



December 8, 2022

The Honorable Patrick Leahy
 Chair, U.S. Senate Committee on
 Appropriations
 437 Russell Senate Office Building
 Washington, DC 20510

The Honorable Rosa DeLauro
 Chair, U.S. House Committee on
 Appropriations
 2413 Rayburn House Office Building
 Washington, DC 20515

The Honorable Richard Shelby
 Ranking Member, U.S. Senate
 Committee on Appropriations
 303 Russell Senate Office Building
 Washington, DC 20510

The Honorable Kay Granger
 Ranking Member, U.S. House
 Committee on Appropriations
 1026 Longworth House Office Building
 Washington, DC 20515

Dear Chair Leahy, Vice Chair Shelby, Chair DeLauro, and Ranking Member Granger:

The undersigned national associations represent for-profit and non-profit owners, operators, developers, lenders, property managers, housing agencies and housing cooperatives involved in the provision of rental housing, both affordable and conventional. We are writing to urge your support for the inclusion, in a year-end omnibus appropriations bill, of a provision in the Senate draft of the Fiscal Year 2023 Transportation, Housing and Urban Development (THUD) Appropriations bill, that would improve our nation's supply of affordable housing in communities of all types including urban, suburban and rural that are in desperate need of increased housing production.

The language included in the draft THUD bill would provide \$200 million in competitive grants for state and local governments, and metropolitan planning organizations, to identify and remove barriers to affordable housing production. Recognizing and eliminating exclusionary policies, zoning and density restrictions, onerous parking requirements, and other regulations, is an important step in decreasing barriers to housing production, increasing desperately needed supply, and improving housing affordability for millions of American families.

There is no doubt that America is facing a housing affordability crisis. Challenges are different from community to community, but facts are facts. Recent research from the National Multifamily Housing Council (NMHC) and the National Apartment Association (NAA) found that the U.S. needs to build 4.3 million apartment homes by 2035 to meet both future demand and an existing shortfall of 600,000 units¹. That shortage means there are too many people competing for not enough rental housing, which drives prices up. The rent increases seen in many areas of the U.S. in late 2021/early 2022 coincided with record low apartment vacancy rates (i.e., the number of empty and available apartments).

Again, we urge the inclusion of this important grant program in any year-end omnibus appropriations bill to improve housing supply and affordability. It would be an incremental and positive step to incentivize communities to recognize their own agency in addressing the housing shortage, create a framework for smarter policymaking, and provide the federal government a constructive role to play in reaching important housing policy ends.

Sincerely,

CCIM Institute
Council for Affordable and Rural Housing
Institute of Real Estate Management
Manufactured Housing Institute
Mortgage Bankers Association
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 Association of REALTORS®
National Leased Housing Association
National Multifamily Housing Council

¹ <https://www.weareapartments.org/>