



September 12, 2025

The Honorable Susan Collins
Chair, U.S. Senate Committee on
Appropriations
Room S-128, The Capitol
Washington, D.C. 20510

The Honorable Patty Murray
Vice Chair, U.S. Senate Committee on
Appropriations
Room S-128, The Capitol
Washington, D.C. 20510

The Honorable Tom Cole
Chair, U.S. House Committee on
Appropriations
H-307, The Capitol
Washington, DC 20515

The Honorable Rosa DeLauro
Ranking Member, U.S. House Committee on
Appropriations
H-307, The Capitol
Washington, DC 20515

Re: FY2026 Appropriations for Critical Housing Programs for Older Adults and People with Disabilities

Dear Chair Collins, Vice Chair Murray, Chair Cole, and Ranking Member DeLauro:

On behalf of the Consortium for Constituents with Disabilities (CCD) Housing Task Force and allied organizations, we write to urge you to protect and expand Fiscal Year (FY) 2026 funding for critical U.S. Department of Housing and Urban Development (HUD) programs, including but not limited to the Section 811 and Mainstream/Non-Elderly Disabled (NED) Voucher programs, the Fair Housing Initiatives Program, and Emergency Housing Vouchers.

CCD is the largest coalition of national organizations working together to advocate for Federal public policy that ensures the self-determination, independence, empowerment, integration, and inclusion of children and adults with disabilities in all aspects of society. The CCD Housing Task Force focuses on ensuring accessible, affordable, and equitable housing is available for all people with disabilities in communities of their own choosing.

Housing remains a critical and urgent issue for the 71 million Americans with disabilities¹, including older adults. Approximately [18 million adults](#) with disabilities qualify for federal housing assistance but are not receiving it.² The stark reality is that over 7 million older adults and people with disabilities who rely on Supplemental Security Income (SSI) — with a maximum federal benefit rate of just \$967 per month — cannot afford housing in any U.S.

¹ [CDC Data Shows Over 70 Million U.S. Adults Reported Having a Disability](#)

² [People with Disabilities Living in the US Face Urgent Barriers to Housing](#)

rental market.³ Further, many older adults and people with disabilities face housing discrimination that results in additional barriers to housing stability. Without appropriate intervention, millions are forced into institutional settings, homelessness, or unstable and inaccessible living arrangements.⁴

HUD's Section 811, Mainstream/NED Vouchers, and fair housing programs are key tools in addressing this crisis, expanding access to integrated, affordable, accessible housing. We respectfully request your support for the following in the final FY26 appropriations bills:

Mainstream & Non-Elderly Disabled (NED) Housing Vouchers provide rental assistance to extremely low-income, "non-elderly" (under age 62) individuals with disabilities. While over 125,000 households have been helped through these programs, current funding reaches only a fraction (2–4%) of those eligible.⁵

Our FY26 budget requests include full funding for all Housing Choice Voucher renewals, including Mainstream and NED Vouchers, and \$500 million in new funding for an estimated 50,000 new Mainstream Vouchers to expand access to affordable housing.

HUD's Section 811 Program is the only federal program solely dedicated to creating deeply affordable, accessible, and integrated housing for non-elderly disabled individuals. Section 811 PRA (Project Rental Assistance) is delivered via state partnerships, but limitations persist—many states and territories remain unfunded, and awards are capped at \$8 million per state. Our FY26 budget requests include full funding for all renewals of Section 811 PRA and Project-Based Rental Assistance Contracts (PRACs), and \$424 million for new Section 811 PRA awards, with a minimum of \$8 million allocated to every state and territory.

Fair housing enforcement ensures equitable access to housing for older adults and people with disabilities. The majority of fair housing complaints each year involve disability discrimination, and the number of fair housing complaints overall in recent years have reached record highs. More resources are needed to prevent and combat housing discrimination that contributes to housing insecurity, homelessness, and institutionalization for older adults and people with disabilities.

Our FY26 budget requests include \$125 million for the **Fair Housing Initiatives Program (FHIP)**, \$36.6 million for the Fair Housing Assistance Program (FHAP), and \$153 million for HUD's Office of Fair Housing and Equal Opportunity (FHEO). FHIP funding in particular is critical, as FHIP organizations handle over 75% of fair housing complaints nationwide.⁶ These community-based organizations provide crucial assistance and legal representation for older adults and people with disabilities facing housing discrimination.

In addition, we urge you to remember that older adults and people with disabilities are served across all HUD programs. In fact, while older and disabled people do rely on HUD

³ [Priced Out Report](#)

⁴ [Laying the Foundation: Housing Accessibility and Affordability for Older Adults and People with Disabilities](#)

⁵ [Special Purpose Voucher Programs for People With Disabilities: How They've Evolved, What We've Learned, and Where We're Headed](#)

⁶ [National Fair Housing Alliance 2024 Fair Housing Trends Report](#)

programs specifically designed for people with disabilities, such as Section 811 Supportive Housing for People with Disabilities and Section 202 Senior Housing, many more people with disabilities and older adults are supported through “mainstream” HUD programs. Nationwide, federal rental assistance helps 2.6 million people with disabilities and 2.1 million older adults to live independently and age in place.⁷ Specifically:

- 25% of the 5.2 million people assisted by the Housing Choice Voucher (HCV) program are people with disabilities, and 16% are age 62 or older⁸
- 19% of the 2 million people assisted by the Project Based Rental Assistance (PBRA) program are people with disabilities, and 34% are age 62 or older⁹
- 24% of the 1.6 million people assisted by the Public Housing program are people with disabilities, and 20% are age 62 or older¹⁰

It is therefore vital for Congress to protect and fully fund all HUD housing assistance programs in order to support older and disabled people. Any cuts to federal rental assistance – not only through funding, but also through time limits or work requirements – will harm older adults and people with disabilities, regardless of any exemptions.

Finally, Congress must provide funding to continue the **Emergency Housing Voucher (EHV) program**, which is set to run out of money next year. Congress must prevent the cliff faced by households with EHVs, many of whom were formerly chronically homeless and by definition are people with disabilities. Almost 60,000 households across every state can afford housing today because of EHVs. Without additional funding, thousands of households in urban, suburban, and rural communities are at risk of becoming homeless as soon as the end of 2025. If all EHV households returned to homelessness upon losing their voucher, homelessness in some states could increase up to 20%.

As you negotiate final spending bills for FY26, we urge you to protect all HUD housing programs and meet the housing needs of low-income older adults and people with disabilities.

For more information, please contact CCD Housing Task Force co-chairs: Allie Cannington (allie@thekelsey.org), Gregory Robinson (grobinson@autisticadvocacy.org), and Jennifer Kye (jkye@justiceinaging.org).

Sincerely,

National Organizations:

Access Ready Inc.

American Association of People with Disabilities

American Association of Service Coordinators

⁷ [Federal Rental Assistance Fact Sheets](#)

⁸ [Policy Basics: The Housing Choice Voucher Program](#)

⁹ [Policy Basics: Section 8 Project-Based Rental Assistance](#)

¹⁰ [Policy Basics: Public Housing](#)

Association for Gerontology and Human Development in HBCUs
Autistic Self Advocacy Network
Autistic Women & Nonbinary Network
Caring Across Generations
Cure SMA
Consortium for Constituents with Disabilities
Disability Belongs
Disability Rights Education and Defense Fund
Epilepsy Foundation of America
Justice in Aging
Long Term Care Community Coalition
Muscular Dystrophy Association
National Alliance to End Homelessness
National Association of Councils on Developmental Disabilities
National Council on Independent Living
National Down Syndrome Congress
National Low Income Housing Coalition
The Kelsey
Our Mother's Voice
SAGE
TDIforAccess

Alabama

Alabama Disabilities Advocacy Program

Arizona

Arizona Statewide Independent Living Council

California

Abrazar, Inc.
Alameda County Homeless Action Center
Area 1 Agency on Aging
CA State Association of Public Administrators, Public Guardians and Public Conservators
California Alliance for Retired Americans
California Community Living Network
California Elder Justice Coalition
California In-Home Supportive Services Consumer Alliance (CICA)
Community Resources for Independent Living
Dayle McIntosh Center for the Disabled
Family Service Agency of Santa Barbara County
HHSA
Harbor Connects
Motion Arts Company
Openhouse
PAC

PathPoint
Senior Services Coalition of Alameda County
Service Center for Independent Life (SCIL)
Serving Seniors
The Center for Access to QDROs
Valon Consulting
Villages of San Mateo County
WLCAC
We Are Up

Colorado

Broomfield Housing Alliance
Colorado Cross-Disability Coalition
Office of the State LTCOP

Connecticut

All Ages Care Management, LLC

Illinois

AgeGuide Northeastern IL
Catholic Charities
Springfield Center for Independent Living

Indiana

Fairington Apartments of Clarksville

Maryland

Equal Rights Center
Public Justice Center

Massachusetts

Bay Cove Human Services
Disability Policy Consortium
Personal Disability Consulting, Inc.

New Jersey

Fair Share Housing Development
Supportive Housing Association of NJ

New Mexico

Santa Fe Housing for All Collaborative

New York

Center for Elder Law & Justice
Mobilization for Justice, Inc.
Project Guardianship

North Carolina

Disability Rights North Carolina
NCSILC

Ohio

Advocates for Basic Legal Equality, Inc.
Council for Older Persons
Cuyahoga County Division of Senior and Adult Services Advisory Board
Ohio Coalition for Adult Protective Services (OCAPS)
One Street at A Time, Inc
Reinvest Toledo, Inc.

Oklahoma

The Oklahoma State Council on Aging

Pennsylvania

Self Advocates of Franklin County

Rhode Island

Johnston Senior Center
Legal Key Partnership for Health and Justice

Tennessee

Family Housing Coalition
The Village at Glenclyff

Utah

Disability Law Center of Utah