to include, without limitation, requiring additional or more detailed financial reports, suspension of disbursements, and all other legally available remedies, to the furthest extent permitted by law.

X. ENVIRONMENTAL REQUIREMENTS

In accordance with 24 CFR 50.19(b)(11) and 58.35(b)(1), activities funded under this notice are categorically excluded from environmental review under the National Environmental Policy Act of 1969 (42 U.S.C. 4321) and are not subject to environmental review under related laws and authorities.

XI. CONTACT

Direct questions about this notice to EHV@hud.gov or your [local field office](#).

Benjamin Hobbs
Assistant Secretary
for Public and Indian Housing