

November 13, 2019

The Honorable Richard Shelby  
Chair  
Committee on Appropriations  
U.S. Senate  
Washington, D.C. 20510

The Honorable Nita Lowey  
Chair  
Committee on Appropriations  
U.S. House of Representatives  
Washington, D.C. 20515

The Honorable Patrick Leahy  
Ranking Member  
Committee on Appropriations  
U.S. Senate  
Washington, D.C. 20510

The Honorable Kay Granger  
Ranking Member  
Committee on Appropriations  
U.S. House of Representatives  
Washington, D.C. 20515

Dear Chair Shelby, Ranking Member Leahy, Chair Lowey, and Ranking Member Granger:

The undersigned national associations represent for-profit and non-profit owners, developers, managers, lenders, housing cooperatives and housing agencies involved in the provision of affordable rental housing. As you continue negotiations on the government funding, we urge Congress to expeditiously approve a full-year funding package for Fiscal Year 2020 for the U.S. Department of Housing and Urban Development (HUD) and U.S. Department of Agriculture (USDA) housing programs.

Continuing to assist the [5 million low-income](#) households served through the federal rental assistance programs is imperative; to do that our nation needs an appropriations process that provides certainty for both the people it serves, as well as housing providers. Simply approving a Continuing Resolution or allowing a government shutdown to occur will worsen our nation's affordability crisis. Moreover, either of these scenarios would force property owners and managers to make contingency plans for paying mortgages and continuing operations if funding is not available to renew the contracts or make housing assistance payments.

The combination of a shortage in rental housing, rising development costs and stagnant incomes are driving the growing housing affordability crisis affecting our nation. While the proposed funding levels support the same number of households currently assisted, it is important to recognize that we need additional funds to address the growing crisis, at the very least full-year funding is imperative. Uncertainty about funding further exacerbates the pressure on the market by raising concerns about the reliability of federal funding commitments among owners, managers, lenders and residents.

We urge Congress to approve full-year funding for HUD and USDA housing programs at spending levels which enable property owners, both for-profit and not-for-profit, to properly administer the programs that serve those in need.

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 Leased Housing Association  
National Multifamily Housing Council