Congress of the United States
Washington, DC 20510

November 14, 2025

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

Dear Secretary Turner,

We write to you today regarding alarming reports and a months-long pattern of actions indicating that the Department of Housing and Urban Development (HUD) is failing to meet its statutory obligations to enforce federal civil rights and fair housing laws. We are deeply concerned about the implications of these reported actions and expect a thorough and timely response to all questions and requests for information contained in this letter, no later than November 21, 2025.

As you may be aware, the Fair Housing Act of 1968 passed the United States Congress on a bipartisan basis as part of the Civil Rights Act of 1968, with 100 Republicans in the House of Representatives and 29 Republicans in the Senate voting to adopt the measure. This pivotal legislation was enacted into law to answer decades of deliberate, government-supported discrimination. For decades after the Civil War and into the 20th century, federal policy, private lenders, and the real estate industry excluded Black Americans from homeownership, the primary path to building generational wealth. Banks drew red lines on maps to deny mortgages and insurance to entire neighborhoods. Black veterans who served our country in World War II, Korea, and Vietnam were excluded from the GI Bill's housing benefits, denied VA-backed loans, and kept out of new suburban homes by developers who used restrictive covenants to keep neighborhoods segregated. That history created a racial wealth and housing opportunity gap that persists today.

The Fair Housing Act represented a simple but crucial promise: that every American should have an equal opportunity to secure safe, decent housing. That protection remains just as critical today, as weakened enforcement stands to harm our most vulnerable communities. According to the National Fair Housing Alliance (NFHA), fair housing complaints alleging discrimination on the basis of disability continue to account for the majority of fair housing complaints across the country.[1] This burden falls disproportionately on veterans,[2] Tribal communities, and seniors, all

[1] National Fair Housing Alliance. *2023 Fair Housing Trends Report*. Aug. 2023, <https://www.nationalfairhousing.org/resource/2023-fair-housing-trends-report/>.
[2] Jonathan Vespa and Caitlin Carter, "Trends in Veteran Disability Status and Service-Connected Disability: 2008-2022," American Community Survey Reports, ACS-58, U.S. Census Bureau, Washington, DC, 2024, <https://www2.census.gov/library/publications/2024/demo/acs-58.pdf>.

of whom are more likely to have a disability.[3] This comes at a time when less than 5 percent of the housing stock in the United States is accessible,[4] despite more than 70 million Americans having a disability.[5] Overall, housing discrimination complaints are rising, with 2023 trends showing the highest number of housing discrimination complaints since the NFHA first started collecting data 25 years ago.[6]

Enforcing the law is how we remedy the harms of discrimination, protect housing choice, and lower costs for Americans. It also ensures that survivors of domestic violence are afforded the housing protections contained in the Violence Against Women Act (VAWA, amended in 2022 by Public Law 117-103), so that they can access life-saving housing when fleeing abuse. The statutory protections in VAWA, the Fair Housing Act, and other longstanding civil rights laws mean little without trained staff and a functioning enforcement program to implement them. That is why Congress has consistently funded grants for state and local fair housing enforcement, training programs, and the dedicated HUD professionals who investigate discrimination complaints and ensure compliance. HUD's mandate to enforce civil rights law and execute Congressional appropriations for those purposes is not optional.

Unfortunately, since the beginning of this administration, news reports, Congressional oversight,[7] and court documents[8] reveal a pattern of actions by HUD that undermine fair housing enforcement, in contravention of statutory mandates enacted by Congress.

On September 22, 2025, *The New York Times* reported[9] that political appointees within HUD have sharply curtailed the work of the Office of Fair Housing (OFH) within the Office of General Counsel and the Office of Fair Housing and Equal Opportunity (OFHEO), including by slashing staff, restricting the communications and authority of career fair housing staff, prematurely closing dozens of discrimination cases, and rescinding previously negotiated settlements or referrals to the Department of Justice. The article documented a steep decline in HUD's fair housing enforcement through settlements and formal charges of discrimination since the current administration took office. Even more concerning, on September 29, 2025, HUD took action against two OFH employees, terminating one and placing another on paid administrative

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[3] Centers for Disease Control and Prevention (CDC). "CDC Data Shows Over 70 Million U.S. Adults Reported Having a Disability." *CDC Newsroom*, 16 July 2024, <https://www.cdc.gov/media/releases/2024/s0716-Adult-disability.html>.

[4] Clow, Chris. "Less than 5 % of American Homes Are Accessible for the Disabled, Elderly." *HousingWire*, 21 July 2023, <https://www.housingwire.com/articles/less-than-5-of-american-homes-are-accessible-for-the-disabled-elderly/>.

[5] *CDC Newsroom*, <https://www.cdc.gov/media/releases/2024/s0716-Adult-disability.html>.

[6] *2023 Fair Housing Trends Report*, <https://www.nationalfairhousing.org/resource/2023-fair-housing-trends-report/>.

[7] Letter by Ranking Member Elizabeth Warren to HUD Acting Inspector General Brian D. Harrison, September 22, 2025, <https://www.banking.senate.gov/newsroom/minority/breaking-new-hud-whistleblower-claims-expose-trump-administrations-targeted-attacks-on-civil-rights-warren-calls-for-independent-investigation>. *See also*: Senator Elizabeth Warren (D-MA), "Warren Secures Congressional Watchdog Investigation into Trump-Musk Cuts to Fair Housing Enforcement." April 1, 2025, <https://www.banking.senate.gov/newsroom/minority/warren-secures-congressional-watchdog-investigation-into-trump-musk-cuts-to-hud-fair-housing-enforcement>.

[8] See *National Fair Housing Alliance v. Department of Housing and Urban Development* (D.D.C), and *Massachusetts Fair Housing Center v. Department of Housing and Urban Development* (D. Mass.).

[9] Kamin, Debra. "Trump Appointees Roll Back Enforcement of Fair Housing Laws - The New York Times." *New York Times*, 22 Sept. 2025, <www.nytimes.com/2025/09/22/realestate/trump-fair-housing-laws.html>.

leave.[10] Then on October 10, 2025, HUD initiated a sweeping 442-employee reduction in force (RIF) with the largest cuts affecting 170 employees in the OFHEO in Washington, D.C. and field offices across the country,[11] including all equal opportunity specialists who investigate fair housing complaints.[12] While these RIFs are on hold under a preliminary injunction and section 120 of the Continuing Appropriations Act, 2026, HUD's response to press inquiries about the RIFs – "HUD is implementing a reduction in force to align our programs with the administration's priorities"[13] – present a troubling sign of HUD's indifference to its legal obligations under civil rights and fair housing laws.

With respect to federal funding, HUD significantly delayed the obligation of fiscal year 2024 Fair Housing Initiatives Program (FHIP) grants, putting Congressionally directed and appropriated funds at risk of lapse and leaving organizations on the frontlines of fair housing enforcement scrambling.[14] Further, in the most recent reapportionment of the Fair Housing Activities account for fiscal year 2024 appropriations, dated September 9, 2025, the Office of Management and Budget (OMB) applied new footnotes that raise significant questions on HUD's ability to reconcile administration direction that are in direct opposition with the law and purposes for which the funds were appropriated.[15] For example, the footnote applied to the amounts apportioned for the "Creation and Promotion of Translated Material" directs that funds must be "obligated in a manner consistent with the directives provided in: Executive Order 14224, 'Designating English as the Official Language of the United States' and the Department of Justice Memorandum titled 'Implementation of Executive Order No. 14224' released July 14, 2025", despite the clear congressional intent for these funds to be used toward translation services in support of HUD's ability to comply with the Civil Rights Act. Moreover, while most HUD accounts received initial carryover apportionments for fiscal year 2026 prior to September 30, 2025 per usual practice, OMB did not approve any apportionments for Fair Housing Activities.

In addition, while HUD informed Congress of its intent to provide fiscal year 2025 funding to the Fair Housing Assistance Program, Fair Housing Initiative Program, Limited English Proficiency Initiative, and National Fair Housing Training Academy,[16] the Office of Management and Budget has only apportioned fiscal year 2025 funding for the Fair Housing

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[10] Kamin, Debra. "Two HUD Civil Rights Lawyers Dismissed After Raising Concerns About Fair Housing Act Enforcement." *New York Times*, 29 Sept. 2025, < https://www.nytimes.com/2025/09/29/us/politics/hud-lawyers-whistleblowers.html>.

[11] See *American Federation of Government Employees, AFL CIO v. United States Office of Management and Budget* (D. Northern Cali.), Declaration HUD – Document #62, Attachment #9, October 17, 2025.

[12] Letter by Antonio Gaines, President of AFGE National Council of HUD Locals 222 to HUD Deputy Secretary Andrew Hughes, October 13, 2025, <https://afgecouncil222.com/B/25RIF,PIH,FHEO,CPD,OffHsgd2b.pdf>.

[13] Capps, Kriston and Holder, Sarah. "HUD Issues Layoff Notices, Targeting Fair Housing Staff." *Bloomberg Law*, 11 Oct. 2025, <https://news.bloomberglaw.com/daily-labor-report/hud-issues-layoff-notices-targeting-fair-housing-staff>.

[14] See *National Fair Housing Alliance v. HUD*, D.D.C., TRO Opinion, July 28, 2025.

[15] Apportionment for TAFS: 086-0144 2024/2025 Fair Housing Activities, approved September 9, 2025, < https://openomb.org/file/11465902>.

[16] FY26 FHEO Programs Budget Proposal Hill Briefing materials specified the following breakdown for the $86.355 million in fiscal year 2025 funding: $26 million for Fair Housing Assistance Program; $56 million for Fair Housing Initiative Program; $1.355 million for Limited English Proficiency Initiative; and $3 million for National Fair Housing Training Academy, June 16, 2025.

Assistance Program.[17] The remaining $60.355 million in fiscal year 2025 funding is "Apportioned in FY 2026", raising significant questions on the administration's intent for these funds and again putting organizations across the country tackling fair housing challenges in limbo.

Taken together, these actions raise serious questions about whether HUD is meeting its statutory enforcement obligations under the Fair Housing Act, the Violence Against Women Act, and related civil rights statutes, and whether HUD's grant-making activities and execution of Congressionally directed and appropriated funds are being carried out lawfully and effectively. Accordingly, please provide written responses containing the following information to the House and Senate Committees on Appropriations by November 21, 2025:

1) A detailed description, with dates, of the steps HUD has taken to award fiscal year 2024 FHIP funds and fully obligate those appropriations to avoid funds expiring prior to September 30, 2025.
2) A list of any fiscal year 2024 funding from the Fair Housing Activities appropriation that remained unobligated on September 30, 2025 and expired on October 1, 2025, including the specific activities any such funds were to support and HUD's justification for how its decision to leave amounts unobligated is not considered an impoundment of funds.
3) A detailed timeline and plan for the execution of the fiscal year 2025 Fair Housing Activities appropriation, including the Fair Housing Assistance Program, the Fair Housing Initiatives Program, the National Fair Housing Training Academy, and the creation and promotion of translated material. This should include the total amounts that will be made available for each activity (including for the Fair Housing Organizations Initiative, the Private Enforcement Initiative, and the Education and Outreach Initiative activities within FHIP); the expected timeline for the Notices of Funding Opportunities, application deadlines, and award announcements, as applicable; and the number of staff (and contractor support) HUD is assigning to ensure timely execution of each program funded within the Fair Housing Activities appropriation.
4) A staffing table showing the number of personnel on board, the number of personnel on administrative leave, and the number of vacant positions: (1) as of January 20, 2025, (2) as of September 30, 2025, and (3) following the proposed reduction in force announced on October 10, 2025 for the Office of Fair Housing and Equal Opportunity (OFHEO), the Office of Fair Housing (OFH) within the Office of General Counsel, and the Office of Gender-Based Violence Prevention within in the Office of the Deputy Secretary. Include breakouts detailing the number of personnel on board in each office by job title/position, GS/SES level, and regional office; organizational charts at the lowest level of detail showing the change in active staffing levels between the dates; and the number of staff responsible for HUD's Violence Against Women Act obligations.
5) A detailed accounting of the number of staff that have been terminated, reassigned, or otherwise separated, or placed on administrative leave from OFHEO and OFH since January 20, 2025, including the number of staff who were separated or placed on leave as a result of:
    a) the "Fork in the Road" deferred resignation program,

[17] Apportionment for TAFS: 086-0144 2025/2026 Fair Housing Activities, approved August 29, 2025, <https://openomb.org/file/11462105>.

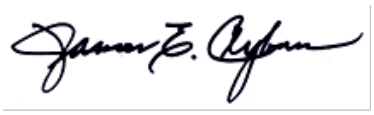
b) the Voluntary Early Retirement or Voluntary Separation Incentive Payment programs,
c) other voluntary separation,
d) the termination of probationary employees,
e) a reduction in force,
f) other involuntary separation, or
g) reassignment to another office, with detail on whether the reassignment was voluntary or involuntary.

6) A detailed description for how HUD intended to modify OFHEO operations following the reductions in force announced on October 10, 2025, including how fair housing complaints would be managed in states[18] where no fair housing staff would remain.
7) The current number and status of pending fair housing complaints, by year, protected class, regional office, and housing transaction or activity.
8) The number of complaints that have been completed since January 20, 2025, broken out by resolution (including administrative closure, charge issued, conciliation/settlement, a determination of no cause, DOJ closure, or withdrawal).

Federal fair housing and civil rights laws exist to ensure that individuals of every background have an equal shot at the security, dignity, and opportunity afforded by having a safe home. We will not accept policies and funding decisions that hollow out the very programs that preserve housing choice for Americans and protect people with disabilities, survivors of abuse, communities of color, and other vulnerable communities from housing discrimination that raises their costs and puts their safety at risk.

Thank you for your prompt attention to this matter.

Sincerely,



James E. Clyburn
Ranking Member
Subcommittee on Transportation, Housing and Urban Development, and Related Agencies
Committee on Appropriations
United States House of Representatives



Kirsten Gillibrand
Ranking Member
Subcommittee on Transportation, Housing and Urban Development, and Related Agencies
Committee on Appropriations
United States Senate

[18] Reports indicate HUD eliminated the entire fair housing staff in Denver (which oversees Colorado, Utah, Wyoming, North Dakota, South Dakota and Montana) and San Francisco (California, Nevada and Arizona). Capps. "HUD Issues Layoff Notices".