
Emergency Housing Voucher-Tenant Protection Voucher (EHV-TPV) Program FAQ For Owners Participating in HPD's Emergency Housing Voucher (EHV) Program
--

Families in good standing who are leasing a unit with an HPD Emergency Housing Voucher (EHV) as of September 30, 2026 will be able to continue receiving rental assistance after the EHV program ends later this year. Although the EHV program is ending, Housing Assistance Payments to owners will continue and will automatically convert to EHV-Tenant Protection Vouchers under HPD's Section 8 Housing Choice Voucher program. HPD will notify owners with written confirmation for each eligible tenant once this process is complete.

1. What does this new information mean for me?

The U.S. Department of Housing and Urban Development (HUD) notified HPD that it was making Emergency Housing Voucher-Tenant Protection Vouchers (EHV-TPV) available for participants that were leasing a unit in the EHV program as of September 30, 2026. This means that owners of these units will continue to receive rental assistance under existing Housing Assistance Payments (HAP) contracts as EHV-TPV payments rather than payments from the EHV program. Owners of units under lease by participants in HPD's EHV program received notice from HPD of the changes in mid-October 2026. If you have a HAP contract with HPD and are receiving EHV rental assistance and received a notice from HPD informing you of this transition, **you do not need to take any action to change your tenant's assistance from EHV to EHV-TPV.**

- HPD will change your tenant's assistance from EHV to EHV-TPV.
- Your current Housing Assistance Payments (HAP) contract remains active. You do not need to sign another rental assistance contract.
- Program requirements are the same for owners and tenants as they have been for the EHV program.
- Tenants can keep EHV-TPV assistance for as long as they follow the same program rules as the EHV program. There is no set end date.

Once the change is complete, HPD will provide you with written confirmation for each of your eligible tenants.

If you have a tenant participating in HPD's EHV program and did not receive a notice from HPD, or if you received a notice from HPD that did not list an EHV tenant, HPD will contact you directly about that tenancy with information about eligibility for EHV-TPV assistance and next steps.

2. What is an Emergency Housing Voucher Tenant Protection Voucher?

Emergency Housing Voucher-Tenant Protection Vouchers are a type of Section 8 Housing Choice Voucher that helps families who were receiving other federal assistance that ended and need assistance to continue living in their homes. HUD is making EHV-TPV available to eligible families to make sure that they are not at risk of homelessness and to ensure that owners continue to receive subsidy payments.

With EHV-TPV, your eligible tenant will continue to pay approximately 30% of their household's adjusted monthly income toward rent. EHV-TPV will cover the rest up to the payment standard according to Section 8 program rules.

- For information about program differences between the EHV-TPV, EHV and HOME TBRA programs, please refer to HPD's program comparison chart found at: www.nyc.gov/hpd-EHVTransition.

3. Who is eligible for EHV-TPV?

EHV-TPVs are only available to families who are participants in good standing in HPD's EHV program and were leasing a unit with assistance as of September 30, 2026.

For owners receiving EHV subsidy, the subsidy payment you receive under your Housing Assistance Payments contract will automatically be converted from EHV to EHV-TPV. That means you will receive EHV subsidy through the month of November 2026, and Section 8 subsidy through EHV-TPV beginning December 2026. You do not need to take any action for this change to occur, and HPD will notify you once this process is complete for each of your eligible tenants.

4. Do I need to do anything to transition from EHV to EHV-TPV?

No, if you received subsidy for an EHV participant from HPD, you do not need to take any action to continue receiving subsidy under EHV-TPV. You will not need to sign another HAP contract or receive an additional Housing Quality Standards inspection for your EHV subsidized assistance to convert to EHV-TPV.

5. Will EHV-TPV funding run out?

Unlike the EHV program, EHV-TPVs are funded as part of the Section 8 program and do not have a set end date. You will receive EHV-TPV rental assistance as long as you continue to comply with your Housing Assistance Payments contract and your tenant continues to comply with Section 8 Housing Choice Voucher Rights and Responsibilities and remain rent burdened.

6. When do EHV-TPV payments start?

EHV-TPV rental assistance is only available for participants in good standing in HPD's EHV program living in units that were under lease as of September 30, 2026. The subsidy payment you receive under your Housing Assistance Payments contract for these units will automatically be converted from EHV to EHV-TPV. You will receive notification from HPD once the subsidy has been converted. Beginning December 2026, you will receive rental assistance payments from the EHV-TPV rather than from the EHV program.

7. Will I receive the same amount of subsidy under EHV-TPV?

The payment standards, occupancy standards, utility allowances and rent calculation policies are the same for the EHV-TPV rental assistance as they were for EHV. The tenant share and HAP amount are communicated on the Rent Breakdown notice, which will be sent after any change is processed.

8. How do I know HPD won't tell me something different next month?

The EHV program will end by December 31, 2026. Before that happens, the U.S. Department of Housing and Urban Development will convert EHV subsidy into EHV-TPV, which is part of the Section 8 Housing Choice Voucher (HCV) program. Unlike the EHV program, which was initially funded for ten years, but ended earlier due to lack of program funds, the Section 8 HCV program does not have a set end date.

9. What if I submitted a Rental Assistance Contract to HPD for HOME TBRA that HPD did not send back to me with its signature?

When HPD found out in March 2025 that the EHV program would end earlier than expected, we worked hard to find an alternate subsidy for impacted families and owners. At that time, HCV Section 8 vouchers were not available. HPD identified the HOME Tenant-Based Rental Assistance (HOME TBRA) program as an alternative.

While we were processing those applications and working with property owners to complete HOME TBRA Owner Packages, the U.S. Department of Housing and Urban Development notified HPD that it was making EHV Tenant Protection Vouchers available for participants in the EHV program. HPD has suspended processing of all HOME TBRA Rental Assistance Contracts because tenants are no longer eligible for HOME TBRA.

If the RAC you submitted was for the same unit that was assisted under the EHV program, program rules consider EHV participants continually assisted, which means that you do not need to enter into a new Housing Assistance Payments contract with HPD to continue receiving subsidy.

If the submitted Rental Assistance Contract was for a housing unit that was not receiving subsidy under EHV, HPD will work with you to instead execute a Housing Assistance Payments Contract under EHV that will allow you to receive rental assistance payments under EHV-TPV.

10. What happens if I received an executed Rental Assistance Contract from HPD for HOME TBRA?

Owners participating in HPD's EHV program who executed a Rental Assistance Contract for the HOME Tenant-Based Rental Assistance program are not eligible for EHV-TPV payments. If you received a Rent Breakdown Letter outlining the Rental Assistance Payment (RAP) amount paid by HPD, your tenant is no longer eligible for EHV-TPV under HUD rules. You will receive ongoing rental assistance payments under HOME TBRA for at least the next two years. Subject to funding availability, your tenant may be eligible to renew HOME TBRA for another two years.

- For more information about the differences between HPD's EHV program and HOME TBRA program, please refer to the program comparison chart found at www.nyc.gov/hpd-HOMETBRA.

11. Can I request rent increases under the EHV-TPV program?

Yes, you may request rent increases for lease renewals that occur during the term of the HAP contract. Requests for rent increases may be made by uploading the lease and any other supporting documents for the request through HPD's Owner Portal, which can be found at www.nyc.gov/dtownerportal, 60 days in advance of the effective date of the proposed rent change. HPD will review the request to confirm the requested rent is allowable (under any applicable rules and laws, such as the Rent Stabilization Law) and reasonable compared to similar unassisted units in the housing market and building.

In order to complete the transfer to EHV-TPV, HPD must temporarily suspend making any other changes to cases. This includes contract rent changes.

- If you have submitted a rent increase request for processing before October 16, 2026, HPD will work to process your request by November 1, 2026.
- If a rent change was proposed in a HOME TBRA Owner Package, you do not need to request a rent increase. HPD will treat those documents as the request.

- Any rent increase requests that are not processed by November 1st, will have an effective date of December 15, 2026 or later under EHV-TPV.
- Any rent increase requests submitted after the transition to EHV-TPV will have an effective date of December 15, 2026 or later.

12. Can I charge tenants more than the contract rent?

No, tenants are required to pay the rent amount authorized by HPD in the Rent Breakdown Letter. Any other amount paid by the tenant is considered by HPD to be an unauthorized side payment. Unauthorized side payments are grounds for termination of the HAP Contract and may adversely affect the owner's ability to participate in the program in the future. HPD may authorize participants to make additional payments to the owner for additional services or amenities, such as parking spaces or appliances.

However, any side payment agreement between the participant and the owner for items not included in the lease must be made in writing and approved by HPD.

13. Will my tenants be advised of this new program?

Yes, HPD is reaching out directly to all EHV participants in good standing who were leasing a unit with EHV assistance as of September 30, 2026 to inform them of this change.

14. Can property owners refuse to accept EHV-TPV?

Under New York City Human Rights Law, it is illegal for property owners to discriminate against applicants because they have an EHV Tenant Protection Voucher or any other type of rental assistance. More information is available here:

<https://www.nyc.gov/site/cchr/media/source-of-income.page>.

15. Who can I contact with questions?

If you have any related questions, please contact HPD at 212-863-8031 or email EHVtransition@hpd.nyc.gov. You may also visit our office at 100 Gold Street, Client Services, Monday through Friday between 9:00 AM and 4:00 PM. A valid photo ID is required to gain entry to the building.

Information Session Details

HPD will hold an information session for property owners participating in its Emergency Housing Voucher program on Thursday, October 15, 2026, at 12 PM on Zoom

Join a Webinar: Thursday, October 15, 2026 at 12pm on Zoom.

- You can log in by going to <https://us02web.zoom.us/j/89158687695?pwd=cETnaeqAEaZ4zy4aAwbfNMrblby48X.1>
- You may also find the Zoom link to the meeting by going to HPD's website: www.nyc.gov/hpd-EHVTransition
- You can also call (646) 931-3860 and type the meeting ID: 891 5868 7695 and enter the passcode: 633034
- You can scan the QR Code below to join the meeting. Please click on "Join meeting as an attendee" and then type your name and enter the meeting passcode 633034.



If you have additional questions about your subsidy, you may contact HPD by:

- Email: EHVtransition@hpd.nyc.gov
- Phone: (212) 863-8031
- More Information: www.nyc.gov/hpd-EHVTransition