CONSORTIUM FOR CONSTITUENTS WITH DISABILITIES

May 6, 2026

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: FY2027 Appropriations—Critical Housing Investments for People with Disabilities

On behalf of the Consortium for Constituents with Disabilities (CCD) Housing Task Force, we write to urge you to protect and expand Fiscal Year (FY) 2027 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 more than 70 million Americans with disabilities[1], 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. rental market.[3] Further, many older adults and people with disabilities face housing discrimination that results in additional barriers to housing stability. Without appropriate

[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
[3] Priced Out Report

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 FY27 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 FY27 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 FY27 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 FY27 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 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,

[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

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 older[8]
- 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 older[9]
- 24% of the 1.6 million people assisted by the Public Housing program are people with disabilities, and 20% are age 62 or older[10]

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 expected to run out of money in the coming year. Congress must prevent loss of assistance for households with EHV, many of whom were formerly chronically homeless and, by definition, are people with disabilities. Almost 50,000 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, potentially as soon as the end of 2026.

As you negotiate final spending bills for FY27, 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,

Access Ready, Inc.
American Association on Health and Disability
Autistic Self Advocacy Network
Corporation for Supportive Housing
Cure SMA
Disability Belongs
Disability Rights Education and Defense Fund

[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

Justice in Aging
Muscular Dystrophy Association
National Academy of Elder Law Attorneys (NAELA)
National Alliance to End Homelessness
National Association of Councils on Developmental Disabilities
National Association of the Deaf
National Disability Rights Network (NDRN)
National Low Income Housing Coalition
National PLAN Alliance (NPA)
Paralyzed Veterans of America
TDIforAccess (TDI)
The Arc of the United States
The Kelsey
The Partnership for Inclusive Disaster Strategies
United States International Council on Disabilities