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Council for Affordable and Rural Housing
Advancing Affordable Housing Goals of Rural America



INSTITUTE OF REAL ESTATE MANAGEMENT



NATIONAL AFFORDABLE HOUSING MANAGEMENT ASSOCIATION



NATIONAL APARTMENT ASSOCIATION



National Association
of Home Builders



National Association
of Housing Cooperatives



NATIONAL
ASSOCIATION OF
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NLHA

NATIONAL
LEASED HOUSING
ASSOCIATION



NATIONAL
MULTIFAMILY
HOUSING
COUNCIL

June 3, 2024

The Honorable Patty Murray
Chair
Senate Appropriations Committee
154 Russell Senate Office Building
Washington, DC 20510

The Honorable Tom Cole
Chairman
House Appropriations Committee
2207 Rayburn House Office Building
Washington, DC 20515

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

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

Dear Chair Murray, Vice Chair Collins, Chairman Cole, and Ranking Member DeLauro:

The undersigned national associations represent for-profit and non-profit owners, operators, developers, property managers, and housing cooperatives involved in the provision and promotion of housing, both affordable and conventional. As you negotiate the Fiscal Year (FY) 2025 appropriations package we urge you to provide crucial funding for the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Agriculture (USDA) housing programs.

Fully Fund Federal Housing Support and Affordability Programs – Our industry continues to advocate for funding for multiple critical programs that focus on housing affordability, such as the Section 8 Housing Choice Voucher Program (HCV), Project Based Rental Assistance (PBRA), Rental Assistance Demonstration (RAD), Homelessness Programs, HOME, Community Development Block Grants (CDGB) and Rural Housing programs. We are particularly requesting that the Committees:

- **Provide Funds to Fully Renew Section 8 Housing Choice Vouchers** – The HCV program serves 2.4 million households. Fully renewing funding ensures existing HCV families and seniors will not face displacement and with timely physical inspections and income verifications, new recipients will not be delayed from securing and moving into the housing they need.
- **Fully Fund Project-Based Rental Assistance programs (PBRA)** - It is imperative that Congress provide sufficient funding to renew all contracts under the terms of the Multifamily Assisted Housing Reform and Accountability Act (MAHRA). This housing often combined with services, is a lifeline for the occupants, particularly low-income seniors who are able to live independently for far longer avoiding Medicare funded facilities.

- **Address the Needs of Rural Communities** - The shortage of rental housing is well documented in most areas of the country but is particularly acute in rural areas. We encourage Congress to provide the necessary funds to preserve affordability for properties that have been developed under programs administered by the USDA. We would also urge the Committee to support continuation of the authority for Rural Development to develop a program for decoupling the Section 521 Rental Assistance (RA) program from the Section 515 mortgage program upon mortgage maturity. Decoupling will allow RA to remain on the properties, providing a tool for preservation of the rural portfolio.
- **HOME Investment Partnerships (HOME) program** - State and local governments use HOME to fund affordable housing needs, including rental home production and preservation, single-family home construction, homeowner rehabilitation needs, and tenant-based rental assistance. It is essential for Congress to provide significant resources for this important program, ideally at a level of \$2.5 billion for FY 2025.

We respectfully urge Congress to finalize its work on FY25 and approve 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 for our residents.

Sincerely,

CCIM Institute
Council for Affordable and Rural Housing
Institute of Real Estate Management
National Affordable Housing Management Association
National Apartment Association
National Association of Home Builders
National Association of Housing Cooperatives
National Association of REALTORS®
National Leased Housing Association
National Multifamily Housing Council

cc: U.S. Senate Committee on Appropriations
U.S. House Committee on Appropriations