



May 18, 2026

The Honorable Tom Cole
Chair
House Committee on Appropriations
2207 Rayburn House Office Building
Washington, DC 20515-3604

The Honorable Rosa DeLauro
Ranking Member
House Committee on Appropriations
2413 Rayburn House Office Building
Washington, DC 20515-3604

The Honorable Steve Womack
Subcommittee on Transportation,
Housing and Urban Development
and Related Agencies
2412 Rayburn House Office Building
Washington, DC 20515-3604

The Honorable James Clyburn
Subcommittee on Transportation,
Housing and Urban Development
and Related Agencies
274 Cannon House Office Building
Washington, DC 20515-3604

Dear Chairman Cole, Ranking Member DeLauro, Chair Womack and Ranking Member Clyburn:

The undersigned national associations represent for-profit and nonprofit owners, operators, developers, lenders, property managers, housing agencies, and housing cooperatives involved in the provision of rental housing, including both affordable and conventional housing. We are writing to urge your support for the inclusion, in the House and Senate legislation of the Fiscal Year 2027 Transportation, Housing and Urban Development (THUD) Appropriations bill text to correct a drafting error by striking subsection (c) from Section 4024 of the CARES Act (15 U.S.C. 9058), making clear that this emergency requirement for housing providers has ended.

The CARES Act established a temporary 120-day moratorium on evictions due to nonpayment of rent, applicable to federally backed and federally assisted housing resulting in extended periods of lost rent and greater uncertainty for housing providers who depend on rental income to meet their financial obligations and maintain quality affordable housing in their communities. This is particularly damaging for “mom-and-pop” and affordable housing providers, ultimately hurting residents’ long-term housing opportunities. For professional owners and rental housing operators, eviction is a last resort. Housing provider businesses always do better when units are occupied and when they can fully meet their obligations with their residents, employees, creditors, and the communities that they serve.

The CARES Act notice to vacate should have been a temporary notice procedure, requiring housing providers to notify covered residents 30 days before filing for eviction after the moratorium ended on July 24, 2020. Now that the federal COVID-19 public health emergency has ended, it is time to remove this pandemic-era law and return eviction policies back to state and local governments.

Sincerely,

Council for Affordable and Rural Housing
Council of Large Public Housing Authorities
Institute of Real Estate Management
Manufactured Housing Institute
National Affordable Housing Management Association
National Apartment Association
National Association of Home Builders
National Association of Housing Cooperatives
National Association of Housing and Redevelopment Officials
National Association of Realtors
National Association of Residential Property Managers
National Leased Housing Association
National Multifamily Housing Council
Public Housing Authority Directors Association