

# Emergency Housing Vouchers Abrupt Funding End

A COVID Safety Net Has Been Shredded

## Emergency Housing Vouchers Are a Critical Part of The Housing Safety Net

The Emergency Housing Voucher Program (EHV) was part of a package of COVID relief passed in the American Rescue Plan Act of 2021. \$5 billion was appropriated to fund [70,000 rental assistance vouchers](#) to serve **the most vulnerable populations – including those at risk of or experiencing homelessness; domestic violence survivors; and survivors of human trafficking.** Vouchers were required to be issued by September 30, 2023 with funding to remain available until September 30, 2030. The program would have naturally phased out as families left the program because statute prevented vouchers from being reissued to another family after the 2023 deadline. EHV's also came with additional funding that public housing agencies (PHAs) could use to implement housing navigator programs, landlord incentives and cover one-time costs such as deposits and moving expenses.

New York State has issued over 9,400 vouchers. These were allocated to NYS Homes and Community Renewal (1,492), various public housing authorities throughout the state (381) and in NYC, the NYC Housing Authority (5,545) and the Department of Housing Preservation and Development (2,168). Between HCR, HPD and NYCHA, the vouchers house **20,049 people** - including **8,371 children** - and provides rent payments to over **5,700 property owners** across the state.

**However, in March, HUD announced the original appropriation for the vouchers would be exhausted during 2026 or possibly 2025, four years earlier than expected.** This is the first time PHAs were given notice that the money for the vouchers would run out before September 30, 2030 and HUD has not provided any technical assistance to support PHAs in building an offramp for landlords and tenants when funding ends. This abrupt loss of funding will be harmful to families, children, property owners, and the state as a whole.

The early termination of emergency rental assistance funding impacts **20,000 New Yorkers**, including over **8,300 children** and income for **5,700 landlords** across the state.

## In NYC, the Most Vulnerable Renters Are at Risk of Government Imposed Housing Instability

In New York City, NYCHA and HPD have issued over 7,700 EHV's that keep 16,105 people stably housed, including 6,648 children. Further, these vouchers were earmarked to target special populations such as:

- 1,750 vouchers for domestic violence survivors, both living domestic violence shelter (500) and those living in community and attempting to safely escape their abusers (1,250) - *domestic violence is a leading cause of family homelessness, in 2023 almost 11,000 survivors sought refuge.*
- 600 vouchers to Department of Youth & Community Development (DYCD) for youth (18-24) experiencing homelessness and youth aging out of foster care – *in 2023 about a third of young*

*people who age out of New York City's foster care system are being forced to stay longer in the city's care because they can't find affordable places to live.*

- 270 vouchers to HIV/AIDS Services Administration (HASA) for individuals living with AIDS or HIV.
- 200 vouchers to NYC Health + Hospitals for public hospital patients experiencing homelessness – *in 2023 the city's hospital system provided care for [over 72,000 patients](#) experiencing homelessness or housing insecurity.*

**These households cannot afford the market rent of their current apartment without the federal subsidy and the housing supply shortage means it would be next to impossible for them to find new homes.** The average income of a household receiving an EHV is just over \$18,000 – too little to afford even \$500 in rent. Meanwhile, the average rent of the apartment they live in is about \$2,300 with the voucher covering about \$1,900 on average.

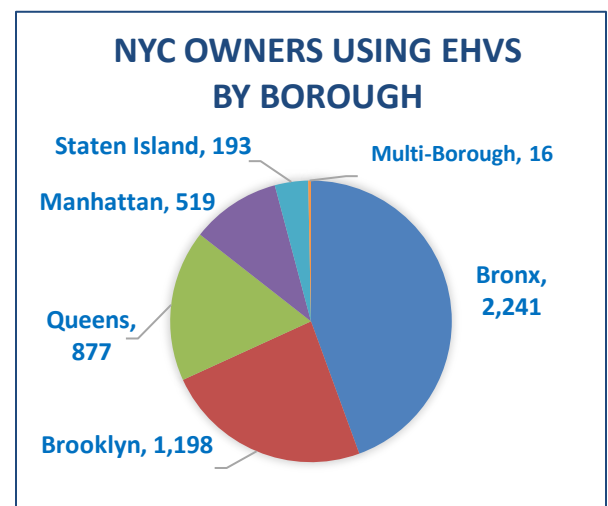
The average EHV household would need to **increase their income by over 400%** to stay in their current apartment and to afford the median asking rent, they would need an increase of almost 650%.

Allowing the EHV program to end 4 years early is effectively sentencing these households to homelessness. Without the voucher, they will be forced out of their current homes and face the grim reality of NYC's historically low 1.4% rental vacancy and drastically higher rents. Realtor.com reported a [median asking rent of almost \\$3,400](#) in NYC for the first quarter of this year which would require an annual income of over \$135,000 – far above even the city's [median renter income of \\$70,000](#).

### **Ending EHV Payments Will Hurt Landlords Financially, Especially Rent Stabilized Building Owners**

Federal housing vouchers provide stable and affordable housing for tenants while also serving as a reliable source of income for property owners across the city. Not including landlords participating in the EHV program through the smaller housing authorities, 5,704 landlords are receiving payments through the EHV programs operated by NYS HCR, NYCHA and NYC HPD programs. In NYC, almost 70% of these properties are located in the Bronx (45%) and Brooklyn (24%), the two boroughs with the highest concentrations of rent stabilized units and [eviction filings for nonpayment](#).

Without continuation of this EHV funding or additional support for these renters, landlords will likely be forced to evict households when their subsidy ends. A wave of evictions will create unnecessary trauma for already vulnerable populations, while also causing building owners to lose income which may lead to financial



distress for some owners. This is particularly relevant to the **3,500 rent stabilized units** in NYC being rented with EHV, which represent 45% of EHV units. For building owners renting to multiple tenants using EHV, loss of income during a lengthy eviction period can lead to negative cashflow, especially in smaller buildings, which may lead to deferred maintenance, and/or risk of defaulting on their loans.

Federal rental assistance has long been viewed as a trusted and reliable source of income by landlords. Ending EHV four years early breaks the trust of building owners who were not given any notice of early termination risk. EHV landlords are also put in a difficult situation, if they are forced to evict tenants who continue to pay their share of the rent because the federal government has ended their payments for the balance. Cutting the funding four years early erodes faith in federal housing programs, making it harder to make public-private partnerships successful in the future, acting as a deterrent to lenders and investors and putting landlords- both large and small- financial viability at risk.

### Vouchers by Congressional District

EHV vouchers are used in nearly every Congressional district across the state. The following table shows that 783 of vouchers issued by the largest housing authorities in NY are used in Republican districts and 8,283 in Democratic districts. 24% of vouchers are helping renters in District 15 in the Bronx represented by Rep Torres- his district's poverty rate is [more than double](#) the national poverty rate.

District	Representative	Total EHV
1	Nicholas J. LaLota	46
2	Andrew Garbarino	174
3	Thomas Suozzi	36
4	Laura Gillen	81
5	Gregory Meeks	671
6	Grace Meng	420
7	Nydia Velazquez	434
8	Hakeem Jeffries	890
9	Yvette Clarke	429
10	Daniel Goldman	270
11	Nicole Malliotakis	346
12	Jerrold Nadler	336
13	Adriano Espaillat	850
14	Alexandria Ocasio-Cortez	1057
15	Ritchie Torres	2256
16	George Latimer	329

17	Michael Lawler	141
18	Pat Ryan	156
19	Josh Riley	33
20	Paul Tonko	10
21	Elise Stefanik	37
22	John Mannion	4
23	Nicholas A. Langworthy	11
24	Claudia Tenney	28
25	Joseph Morelle	0
26	Timothy M. Kennedy	21

### **Vouchers by Public Housing Authority**

The remaining 381 Vouchers have been issued across 17 smaller PHAs:

<b>PHA Name</b>	<b>Current Leased Vouchers</b>
Rochester Housing Authority	110
City of Buffalo	47
Town of Amherst	41
Syracuse Housing Authority	37
Binghamton Housing Authority	21
Town of Brookhaven HCDIA	19
Albany Housing Authority	19
Schenectady Municipal Housing Authority	18
Village of Kiryas Joel HA	15
Troy Housing Authority	14
City of Utica	10
Amsterdam Housing Authority	9
Village of Hempstead HA	5
Ithaca Housing Authority	5
Jamestown Housing Authority	5
City of Fulton	4
Town of Islip Housing Authority	2