



July 23, 2025

The Honorable Susan Collins
Chair
Senate Appropriations Committee
United States Senate
413 Dirksen Senate Office Building
Washington, DC 20510

The Honorable Patty Murray
Ranking Member
Senate Appropriations Committee
United States Senate
154 Russell Senate Office Building
Washington, DC 20510

The Honorable Cindy Hyde-Smith
Chair
Senate THUD Subcommittee
United States Senate
528 Hart Senate Office Building
Washington, DC 20510

The Honorable Kirsten Gillibrand
Ranking Member
Senate THUD Subcommittee
United States Senate
478 Russell Senate Office Building
Washington, DC 20510

Dear Senators Collins, Murray, Hyde-Smith, and Gillibrand:

The undersigned national associations represent for-profit and non-profit owners, operators, developers, lenders, and property managers and others involved in the provision of rental housing, both affordable and conventional. We write to urge full funding of the HOME Investment Partnerships program (HOME) in the Fiscal Year 2026 THUD Appropriations bill, as it is a critical component in addressing the nation's affordable housing crisis.

HOME is the U.S. Department of Housing and Urban Development's (HUD) premier affordable housing development program for low-income households. It is a critical component to every other housing development program in the nation, enabling state and local governments across the country to fill financing gaps in development projects, as well as meet other affordable housing needs. In 2024 alone, HOME helped complete over 32,000 new units of housing.¹ Fully funding the program will also be essential in ensuring that the just-enacted expansion of the Low-Income Housing Tax Credit can deliver on constructing and rehabilitating up to an additional 1.22 million rental units over the next decade.

¹ U.S. Department of Housing and Urban Development, HOME National Production Reports, <https://www.hudexchange.info/programs/home/home-national-production-reports/>

Moreover, HOME is on the verge of reforms that would improve its efficiency and impact. Chair Mike Flood and Ranking Member Emanuel Cleaver of the House Financial Services Subcommittee on Housing and Insurance are committed to enacting bipartisan reforms that will streamline the program to increase its housing production capabilities. This important effort would be undermined if the pipeline of HOME funding is diminished.

Current HUD budget proposals are inadequate to maintain present levels of service for other vital programs. As you make adjustments to ensure that HUD has sufficient funding for essential housing and community development programs, we urge you to include full funding for the HOME program. Thank you for the opportunity to share our views, and please call on us if we can be a resource.

Sincerely,

Council for Affordable and Rural Housing
Institute of Real Estate Management
National Affordable Housing Management
Association
National Apartment Association
National Association of Affordable Housing
Lenders

National Association of Home Builders
National Association of Housing
Cooperatives
National Association of REALTORS®
National Leased Housing Association
National Multifamily Housing Council