May 15, 2026

The Honorable Cindy Hyde-Smith
Chair
Subcommittee on Transportation, Housing, and Urban Development & Related Agencies
Senate Appropriations Committee
Washington, D.C. 20510

The Honorable Steve Womack
Chair
Subcommittee on Transportation, Housing and Urban Development, and Related Agencies
House Appropriations Committee
Washington, D.C. 20515

The Honorable Kristen Gillibrand
Ranking Member
Subcommittee on Transportation, Housing, and Urban Development & Related Agencies
Senate Appropriations Committee
Washington, D.C. 20510

The Honorable Jim Clyburn
Ranking Member
Subcommittee on Transportation, Housing and Urban Development, and Related Agencies
House Appropriations Committee
Washington, D.C. 20515

Dear Chair Hyde-Smith, Ranking Member Gillibrand, Chair Womack and Ranking Member Clyburn:

The undersigned national associations represent for-profit and non-profit owners, operators, developers, property managers, housing agencies, housing cooperatives, lenders and advocacy organizations involved in the provision and promotion of housing, both affordable and conventional. As you negotiate the FY27 appropriations package we urge you to reject the Administration's proposed budget cuts and provide crucial funding for the U.S. Department of Housing and Urban Development (HUD). While we appreciate the Administration's goals to address any identified inefficiencies related to existing HUD and the United States Department of Agriculture (USDA) programs; these programs have successfully and safely housed millions of households for decades. We welcome opportunities to reduce regulatory and administrative burdens, but at this moment, we are facing a housing crisis, and we must ensure the recipients continue to receive the housing and services they desperately need.

In particular, anything less than full funding for the rental assistance programs will result in the displacement of vulnerable seniors, people with disabilities, as well as working families while endangering the preservation of millions of affordable apartments and the underlying financing structures, such as Federal Housing Administration (FHA) and GSE guarantees. In particular, the rental assistance programs' inter-relationship with LIHTC properties is often overlooked. Last year, Congress expanded the LIHTC program, which could help to create or preserve an additional 1.22 million new affordable units over the next decade. Rental assistance (vouchers and/or project-based subsidy) helps to maximize the impact of LIHTC investments and can help to ensure that the recently-enacted expansion reaches its full potential to expand affordable housing supply, particularly low-income seniors and families. The President has acknowledged the affordable housing crisis and the need to address the shortage of units; slashing the HUD budget is woefully inconsistent with that goal.

Fully Fund Federal Housing Support & 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 (CDBG 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 funding renewals 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.
- **Ensure the Preservation of 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 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.

We respectfully urge Congress to finalize its work on FY27 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,

Council for Affordable 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

Cc: Senator John Hoeven, Senator Jeanne Shaheen
Rep. Andy Harris, Rep. Sanford Bishop, Jr.
Subcommittee on Agriculture, Rural Development