

United States Senate

July 22, 2025

The Honorable Cindy Hyde-Smith
Chair
Subcommittee on Transportation, Housing,
and Urban Development, and Related
Agencies
Senate Committee on Appropriations
Washington, D.C. 20510

The Honorable Kirsten Gillibrand
Ranking Member
Subcommittee on Transportation, Housing,
and Urban Development, and Related
Agencies
Senate Committee on Appropriations
Washington, D.C. 20510

Dear Chair Hyde-Smith and Ranking Member Gillibrand:

As you complete the Fiscal Year (FY) 2026 Transportation, Housing, and Urban Development appropriations bill, I strongly urge you to reject the proposed housing cuts in the FY 2026 President's Budget and fully fund federal affordable housing programs. In the midst of a severe housing crisis, President Trump's FY 2026 Budget Request (Budget) proposes devastating cuts to the Department of Housing and Urban Development (HUD) that would leave families in Nevada and across the country at risk of homelessness. Household budgets are currently being hit from all sides – from increasing prices and economic uncertainty due to tariffs, to cuts to health care and food assistance in the extreme tax and spending bill. Working families simply cannot afford any increases in their already-high housing costs. To ensure that all Nevadans have an affordable place to call home, Congress must protect federal programs that fund affordable housing development, support housing stability, and lower housing costs.

The FY 2026 President's Budget Request proposes a drastic 44 percent cut to HUD's budget, which would result in a nearly \$33 billion reduction in HUD's critical affordable housing, homelessness, and community development programs. The Budget would hinder efforts to boost housing supply by eliminating the Community Development Block Grant (CDBG) and the HOME Investment Partnerships programs, which are proven community development tools that provide flexible funding for the development and preservation of affordable housing. The Budget also targets Tribal housing programs by reducing funding for Indian Housing Block Grants by more than 22 percent, and makes sweeping changes to HUD's homeless assistance programs, including cutting \$532 million in funding by eliminating programs that provide long-term assistance.

One of the most severe changes is the Budget's proposal to cut funding by a massive \$26.7 billion – nearly half of the current budget – for federal rental assistance programs that help low-income families, veterans, seniors, and people with disabilities access affordable housing. The Budget also places harmful time limits on assistance and consolidates five major rental assistance programs into a new state-administered block grant, which experts warn will remove

federal safeguards and likely lead to further reductions in housing voucher funding.¹ Additionally, the Budget does not propose renewing funding for the Emergency Housing Voucher program, which launched during the pandemic to help those most at risk of homelessness and which will expire next year without Congressional action. Given that voucher programs have been historically underfunded, Congress should increase voucher funding to maintain existing rental assistance contracts and meet additional need – not slash it further. Ultimately, these proposed changes are estimated to reduce the number of households receiving rental assistance by nearly half.¹

The Trump Administration's proposed cuts threaten many of the key housing programs Nevadans depend on to be able to afford a home. HUD programs have helped build thousands of homes in Nevada, with CDBG assisting nearly 4,800 low-income households and the HOME program building or preserving nearly 9,000 homes in the state.² With Nevada facing the largest shortfall of affordable housing nationwide, eliminating these successful programs will undoubtedly worsen the current housing shortage. HUD programs have also helped address homelessness in Nevada, with Clark and Washoe Counties receiving millions in HUD homeless assistance funding last year to make shelter and supportive services available to the more than 10,000 unhoused Nevadans, many of whom may be left unserved if the President's proposed cuts are enacted.³ Finally, with more than 56,000 Nevadans relying on federal rental assistance and thousands more on waitlists, the Budget's proposed cut to rental assistance funding would put thousands of Nevadans at risk of losing their homes.⁴ In Reno alone, the Reno Housing Authority estimates that every million-dollar reduction in federal housing voucher assistance would result in roughly 93 fewer households served.⁵

Given the urgent housing crisis facing our nation, the Trump Administration's proposal to cut funding for the agency tasked with increasing housing access is senseless and cruel. Across the country, rising home prices have pushed homeownership out of reach for first-time homebuyers and working families, and skyrocketing rents have left a record-high number of renters struggling to afford their housing bills.⁶ Nevada's affordable housing crisis is particularly acute, with a recent report finding that housing in Nevada is more expensive than ever.⁷ Of all states, Nevada has the fewest affordable housing units for those living below the poverty level and ranks in the top five states with the most cost-burdened homeowners and renters. To address these challenges, Nevada communities utilize HUD programs to bridge financing gaps for housing development and provide resources for those who cannot otherwise afford a safe and quality place to live.

If enacted, it is clear the Trump Administration's proposed housing cuts would have catastrophic impacts in Nevada – hindering affordable housing development, threatening the housing security of thousands of Nevadans, and crippling the ability of Public Housing Agencies and nonprofits

¹ <https://www.urban.org/urban-wire/trump-administration-has-proposed-27-billion-cuts-block-granting-housing-assistance>

² <https://cosceda.org/nevada-2/>

³ <https://nevadacurrent.com/2025/05/19/nevada-homelessness-housing-crisis-will-only-get-worse-under-trump-budget-plans-providers-warn/>

⁴ <https://www.cbpp.org/research/housing/federal-rental-assistance-fact-sheets#NV>

⁵ <https://www.rgj.com/story/news/2025/06/09/trump-budget-housing-vouchers-nevada/84120173007/>

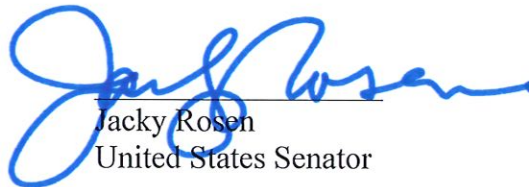
⁶ https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_The_State_of_the_Nations_Housing_2025.pdf

⁷ <https://www.guinncenter.org/research/housing-affordability-in-nevada-an-economic-analysis-and-policy-considerations>

to provide housing resources. Even beyond direct cuts in assistance, the Budget would disrupt the state's housing ecosystem – signaling to Nevada localities, lenders, and builders that they cannot count on federal resources to help address community housing needs.

To avoid these consequences, I call on the Senate Appropriations Subcommittee on Transportation, Housing, and Urban Development to reject President Trump's harmful proposed cuts and fully fund the proven federal affordable housing, homelessness, and community development programs communities in Nevada and across the country rely on. Thank you for your consideration.

Sincerely,



Jacky Rosen
United States Senator