



July 16, 2025

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

Dear Secretary Turner:

The undersigned national associations represent for-profit and non-profit owners, operators, developers, lenders, property managers and others involved in the provision of rental housing, both affordable and conventional. We write to applaud the U.S. Department of Housing and Urban Development (HUD) for issuing the proposed rule to reduce mortgage insurance premiums (MIPs) to 25 basis points for FHA multifamily programs.¹ We urge HUD to finalize this rule as quickly as possible.

The proposed rule represents a significant step toward streamlining and lowering the cost of FHA-insured financing. By reducing MIPs and simplifying the premium structure, HUD will make it more feasible for housing providers to develop critically needed housing. Equalizing MIPs across project types will further enhance program competitiveness and make it easier to finance new construction and rehabilitation projects at a time when new supply is urgently needed. Reducing financing costs through this proposal will support the long-term viability of FHA multifamily programs, incentivize multifamily development, and improve housing affordability across the nation.

We commend HUD's leadership in advancing this effort and appreciate your commitment to addressing barriers to housing production. We look forward to continued collaboration on solutions that expand the nation's rental housing supply.

Sincerely,

Mortgage Bankers Association
National Affordable Housing Management Association
National Apartment Association
National Association of Home Builders
National Association of Housing Cooperatives
National Multifamily Housing Council

¹ <https://www.federalregister.gov/documents/2025/06/26/2025-11814/proposed-changes-in-mortgage-insurance-premiums-applicable-to-fha-multifamily-insurance-programs>