



July 8, 2025

The Honorable Tom Cole  
Chair  
House Committee on Appropriations  
2207 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 Rosa DeLauro  
Ranking Member  
House Committee on Appropriations  
2413 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 2026 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