

April 21, 2026

The Honorable Cindy Hyde-Smith
Chair
Subcommittee on Transportation,
Housing and Urban Development
Senate Committee on Appropriations
Appropriations Washington, DC 20510

The Honorable Kirsten Gillibrand
Ranking Member
Subcommittee on Transportation,
Housing and Urban Development
Senate Committee on
Washington, DC 20510

Dear Chair Hyde-Smith and Ranking Member Gillibrand:

As you develop the Fiscal Year 2027 (FY 2027) Transportation, Housing and Urban Development, and Related Agencies appropriations bill, we urge you to expand eviction prevention activities through the Department of Housing and Urban Development (HUD). We respectfully request that you include \$50 million in funding for HUD's Eviction Protection Grant Program in FY 2027.

American families have long faced a severe eviction crisis. In the years following the COVID-19 pandemic, from 2021 to 2023, filings increased by 600,000 cases — with families of color disproportionately at risk of eviction from their homes.¹ This eviction risk is due in part to the acute shortage of affordable housing,² which forced 1 in 4 renters, or more than 12 million households, to spend more than half of their income on rent in 2024.³ At the height of the pandemic, timely aid through the federal Emergency Housing Voucher (EHV) program—coupled with federal, state, and local eviction moratoria—successfully helped keep families housed. The EHV program allocated over 70,000 vouchers, with eligibility determined by whether a household is demonstrably homeless, at risk of homelessness or fleeing domestic violence⁴. However, in March 2025, HUD announced the EHV program will close at the end of 2026, despite the *American Rescue Plan of 2021* providing funding through 2030.⁵ With this premature and imminent closure, millions of families are at risk of housing instability.

The national eviction crisis undermines family economic security and places enormous financial strain on our nation's health care system, courts, schools, and local governments. Research shows eviction increases visits for mental health-related conditions as well as hospital visits, demonstrating the long-term consequences for children and adults' physical and mental health, employment and educational outcomes, future housing stability, and more.⁶

Studies have consistently found that legal representation in eviction proceedings significantly reduces evictions and harm to families. In Boulder, CO, for instance, right to counsel legislation yielded an “excellent” or “positive” result for 82% of tenants with representation.⁷

¹ Peter Hepburn, Danny Grubbs-Donovan & Grace Hartley, [“Preliminary Analysis: Eviction Filing Patterns in 2023,”](#) Eviction Lab, March 20, 2026.

² Nationwide, for every 100 renter households with very low incomes, there were less than 35 affordable and available housing units in 2026. National Low Income Housing Coalition, [“The Gap,”](#) March 2026.

³ Joint Center for Housing Studies of Harvard University, [“America's Rental Housing 2026,”](#) accessed March 20, 2026.

⁴ [“Emergency Housing Voucher Program: Frequently Asked Questions,”](#) HUD Office of Public and Indian Housing, accessed March 20, 2026.

⁵ Miguel A. Fontánez [“Emergency Housing Voucher Program Renewal Funding Allocation,”](#) HUD Office of Public and Indian Housing, March 6, 2025.

Nationally, only about 4% of tenants facing eviction receive legal representation, compared to 84% of landlords.⁸ States and cities that have implemented right to counsel measures have seen a decline in eviction filings, and tenants who go to court are more likely to remain in their homes⁹ or obtain relief that helps secure long-term housing stability.¹⁰

From FY 2021 until FY 2025, the committee provided \$20 million, while the FY 2026 THUD spending bill provided \$7.5 million. This large funding decrease places a significant strain on the program's ability to prevent evictions and promote housing stability for those at risk of eviction.

Grantees have used the funds to hire eviction defense attorneys; fund housing court assistance centers; cover legal expenses; support right to counsel programs; and provide non-legal assistance, including helping renters find new housing, apply for rental assistance, or seek mediation. In 2024, HUD published a multi-year report showing that fewer than 5% of households who received extensive representation experienced eviction or displacement, and many grant recipients reported extending services to tenant households in rural areas with limited access to legal services¹¹. Additional funding for eviction prevention legal assistance will expand the reach of this critical program to more communities and help mitigate the eviction crisis.

Thank you for your consideration of this request, and we look forward to working with you and other Congressional leaders to expand eviction prevention activities through the FY 2027 appropriations process.

⁶ See e.g. Robert Collinson, John Eric Humphries, Nicholas Mader, Davin Reed et. al, "[Eviction and Poverty in American Cities](#)," September 2023; Lauren Taylor, "[Housing And Health: An Overview Of The Literature](#)," Health Affairs Health Policy Brief, June 7, 2018; Paula Braveman, Mercedes Dekker, Susan Egerter, Tabashir Sadegh-Nobari, and Craig Pollack, "[Housing and Health](#)," from *Exploring the Social Determinants of Health*, Robert Wood Johnson Foundation, May 1, 2011; and Adam Voight, Marybeth Shinn, and Maury Nation, "[The Longitudinal Effects of Residential Mobility on the Academic Achievement of Urban Elementary and Middle School Students](#)," *Educational Researcher*, 41 no. 9 (December 1, 2012).

⁷ City of Boulder, "[Eviction Prevention and Rental Assistance Dashboard](#)," accessed March 20, 2026.

⁸ National Coalition for a Civil Right to Counsel, "[Tenant Right to Counsel](#)," accessed March 20, 2026.

⁹ Sandra Park and John Pollock, "[Tenants' Right to Counsel is Critical to Fight Mass Evictions and Advance Race](#)

[Equity During the Pandemic and Beyond](#),” American Civil Liberties Union, January 12, 2021.

¹⁰ See e.g. “[Cleveland Eviction Right to Counsel Annual Independent Evaluation - January 1 to December 31, 2025](#),” Stout Risius Ross, LLC, January 29, 2026. (83% of represented tenants avoided either eviction or involuntary move, 88% secured additional time to move, 94% mitigated damages, and 94% secured monetary relief).

¹¹ Dennis Okyere, Arpita Chakravorty, Hiren Nisar, Corinne Dexter, et. al, “[Evaluation of the Eviction Protection Grant Program](#),” December 2024.

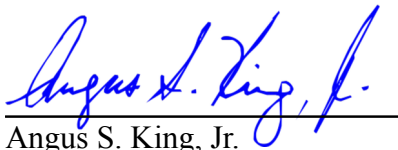
Sincerely,



Michael F. Bennet
United States Senator



Adam B. Schiff
United States Senator



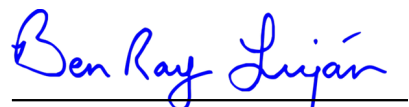
Angus S. King, Jr.
United States Senator



Richard Blumenthal
United States Senator



Raphael Warnock
United States Senator



Ben Ray Lujan
United States Senator



Tim Kaine
United States Senator



Elizabeth Warren
United States Senator



Peter Welch
United States Senator



Lisa Blunt Rochester
United States Senator



Tina Smith
United States Senator



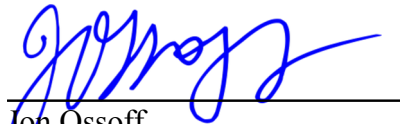
Christopher S. Murphy
United States Senator



Alex Padilla
United States Senator



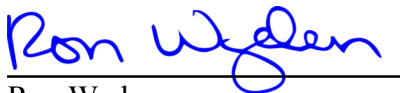
Catherine Cortez Masto
United States Senator



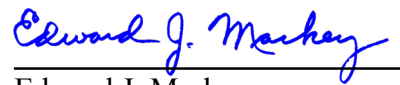
Jon Ossoff
United States Senator



Bernard Sanders
United States Senator



Ron Wyden
United States Senator



Edward J. Markey
United States Senator

Transportation Housing and Urban Development Group Letter Table
THUD_Bennet_Group_260420-043505[LetterID 26210]

ID	Sub	Request Agency or Account	Request Project Name	Request (\$000)
223025	THUD Group	[Title II]/[Department of Housing and Urban Development (HUD)]/[Policy Development and Research (PD&R)]/[Research and Technology]/[Eviction Prevention Grant Demonstration] [Member Staff] - Georgina Patient georgina_patient@bennet.senate.gov 202-839-0080	Eviction Prevention Grant Demonstration	\$50,000