

Congress of the United States

Washington, DC 20515

September 1, 2026

The Honorable Scott Turner
Secretary
U.S. Department of Housing and Urban Development
451 7th St SW
Washington, DC 20410

Dear Secretary Turner,

We write to express deep concerns regarding recent actions by the U.S. Department of Housing and Urban Development's (HUD) Office of Fair Housing and Equal Opportunity (FHEO) that would undermine the implementation of the Fair Housing Initiatives Program (FHIP). On July 2, 2026, HUD proposed a series of sweeping changes that, if fully implemented, would shutter the doors of local fair housing organizations that handle more than 74 percent of the housing discrimination complaints across the country. As a district court recently found in granting a temporary restraining order blocking these changes from going into effect, HUD has provided no legitimate rationale for these actions.¹

On July 2, 2026, HUD released notices of funding opportunity (NOFOs) for FY25 for FHIP that would block money from going to all local fair housing organizations. For FY26, HUD has made any organization that received FY23 or FY24 grants ineligible for funds. Further, the FY26 NOFO gives considerable preference to new applicants, further penalizing existing grantees who have expertise in doing this work in a cost-effective manner in local communities. This runs completely counter to the intent of Congress that consistently appropriates funds for these essential programs and services in a bipartisan manner.

This latest effort is on the heels of the Trump Administration's failed attempts last year to dismantle fair housing protections.² HUD was sued regarding the attempted termination of FHIP grants in 2025, and in a strong rebuke to HUD's position, a federal judge blocked HUD.³ HUD then refused to distribute FY24 FHIP funds; a federal judge once again stepped in and noted that HUD's argument that it could not be compelled to distribute the funds "is not the law."⁴ The Trump administration then targeted local fair housing groups through the budget process, requesting \$0

¹ Evan Weinberger, "HUD's Fair Housing Funding Overhaul Overturned by Federal Judge," Bloomberg Law, August 27, 2026, <https://news.bloomberglaw.com/banking-law/huds-fair-housing-funding-overhaul-overturned-by-federal-judge>.

² "Waters, Warren Lead 106 Congressional Democrats in Fight for Fair Housing, Demand Answers from HUD Secretary Turner amid Assault on Civil Rights," U.S. House Committee on Financial Services Democrats, March 17, 2025, <https://democrats-financialservices.house.gov/news/documentsingle.aspx?DocumentID=413078>.

³ "National Fair Housing Alliance Applauds Court Decision Halting HUD's and the Doge Task Force's Termination of Grants to Fight Housing Discrimination," National Fair Housing Alliance, March 26, 2025, <https://nationalfairhousing.org/national-fair-housing-alliance-applauds-court-decision-halting-huds-and-doges-termination-of-grants-to-fight-housing-discrimination/>.

⁴ *NFHA et al. v. HUD et al.*, No. 25-cv-01965-SLS at *2 (D.D.C. July 28, 2025).

to fund the FHIP program for FY26.⁵ However, the FHIP program was funded by Congress for FY26 with strong bipartisan support.⁶

Meanwhile, the Office of Management and Budget (OMB) continues to create delays in the apportionment process. OMB did not apportion the FY25 FHIP funding until November 20, 2025.⁷ No funds were apportioned for the FY26 Fair Housing Activities account, which includes FHIP, at the start of FY26 as required by OMB's own guidance⁸ and standard practice, and it was not until July 28, 2026 that OMB finally issued any apportionments for FY26 Fair Housing Activities.⁹ OMB's own guidance requires agencies to submit apportionments within 10 days of enactment,¹⁰ and most other HUD accounts have received apportionments since the enactment of the Consolidated Appropriations Act, 2026 over six months ago.

Time and time again, federal courts and bipartisan coalitions in Congress have rejected the Trump Administration's efforts to undermine fair housing protections for American families. These dedicated organizations function on small budgets, and serve as an indispensable service for so many Americans: disabled veterans who require reasonable accommodations in housing, seniors and people with disabilities who need accessible housing, families with children turned away illegally from renting a home, women who are experiencing sexual harassment from landlords, survivors of domestic violence who have been improperly evicted, and victims of racial and other forms of unlawful discrimination.

Rather than protecting the rights of all of these people and more, HUD is redirecting much of these funds into a large award to a law school to target state and local government agencies that have programs to "prevent[] displacement and/or increase[] housing choice," by developing complaints against them and referring them to HUD.¹¹ The funding notice also suggests the law school should use these funds appropriated for local fair housing enforcement to support "property owners" and "landlords."¹² Put simply, it appears that HUD is attempting to convert a longstanding program that efficiently and effectively makes fair housing real in so many communities into a fund to reward the administration's allies and further its political objectives.

⁵ Executive Office of the President of the United States, Office of Management and Budget, *Technical Supplement to 2026 Budget Appendix*, Washington, DC: GPO, 2025.

https://www.whitehouse.gov/wp-content/uploads/2025/05/appendix_fy2026.pdf

⁶ Consolidated Appropriations Act of 2026, Pub. L. 119-75 (Feb. 3, 2026).

⁷ OpenOMB, "Fair Housing Activities," OpenOMB, November 24, 2025, <https://openomb.org/file/11484181>.

⁸ Office of Management and Budget, Executive Office of the President, OMB Circular A-11, Management of Federal Information Resources § 120 (2025). <https://www.whitehouse.gov/wp-content/uploads/2025/08/s120.pdf>.

⁹ OpenOMB, "Fair Housing Activities," OpenOMB, July 31, 2026, <https://openomb.org/file/11530581>.

¹⁰ Office of Management and Budget, Executive Office of the President, OMB Circular A-11, Management of Federal Information Resources § 120 (2025).

¹¹ U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, *Fair Housing Initiatives Program - Fair Housing Organizations Initiative FY2025 and FY2026*, July 6, 2026.

<https://www.hud.gov/stat/fheo/initiatives-program>.

¹² *Id.*

Fortunately, a federal court has once again blocked HUD's latest attempt to destroy the FHIP program. It found that HUD's stated reasons—that it was “modernizing” and otherwise improving the FHIP program—were “pretextual” considering the “disconnect” between the obvious effects of HUD's actions and HUD's claimed reasons.¹³ In short, “HUD's explanation does not add up.”¹⁴ The federal court ordered HUD to immediately spend the FY2025 funds in accordance with how it spent the previous year's funds. So far, we are not aware that HUD has taken any action to do so. Instead, HUD has put out statements suggesting that it will appeal.¹⁵

The day after these funding notices were posted, HUD Assistant Secretary Craig Trainor sent an internal email that raised further significant questions and concerns.¹⁶ The email described an “organizational transformation” related to HUD's administration of fair housing laws and that “[m]ore will be revealed in due course.” Mr. Trainor's email referenced the words of President Trump in calling this organizational transformation of fair housing part of a “noble tradition” of “Anglo-Saxons” and the “first Americans.” The Fair Housing Act protects all Americans, regardless of their race or national origin,¹⁷ and Mr. Trainor's remarks reasonably call into question his commitment to this fundamental aspect of his statutory position created by the Fair Housing Act.¹⁸

Given the devastating effect on local communities that HUD's unprecedented repurposing of FHIP grants will have, we ask that you comply with the district court's order, rescind HUD's FY25 and FY26 FHIP NOFOs immediately, and re-issue notices consistent with the historical standards and laws governing the program, ensuring that private, nonprofit fair housing organizations are eligible for continued funding. Also, given the effects that HUD's funding notices and other actions are expected to have on the agency's mission and operations, we ask that you provide the following information by September 9, 2026:

1. A description of HUD's plans for complying with the district court's order and spending the FY2025 funds in a lawful fashion;
2. A list of all meetings, emails, phone calls, or other contacts by Mr. Trainor and any other HUD officials with law schools, nonprofits, media agencies, or other groups who may be intended recipients under HUD's FHIP funding notices;
3. A copy of all internal legal or other analysis performed by HUD on the compliance of its FHIP funding notices with the law or on the fundamental restructuring of the FHIP notices compared to prior years;

¹³ Memorandum of Decision, *Massachusetts Fair Housing Center v. Department of Housing & Urban Development*, No. 3:26-cv-30117 (D. Mass. Aug. 26, 2026), ECF No. 28, <https://nationalfairhousing.org/wp-content/uploads/2026/08/28-Order-Granting-TRO.pdf>.

¹⁴ Aimee Ortiz, “Federal Judge Blocks HUD Funding Changes,” *New York Times*, August 28, 2026, <https://www.nytimes.com/2026/08/28/realestate/hud-fair-housing-funding-lawsuit.html>.

¹⁵ *Id.*

¹⁶ Cassandra Dumay, “HUD Official Vows ‘Transformation’ of Civil Rights Office in Internal Email,” *POLITICO Pro*, July 8, 2026, <https://subscriber.politicopro.com/article/2026/07/hud-official-vows-transformation-of-civil-rights-office-in-internal-email-00990824>.

¹⁷ 42 U.S.C. 3604.

¹⁸ 42 U.S.C. 3608.

4. A list of all HUD officials who participated in drafting or approving its FHIP funding notices;
5. Details concerning the Assistance Listings HUD submitted to OMB concerning FHIP, including the dates of all submissions, and details concerning any original submissions, any subsequent submissions, and the reason for any differences;
6. Details on HUD's requests to OMB to apportion the FY25 and FY26 Fair Housing Activities funding, including for FHIP, with dates on when such requests were submitted to OMB, and details on any other meetings or contact from or with OMB concerning this funding;
7. Any communications or documents concerning HUD's decisions to negotiate new years of funding for existing multi-year agreement grantees under the Private Enforcement Initiative (PEI), including any formal or informal guidance to HUD staff to not begin such negotiations, or to begin such negotiations;
8. All draft cooperative agreements, implementation guidance, instructions to awardees, internal guidance, or other documents that HUD has prepared to date to implement the FHIP funding notices;
9. A summary of the intended changes to fair housing programs and requirements that HUD will be pursuing through rules identified on its unified agenda, including interim final and direct to final rules;
10. A copy of all internal legal or other analysis performed by HUD supporting its decision to rescind fair housing guidance documents; and
11. A list of any internal and public-facing guidance documents related to fair housing and civil rights requirements that HUD intends to issue through the end of 2026.

We thank you for your attention to this urgent matter and look forward to your prompt response.

Sincerely,



Al Green
Member of Congress



Lateefah Simon
Member of Congress



Bonnie Watson Coleman
Member of Congress



Rashida Tlaib
Member of Congress



André Carson
Member of Congress



Jared Huffman
Member of Congress



Mark Pocan
Member of Congress



Troy A. Carter, Sr.
Member of Congress



Shri Thanedar
Member of Congress



Gwen S. Moore
Member of Congress



Frederica S. Wilson
Member of Congress



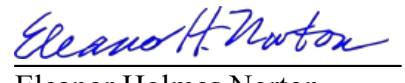
Mark DeSaulnier
Member of Congress



Adelita S. Grijalva
Member of Congress



John Garamendi
Member of Congress



Eleanor Holmes Norton
Member of Congress



Robin L. Kelly
Member of Congress



Jake Auchincloss
Member of Congress



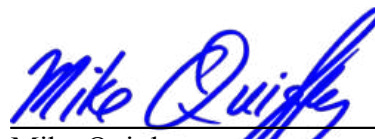
Laura Friedman
Member of Congress



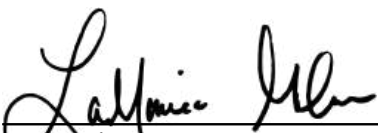
Emanuel Cleaver, II
Member of Congress



Stephen F. Lynch
Member of Congress



Mike Quigley
Member of Congress



LaMonica McIver
Member of Congress



Shontel M. Brown
Member of Congress



Delia C. Ramirez
Member of Congress



Joyce Beatty
Member of Congress



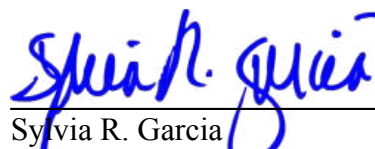
Dan Goldman
Member of Congress



Nikema Williams
Member of Congress



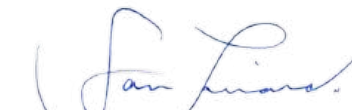
Sydney Kamlager-Dove
Member of Congress



Sylvia R. Garcia
Member of Congress



Paul D. Tonko
Member of Congress



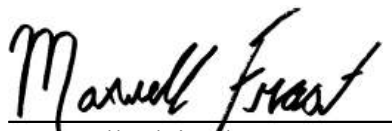
Sam T. Liccardo
Member of Congress



Nancy Pelosi
Member of Congress

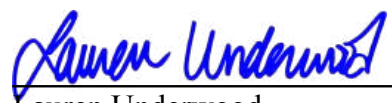


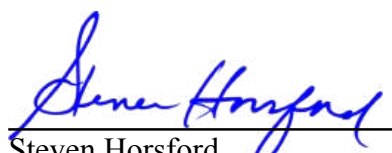
Julia Brownley
Member of Congress


Maxwell Alejandro Frost
Member of Congress

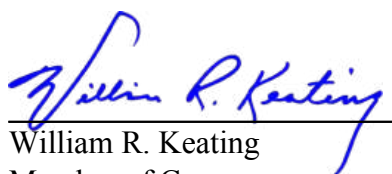

Lois Frankel
Member of Congress

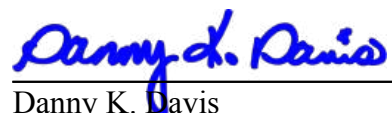

Gabe Amo
Member of Congress

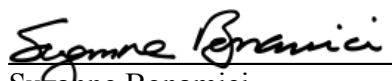

Lauren Underwood
Member of Congress

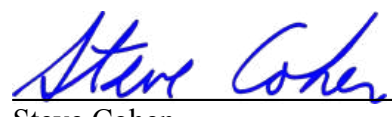

Steven Horsford
Member of Congress


Ayanna Pressley
Member of Congress


William R. Keating
Member of Congress


Danny K. Davis
Member of Congress

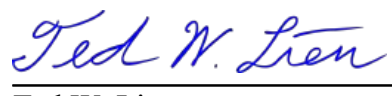

Suzanne Bonamici
Member of Congress

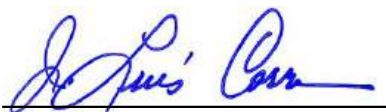

Steve Cohen
Member of Congress


James P. McGovern
Member of Congress


Jimmy Gomez
Member of Congress


Greg Landsman
Member of Congress

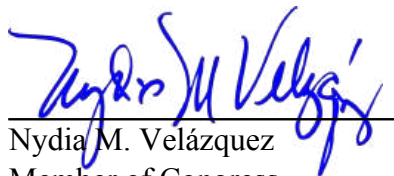

Ted W. Lieu
Member of Congress



J. Luis Correa
Member of Congress



Jonathan L. Jackson
Member of Congress



Nydia M. Velázquez
Member of Congress



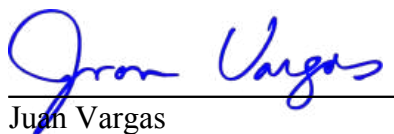
Sean Casten
Member of Congress



Mike Thompson
Member of Congress



Jennifer L. McClellan
Member of Congress



Juan Vargas
Member of Congress



Angie Craig
Member of Congress



Dwight Evans
Member of Congress



Chellie Pingree
Member of Congress



Bill Foster
Member of Congress



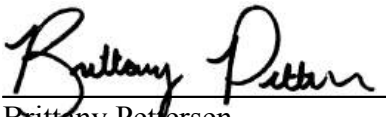
Ritchie Torres
Member of Congress



Frank J. Mrvan
Member of Congress



Gilbert Ray Cisneros, Jr.
Member of Congress

A handwritten signature in black ink, reading "Brittany Petersen". The signature is written in a cursive style with a horizontal line underneath it.

Brittany Petersen
Member of Congress