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**CARH**  
Council for Affordable and Rural Housing



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INSTITUTE OF REAL ESTATE MANAGEMENT



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Manufactured Housing Institute



**NAHMA**  
NATIONAL AFFORDABLE HOUSING MANAGEMENT ASSOCIATION



**NAA**  
NATIONAL APARTMENT ASSOCIATION  
We Lead the Way Home



**NAHB**  
National Association  
of Home Builders



**NAHC**  
National Association  
of Housing Cooperatives



**NATIONAL  
ASSOCIATION OF  
REALTORS**



**NLHA**  
NATIONAL  
LEASED HOUSING  
ASSOCIATION



**NMHC**  
NATIONAL  
MULTIFAMILY  
HOUSING  
COUNCIL

June 2, 2021

The Honorable Chuck Schumer  
Majority Leader  
United States Senate  
Washington, D.C. 20510

The Honorable Mitch McConnell  
Minority Leader  
United States Senate  
Washington, D.C. 20510

Dear Majority Leader Schumer and Minority Leader McConnell:

The undersigned national associations represent for-profit and non-profit owners, operators, developers, lenders, property managers and housing cooperatives involved in the provision of rental housing, both affordable and conventional. We support [S. 1820](#), the bipartisan Choice in Affordable Housing Act, introduced by Senator Chris Coons (D-DE) and Senator Kevin Cramer (R-ND) and urge the passage of this legislation.

We have long-supported the Housing Choice Voucher (HCV) Program, which provides rental subsidies to approximately two million very low-income households who obtain housing in the private rental market. Intended to broaden the range of housing choices for families seeking affordable housing, the HCV Program has proven to be an important tool for subsidizing rents for low-income families. In addition, Housing Choice Vouchers can be leveraged to build new, or rehabilitate existing, affordable housing—a necessity in today's tight rental markets.

While important reforms were included in the Housing Opportunity Through Modernization Act (HOTMA) signed into law in 2016, the HCV program would benefit from the updated enhancements contained in the Choice in Affordable Housing Act. The current myriad of overlapping and redundant procedures has deterred many professional owners and operators from participating and, therefore, have limited families' ability to access high-opportunity communities.

We strongly support the Choice in Affordable Housing Act which 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, helping with security deposits, reducing inspection delays and expanding the use of neighborhood-specific data to set rental subsidies are practical strategies that we believe will yield the desired results.

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. We stand ready to work with you to facilitate passage of this meaningful legislation.

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 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  
United States Senate