

FY 2026 APPROPRIATIONS | HUD'S TENANT-BASED RENTAL ASSISTANCE: A PROVEN TRACK RECORD OF REDUCING HOMELESSNESS

	Alliance Recommendation	Administration	House	Senate	Actual
FY 2026	\$38.6 billion for TBRA	43%* cut to rental assistance	TBD	TBD	TBD

Summary

The inability to afford housing is the key driver of homelessness. The U.S. Department of Housing and Urban Development (HUD)'s rental assistance line items included in the Appropriation Committee's Tenant-Based Rental Assistance (TBRA) account are the federal government's **MOST IMPORTANT HOUSING PROGRAMS**. These initiatives help individuals with low incomes afford decent, safe, and accessible housing in the private market. These programs include Housing Choice Vouchers, HUD-Veterans Affairs Supportive Housing (HUD-VASH), and other tenant-based vouchers.

Rental assistance provided by TBRA programs is critical to reducing homelessness by improving outcomes for children and families and lifting people out of poverty. **HOWEVER, MANY RENTERS AT RISK OF EXPERIENCING HOMELESSNESS, AS WELL AS PEOPLE ALREADY EXPERIENCING HOMELESSNESS, ARE UNABLE TO OBTAIN RENTAL ASSISTANCE BECAUSE OF LIMITED FUNDS.**

Background

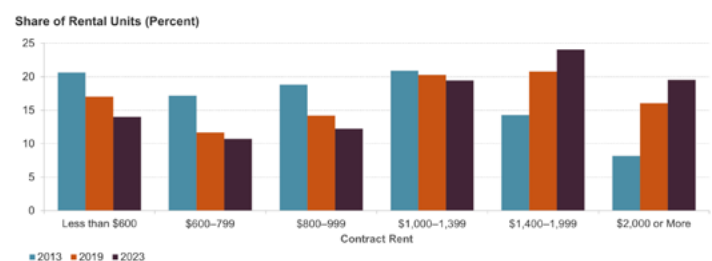
The Alliance is calling for a robust increase of **MORE THAN \$6.46 BILLION** from FY25's amount, to total \$38.6 billion in the FY26 Tenant-Based Rental Assistance Account. Harvard's Joint Center for Housing Studies reports troubling statistics to support this need:

- 12.1 million households spend **MORE THAN ONE-HALF** of their income on rent.
- 42.9 million households spend **30 PERCENT** of their income on housing.

Rents continue to skyrocket, with the shortage of affordable housing exasperating the problem. Tenant-Based Rental Assistance programs, designed to alleviate this situation, **HAVE NOT BEEN ABLE TO KEEP PACE** at their current funding levels.

With homelessness continuing to rise and the supply of affordable housing continuing to fall, **MORE FEDERAL INVESTMENTS ARE NEEDED, NOT CUTS.**

THE DISTRIBUTION OF RENTS HAS SHIFTED HIGHER



Notes: Rents are adjusted for inflation using the CPI-U Less Shelter. Units that are occupied but do not receive payment are excluded. Contract rents exclude utility costs. Source: JCHS tabulations of US Census Bureau, American Community Survey 1-Year Estimates.

Recommendation

SUPPORT THE ALLIANCE'S REQUEST OF \$38.6 BILLION IN FUNDING FOR TBRA.

Rental assistance is a critical tool for helping the lowest-income people afford decent, stable, accessible housing. Vouchers provided through the TBRA account have a proven track record of reducing homelessness and housing poverty. Due to rising rental costs and FY25 funding shortfalls, these programs require additional funding just to maintain the number of households served.

*Percentage based off estimates after the proposed consolidation of rental assistance programs.