



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

OFFICE OF PUBLIC AND INDIAN HOUSING

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**Special Attention of:**

Office Directors of Public Housing;  
Regional Directors; Public Housing  
Agencies

**Notice PIH 2025-07**

Issued: March 26, 2025

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amended, superseded, or rescinded.

Cross References: Notice PIH 2021-15;  
2021-20

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**Subject: Emergency Housing Vouchers Leasing**

**1. Purpose**

This Notice notifies Public Housing Agencies (PHAs) that they must stop issuing Emergency Housing Vouchers (EHVs) effective 14 calendar days after the publication of this notice. PHAs will no longer receive issuance fees, also effective 14 calendar days after the publication of this notice.

**2. Background**

EHVs are tenant-based rental assistance under Section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)).<sup>1</sup> Eligibility for EHVs is limited to individuals and families who are 1) homeless, 2) at-risk of homelessness, 3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or 4) recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

In addition to administrative fees, services fees, and preliminary fees to support efficient program leasing, HUD also provides PHAs with issuance fees. PHAs receive \$100 for each EHV that was initially leased upon the effective leasing date of the voucher if the PHA reported the voucher issuance date in the Inventory Management System/ Public and Indian Housing (PIH) Information Center (IMS/PIC) within 14 days of the voucher issuance date or within 14 days of the issuance of Notice PIH 2021-20, whichever is later.

Section 3202(b)(6) of the ARP provides that PHAs may not reissue turnover EHVs after

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<sup>1</sup> Section 3202 of the American Rescue Plan Act of 2021 (P.L. 117-2, hereafter referred to in this notice as "the ARP") appropriated \$5 billion for new incremental EHVs as part of the response to the impact of the COVID-19 pandemic.

September 30, 2023, with EHV's effectively sunseting after this date when families leave the program. Due to this prohibition on reissuing turnover vouchers, very few PHAs have remaining authority to issue new EHV's.

In addition to the post-September 30, 2023, prohibition, the ARP made EHV funds available for obligation by HUD until September 30, 2030, with these funds being cancelled as a matter of law effective September 30, 2035. However, due to historic increases in rental prices resulting in a higher per unit cost (PUC) for EHV's, HUD has informed PHAs through a recent letter that available EHV funds are likely sufficient to cover EHV families through Calendar Year (CY) 2026.<sup>2</sup>

Taking into account the historic PUC increases and the limited remaining EHV funding, HUD is focused on identifying ways to ensure that remaining EHV funds extend the program as long as possible to support currently housed families. Adding new families to EHV at this point is inconsistent with the goal of protecting currently housed EHV families for as long as possible.

Additionally, HUD reminds PHAs of the prohibition on reissuing turnover vouchers after September 30, 2023. PHA violations of this statutory prohibition may occur for several reasons, including a miscalculation of leasing authority. It is essential that PHAs comply with the unambiguous prohibition on reissuing turnover vouchers. Among other things, improper reissuance of turnover vouchers undermines HUD's efforts to protect currently housed EHV families for as long as possible.

### **3. EHV Leasing**

All PHAs, including those with remaining authority to lease EHV's, are prohibited from issuing any EHV's to new families, effective 14 calendar days after the publication of this notice. If a PHA with remaining leasing authority issued a family an EHV prior to the effective date of the prohibition, the family may continue to search and lease up.

The prohibition on issuing new EHV's does not apply to current EHV participants who choose to move with continued assistance, both within the PHA jurisdiction and outside the jurisdiction through portability. However, absorption of an incoming family through portability is considered a new issuance under this Notice. Therefore, PHAs cannot absorb an incoming family, nor can the PHA absorb the port into its Housing Choice Voucher (HCV) program. Instead, in all cases, the receiving PHA must bill the initial PHA for the family's EHV assistance.

HUD has obligated all remaining EHV HAP and administrative fees. PHAs should take care to manage their EHV program within their remaining budget authority. PHAs should continue to request HUD assistance (FMC Financial Analysts) in resolving EHV program

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<sup>2</sup> In March 2025, HUD notified PHAs of their funding amounts through 2026 and that they should be managing their programs based on this amount of funding. HUD is exploring additional options for the EHV program moving forward and will issue additional guidance and technical assistance.

funding shortfalls related to per-unit cost (PUC) increases or prior overleasing. PHAs are reminded that other HCV program funds may not be used to address EHV shortfalls.

**4. Issuance Fees**

All PHAs will no longer receive issuance fees, effective 14 calendar days after the publication of this notice.

**5. Information Contact.** Inquiries about this notice should be directed to *EHV@hud.gov*.

**6. Paperwork Reduction Act.** The information collection requirements contained in this notice have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act (PRA) of 1995 (44 U.S.C 3520). In accordance with the PRA, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number. The active information collections contained in this notice have been approved under the PRA OMB Control Number 2577-0169.



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