



September 17, 2021

The Honorable Nancy Pelosi
Speaker
U.S. House of Representatives
Washington, DC 20515

The Honorable Chuck Schumer
Majority Leader
U.S. Senate
Washington, DC 20510

The Honorable Kevin McCarthy
Minority Leader
U.S. House of Representatives
Washington, DC 20515

The Honorable Mitch McConnell
Minority Leader
U.S. Senate
Washington, DC 20510

Dear Speaker Pelosi, Majority Leader Schumer, Minority Leader McCarthy, and Minority Leader McConnell,

On behalf of the State Housing Finance Agencies we represent, the National Council of State Housing Agencies¹ applauds the House Ways and Means Committee and the House Financial Services Committee for the affordable housing provisions contained in the reconciliation legislation they recently reported. These provisions provide needed funding increases, important new programs, and essential program changes that will enhance the ability of HFAs and other affordable housing stakeholders to increase affordable housing supply, preserve at-risk affordable housing, and foster greater homeownership, particularly among members of traditionally underserved minority groups. We urge you to support this legislation and enact it as soon as possible.

We are particularly pleased with the Ways and Means Committee's expansion of the Low Income Housing Tax Credit program, key Housing Credit program changes, and the establishment of the Neighborhood Homes Tax Credit to increase the availability of scarce affordable for-sale housing. These resources and program enhancements will help HFAs address the extensive affordable housing supply shortages that threaten public health, create economic challenges for both families and communities, and make it harder for workers to move to or live near good jobs. The reconciliation bill will also help shore up declining and distressed communities and make the best use of our existing stock of affordable rental and for-sale housing.

We also strongly support the Financial Services Committee's funding increases for the HOME Investment Partnerships program and Housing Trust Fund and the creation of a new down payment assistance program. The HOME and Housing Trust Fund programs are extremely effective, yet profoundly

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underfunded given the demand for affordable housing. Both HOME and Housing Trust Fund assistance leverage substantial amounts of additional and private resources and generate jobs and economic growth. Moreover, the new First Generation Downpayment Fund the committee bill establishes is vitally needed to overcome the lack of funds for down payments and closing costs, which is the most important way we can help millions of lower-income and minority families become homeowners.

There are many other ways these bills would advance our efforts to address the myriad and vexing affordable housing challenges people and communities face in our country today. We have cited only a few key provisions, but we encourage you to keep the affordable housing sections of these bills as close to their current versions as possible and enact them without delay. Many lower-income families and communities depend on you doing so for relief from dire circumstances and to climb the ladder of economic opportunity.

Sincerely,



Stockton Williams
Executive Director

Cc: The Honorable Richard Neal
The Honorable Maxine Waters
The Honorable Ron Wyden
The Honorable Sherrod Brown