



December 6, 2022

The Honorable Patrick Leahy  
Chair, U.S. Senate Committee on  
Appropriations  
437 Russell Senate Office Building  
Washington, DC 20510

The Honorable Rosa DeLauro  
Chair, U.S. House Committee on  
Appropriations  
2413 Rayburn House Office Building  
Washington, DC 20515

The Honorable Richard Shelby  
Ranking Member, U.S. Senate Committee on  
Appropriations  
303 Russell Senate Office Building  
Washington, DC 20510

The Honorable Kay Granger  
Ranking Member, U.S. House Committee on  
Appropriations  
1026 Longworth House Office Building  
Washington, DC 20515

Dear Chair Leahy, Vice Chair Shelby, Chair DeLauro, and Ranking Member Granger:

The undersigned national associations represent for-profit and non-profit owners, operators, developers, lenders, property managers, housing agencies and housing cooperatives involved in the provision of rental housing, both affordable and conventional. As you continue negotiations on the government funding, we urge Congress to expeditiously approve a full-year funding package for Fiscal Year 2023 for the U.S. Department of Housing and Urban Development (HUD) and the 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.

The combination of a shortage in rental housing, exorbitant development costs and insufficient incomes are driving the growing affordability crisis affecting our nation. The proposed levels of FY23 funding for HUD and USDA housing programs, as passed by the House (H.R. 8294), support the same number of households currently assisted and most importantly includes additional funding for 140,000 incremental Housing Choice Vouchers (HCVs). We urge you to adopt the funding levels included in H.R. 8294.

In addition, we request the inclusion of the bipartisan Choice in Affordable Housing Act (S. 1820/H.R. 6880) in any negotiated package. Introduced by Senator Chris Coons (D-DE), Senator Kevin Cramer (R-ND), Representative Emanuel Cleaver, II (D-MO) and Representative John Katko (R-NY), this widely supported bill authorizes and directs additional resources to attract and retain landlords in the HCV program. Permitting voucher administrators to provide signing bonuses to landlords in low-poverty areas (to offset additional costs associated with program participation), helping with security deposits (which is a barrier for many applicants), reducing inspection delays, and expanding the use of neighborhood-specific data to set rental subsidies are practical strategies that we believe will help incentivize greater private participation in the program, thereby increasing the number of families in need that are served. Congress could choose to include the Choice in Affordable Housing Act as a pilot and require HUD to report outcomes.

We also request that the USDA's Rural Development Section 521 Rental Assistance program receive \$1.602 billion as proposed by the Administration in its FY 2023 proposed budget request. The proposed budget would fund existing rent subsidy contracts and renew the \$100 million appropriated for over 27,000 families and elderly renters, who until passage of the American Rescue Plan Act (ARPA) were paying more than 30% of their income in rent. Full funding of the Section 521 RA program is vital for all residents who, during this time of high inflation, can least afford to have a lifeline taken from them.

Thank you for your commitment to housing low-income families through the important public-private partnership that is exemplified by the Housing Choice Voucher program and other federal rental assistance programs. We stand ready to work with you to facilitate passage of an omnibus bill.

Sincerely,

CCIM Institute  
Council for Affordable and Rural Housing  
Institute of Real Estate Management  
Manufactured Housing Institute  
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

cc: The Honorable Marcia Fudge  
The Honorable Chris Coons  
The Honorable Kevin Cramer  
The Honorable Emanuel Cleaver, II  
The Honorable John Katko  
United States Senate  
United States House of Representatives