

June 25, 2020

The Honorable David Price
Chair, Appropriations Subcommittee on
Transportation, Housing and Urban Development
U.S. House of Representatives
Washington, D.C. 20515

The Honorable Susan Collins
Chair, Appropriations Subcommittee on
Transportation, Housing and Urban Development
U.S. Senate
Washington, D.C. 20510

The Honorable Mario Díaz-Balart
Ranking Member, Appropriations Subcommittee on
Transportation, Housing and Urban Development
U.S. House of Representatives
Washington, D.C. 20515

The Honorable Jack Reed
Ranking Member, Appropriations Subcommittee on
Transportation, Housing and Urban Development
U.S. Senate
Washington, D.C. 20510

Dear Chairman Price, Ranking Member Díaz-Balart, Chairwoman Collins, and Ranking Member Reed:

We, the undersigned **180** affordable rental housing providers, funders, and intermediaries are working diligently during the COVID-19 pandemic to ensure residents have safe, stable, and healthy places to call home. But providers are facing a myriad of challenges, including significant increases in health and safety related operating expenses and costs due to construction delays, that are threatening this work and placing the nation's critically needed affordable housing stock in jeopardy. A comprehensive and sustained federal housing response is required so that residents and owners are not burdened by mounting debt from which they cannot recover. We therefore urge you to provide at least \$14 billion in the next COVID-19 relief package to meet these immediate needs, through the proven and flexible HOME Investment Partnerships Program (HOME).

Affordable housing staff are essential employees, serving on the front lines of the COVID-19 crisis. When employees fall sick, temporary workers must be employed to fill their roles, which results in higher associated costs. Permanent staff who are healthy and working often receive hazard pay. More frequent cleaning and disinfecting of buildings and units also adds to operating expenses, along with personal protective equipment for staff, food access services for residents, and increased security, health care and other urgent needs. As a result, providers are facing significant increases in monthly operating costs. Existing operating reserves were not calculated or funded for this purpose and are insufficient.

Affordable housing developers are also experiencing challenges, including a need for additional resources for construction projects experiencing higher costs due to the crisis. Costs include remobilization, construction period interest, higher insurance premiums, and new safety procedures paired with lost revenue from delayed lease-ups. Without additional support to make up for these increased costs and changes to deal terms and pricing, numerous affordable housing projects will be put at risk at a time when the demand for them is as high as it has ever been.

There will also be emerging housing needs, from new construction to additional needs for rental assistance that a robust investment in HOME would be able to address. This is because HOME is our country's most flexible and proven housing program and its delivery system gives state and local governments the resources to respond to a variety of affordable housing challenges.

As affordable housing providers, funders, and intermediaries, we are living every day with the new realities of the COVID-19 pandemic and working to continue to ensure residents have a safe, stable, and healthy places to call home. Funding for HOME is critical to address the myriad of challenges owners are facing to protect our staff and residents, and we request that you provide at least \$14 billion in funding for the program to cover these immediate and emerging needs. Including HOME funding with a focus on flexibility to respond to the crisis in the next relief package will help

ensure that the pandemic does not hamper our efforts to solve the nation's affordability challenges.

Thank you for your consideration.

Sincerely,

National Organizations

Affordable Housing Tax Credit Coalition
Cinnaire
Compass Affordable Housing (CAH) Housing Services
Council of State Community Development Agencies
Enterprise Community Investment
Enterprise Community Loan Fund
Enterprise Community Partners
Ethos Development Partners
Gary E. Hanes & Associates, LLC
Global Education Service, Inc.
Grounded Solutions Network
Habitat for Humanity International
Healthcare Anchor Network
Housing Advisory Group
Housing Partnership Network (HPN)
International WELL Building Institute
Local Initiatives Support Corporation (LISC)
LOCUS: Responsible Real Estate Developers and Investors
Low Income Investment Fund (LIIF)
Manufactured Housing Institute (MHI)
Masbuild, Inc.
Mercy Community Capital
Mercy Housing, Inc.
National Affordable Housing Management Association (NAHMA)
National Affordable Housing Trust (NAHT)
National Alliance of Community Economic Development Associations (NACEDA)
National Association for County Community and Economic Development (NACCED)
National Association of Local Housing Finance Agencies
National Association of Regional Councils
National Association of State and Local Equity Funds (NASLEF)
National Community Renaissance
National Council of State Housing Agencies (NCSHA)
National Housing and Rehabilitation Association
National Housing Trust
National NeighborWorks Association
Opportunity Finance Network
Smart Growth America
Stewards of Affordable Housing for the Future (SAHF)
The Community Builders, Inc.
Vesta Corporation

Arizona

Arizona Housing Coalition

California

A Community of Friends
Beacon Development Group
Century 21 Hometown Realty

ConAm Management Corporation
Frances Special Services Inc.
Non-Profit Housing Association of Northern California (NPH)
Esperanza Community Housing Corporation
Merritt Community Capital Corporation
PATHVentures
Project Build a Future
Self-Help Enterprises
Tenderloin Neighborhood Development Corporation (TNDC)

Colorado

Urban Land Conservancy

Connecticut

Neighborhood Housing Services of Waterbury
Sheldon Oak Central, Inc.

Florida

Rural Neighborhoods
South Florida Community Land Trust

Georgia

Purpose Built Communities
SUMMECH Community Development Corporation
Tapestry Development Group, Inc.

Illinois

A Safe Place
Applegate & Thorne-Thomsen
Chicago Rehab Network
Housing Action Illinois
Illinois Housing Council

Louisiana

Home by Hand, Inc.
Jane Place Neighborhood Sustainability Initiative
Mid City Redevelopment Alliance
New Orleans Area Habitat for Humanity
New Orleans Redevelopment Authority
Providence Community Housing
Renaissance Neighborhood Development Corporation

Maine

Avesta Housing
Community Housing of Maine
Four Directions Development Corporation

Maryland

Bon Secours Community Works
Coalition Homes, Inc.
Community Development Network of Maryland
Housing Initiative Partnership, Inc.

Maryland Affordable Housing Coalition (MAHC)
Montgomery County Coalition for the Homeless

Massachusetts

Lawrence CommunityWorks, Inc.
Massachusetts Association of Community Development Corporations (MACDC)
Neighborhood of Affordable Housing (NOAH)

Michigan

Capital Impact Partners
Central Detroit Christian CDC
Community Economic Development Association of Michigan (CEDAM)
Genesee County Habitat for Humanity
NorthStar Community Development Corporation
Invest Detroit
Urban Neighborhood Initiatives (UNI)
Vanguard Community Development Corporation

Minnesota

Aeon
Beacon Interfaith Housing Collaborative
City of Lakes Community Land Trust
Community Stabilization Project
Greater Minnesota Housing Fund
Midwest Minnesota Community Development Corporation
Minnesota Housing Partnership
PRG, Inc.
Project for Pride in Living
Seward Redesign, Inc.
Twin Cities Habitat for Humanity

New Hampshire

Housing Action New Hampshire

New Jersey

Supportive Housing Association of New Jersey

New York

Ascendant Neighborhood Development Corporation
Barrier Free Living Family of Companies
Beulah HDFC, Inc
Bronx Pro Group
Cypress Hills Local Development Corporation
Habitat for Humanity of Greater Newburgh
Habitat for Humanity New York City
Grand St. Settlement
Ithaca Neighborhood Housing Services (INHS)
Leviticus 25:23 Alternative Fund, Inc.
Margert Community Corporation
Neighborhood Housing Services of Staten Island
New Destiny Housing Corporation

RUPCO, Inc.
Selfhelp Realty Group
West Side Federation for Senior and Supportive Housing
WHEDco

North Carolina

Affordable Housing Management, Inc.
DHIC, Inc.
Reinvestment Partners

Oklahoma

Mental Health Association Oklahoma

Ohio

Avondale Development Corporation
CHN Housing Partners
Cleveland Neighborhood Progress
Detroit Shoreway Community Development Organization
Famicos Foundation
Homeport
Maumee Valley Habitat for Humanity
Youngstown Neighborhood Development Corporation

Oregon

CASA of Oregon
Human Solutions

Pennsylvania

Bloomfield-Garfield Corporation
Chester Community Improvement Project
HDC MidAtlantic
Pittsburgh Community Reinvestment Group (PCRG)

Rhode Island

HousingWorks RI
NeighborWorks Blackstone River Valley
Pawtucket Central Falls Development
Smith Hill Community Development Corporation

Tennessee

BLDG Memphis
Clinch-Powell RC&D Council,

Texas

Housing First Community Coalition
Legacy Community Development Corporation
Mexican American Unity Council, Inc.
Neighborhood Housing Services of San Antonio
Our Casas Resident Council, Inc.
San Antonio Catholic Worker House

Vermont

Cathedral Square Corporation
Downstreet Housing & Community Development
Housing Trust of Rutland County
Housing Vermont
Randolph Area Community Development Corporation
Vermont Affordable Housing Coalition
Vermont Housing & Conservation Board
Vermont Human Rights Commission
Vermont Legal Aid, Inc.

Virginia

Arlington Partnership for Affordable Housing
AHC Inc.
Habitat for Humanity of Northern Virginia
Piedmont Housing Alliance
Revitalize Arlington, Inc.
Richmond Metropolitan Habitat for Humanity

Washington

Catholic Charities Housing Services - Diocese of Yakima
Housing Hope
Kennewick Housing Authority
Low Income Housing Institute
Mercy Housing Northwest
Multi-Service Center (MSC)
Office of Rural and Farmworker Housing
OPAL Community Land Trust
Victory Housing

Washington D.C.

Coalition for Smarter Growth
Housing Association of Nonprofit Developers (HAND) Regional
Jubilee Housing

CC: Hon. Nancy Pelosi, Speaker, United States House of Representatives
Hon. Kevin McCarthy, Minority Leader, United States House Representatives
Hon. Mitch McConnell, Majority Leader, United States Senate
Hon. Charles Schumer, Minority Leader, United States Senate
Hon. Nita Lowey, Chair, Committee on Appropriations
Hon. Kay Granger, Ranking Member, Committee on Appropriations
Hon. Richard Shelby, Chairman, Committee on Appropriations
Hon. Patrick Leahy, Vice Chairman, Committee on Appropriations
Hon. Maxine Waters, Chair, Committee on Financial Services
Hon. Patrick McHenry, Ranking Member, Committee on Financial Services
Hon. Mike Crapo, Chairman, Committee on Banking, Housing, and Urban Affairs
Hon. Sherrod Brown, Ranking Member, Committee on Banking, Housing, and Urban Affairs
Hon. David Perdue, Chairman, Subcommittee on Housing Transportation, and Community Development
Hon. Robert Menendez, Ranking Member, Subcommittee on Housing, Transportation, and Community Development