

August 25, 2021

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

The Honorable Charles E. Schumer
Democratic Leader
U.S. Senate
Washington, DC 20510

The Honorable Maxine Waters
Chairwoman
Committee on Financial Services
U.S. House of Representatives
Washington, DC 20515

The Honorable Sherrod Brown
Chairman
Committee on Banking, Housing and Urban Affairs
U.S. Senate
Washington, DC 20510

The Honorable Richard Neal
Chairman
Committee on Ways and Means
U.S. House of Representatives
Washington, DC 20515

The Honorable Ron Wyden
Chairman
Committee on Finance
U.S. Senate
Washington, DC 20510

Dear Speaker Pelosi, Leader Schumer, Chairwoman Waters, Chairman Brown, Chairman Neal, and Chairman Wyden:

Thank you for including initiatives in the Budget Reconciliation bill to address the nation's housing affordability challenges. Housing is most families' largest expense, and stable, affordable homes are indispensable for Americans' health, education, and well-being. We support the entire continuum of housing assistance in the package, including aid for the homeless and support for affordable rental housing. That said, we are writing to urge you to ensure housing affordability challenges are addressed comprehensively with a strong focus on expanding affordable homeownership.

Homeownership is essential to expanding economic opportunity, a key focus of the reconciliation package. Homeownership offers families the benefits of stable housing costs, and the ability to build assets as home equity increases. It is associated with better health, education, and public safety outcomes. In many parts of the country, homeownership is less expensive than renting, especially for lower-income families. No investment alternative is as beneficial as homeownership for wealth building. If we want to close our nation's stark racial gaps in wealth, we will need to make homeownership accessible to communities of color long disadvantaged by historical housing discrimination.

Expanding access to homeownership should address both supply and demand, i.e., policies that build and repair homes to increase the supply of affordable homes as well as policies that expand access to homeownership such as down payment assistance.

We ask Congress to support the following legislative initiatives to boost homeownership opportunities:

- ***The Neighborhood Homes Investment Act (H.R. 2143 & S.98)*** would revitalize distressed urban, suburban and rural neighborhoods by using targeted tax credits administered by the states to mobilize private investment to renovate homes for owner-occupancy. Analysts have estimated this targeted tax credit would result in 500,000 new or renovated homes available for low- and moderate-income homeowners over the next decade.
- ***The Downpayment Toward Equity Act (H.R. 4495)*** would provide targeted down payment assistance to first-generation homebuyers to ensure that homeownership opportunities are accessible to homebuyers whose lack of access to generational wealth removes a key resource that many other buyers use. This assistance is especially important for homebuyers of color, whose lack of generational wealth is often attributable to the nation's history of housing discrimination. *Funding request is at least \$50 billion.*
- ***Expansion of existing programs that increase supply and access to homeownership:*** The *Housing is Infrastructure Act of 2021* would boost funds in programs such as the HOME program and the Capital Magnet Fund that are used to assist mission-driven homebuilders to develop homes affordable to low- and very-income households in a wide range of communities. *Funding request is \$35 billion for HOME and \$12 billion for the Capital Magnet Fund.*
- ***The Restoring Communities Left Behind Act (H.R. 816 & S. 2300)*** would create new homeownership opportunities in communities struggling with blight and disinvestment and enable complementary investments in neighborhood infrastructure to further connect neighborhood residents and local businesses to their community's economic recovery. *Funding request is \$10 billion.*
- ***Zoning Reform Incentives:*** The *Housing is Infrastructure Act of 2021 (H.R. 4497)* would make supplemental CDBG funds available on a competitive basis to jurisdictions that reform exclusionary, restrictive zoning that inhibits the development of affordable housing. *Funding request is \$5 billion.*

Safe and affordable homes provide the physical foundation for success in nearly every aspect of our lives. They strengthen families, neighborhoods, and businesses and pay tremendous dividends for our economy and public health. Investing in our nation's housing infrastructure by building and preserving homes for affordable homeownership will fortify our communities and will expand an economic recovery for all of us.

Thank you for your support and consideration.

Sincerely,

Below signed national, state and local organizations

National organizations

Americans for Financial Reform
Catholic Charities USA
CBC Mortgage Agency – Chenoa Fund
Center for Community Progress
Center for Responsible Lending
Consumer Action
Consumer Credit and Budget Counseling, Inc.
Down Payment Resource
FAHE
Faith and Community Empowerment
Grounded Solutions Network
Guild Mortgage Company
Habitat for Humanity International
Hogar Hispano, Inc.
HomeFree-USA
Homeownership Alliance
Housing Assistance Council
Integrated Community Solutions, Inc.
Local Initiatives Support Corporation (LISC)
MHI
National Alliance of Community Economic Development Associations
National Association of Affordable Housing Lenders
National Coalition for Asian Pacific American Community Development
National Community Reinvestment Coalition
National Community Renaissance
National Community Stabilization Trust
National Consumer Law Center
National Housing Conference
National Housing Resource Center
National NeighborWorks Association
New American Funding
Next Step Network
Novogradac
Prosperity Now
ReFrame Foundation
Rural Community Assistance Corporation
Telamon Corporation
UnidosUS
Up for Growth Action
Urban League of the Upstate
Wintrust Mortgage
Zest AI

State and local organizations

Campeños Sin Fronteras	AZ
Family Housing Resources	AZ
Habitat for Humanity Central Arizona	AZ
Hogar Hispano, Inc.	AZ
Newtown Community Development Corporation	AZ
Verde Valley Habitat for Humanity	AZ
Habitat for Humanity Greater San Francisco	CA
Habitat for Humanity of Butte County	CA
Habitat for Humanity of Santa Barbara County	CA
Habitat for Humanity of Tuolumne County	CA
HPP CARES CDE	CA
Nevada County Habitat for Humanity	CA
Pomona Valley Habitat for Humanity	CA
San Diego Habitat for Humanity	CA
Brothers Redevelopment, Inc.	CO
Greeley-Weld Habitat for Humanity	CO
Habitat for Humanity of Metro Denver	CO
Habitat for Humanity Vail Valley	CO
Habitat for Humanity of Coastal Fairfield County	CT
Neighborhood House Inc.	DE
Sussex County Habitat for Humanity	DE
Cornerstone Design Build, Inc.	FL
DebtHelper.com	FL
Dexinole Insurance LLC	FL
Habitat for Humanity of Florida	FL
Habitat for Humanity of Hillsborough County FL, Inc.	FL
Habitat for Humanity Seminole-Apopka	FL
MiGre Engineers	FL
St. John's Housing Partnership	FL
St. Lucie Habitat for Humanity	FL
St. Petersburg Neighborhood Housing Services, Inc.	FL
Atlanta Habitat for Humanity	GA
Atlanta Neighborhood Development Partnership	GA
City of Albany GA	GA
Habitat for Humanity of Bulloch County	GA
Habitat for Humanity of Northwest Metro Atlanta, Inc.	GA
Macon Area Habitat for Humanity, Inc.	GA
Morningstar Urban Development, Inc.	GA
West Georgia Habitat for Humanity	GA
Hawaii Habitat for Humanity Association	HI
Horizons – A Family Service Alliance	IA

Chicagoland Habitat for Humanity	IL
Habitat for Humanity Chicago	IL
Habitat for Humanity of McLean County	IL
Habitat for Humanity Quad Cities	IL
Housing Action Illinois	IL
Neighborhood Housing Services of Chicago	IL
The Resurrection Project	IL
Habitat for Humanity of Northwest Indiana	IN
Indianapolis Neighborhood Housing Partnership	IN
Wichita Habitat for Humanity	KS
Community Ventures	KY
Homeless and Housing Coalition of Kentucky	KY
Kentucky Habitat for Humanity	KY
Lexington Habitat for Humanity	KY
Next Step Network	KY
Union County Habitat for Humanity	KY
Assist Agency, Inc.	LA
Desire Community Housing Corporation	LA
Neighborhood Housing Services of New Orleans, Inc.	LA
New Orleans Area Habitat for Humanity	LA
Greater Springfield Habitat for Humanity	MA
Habitat for Humanity of Greater Lowell	MA
Lawrence CommunityWorks, Inc.	MA
Massachusetts Affordable Housing Alliance	MA
Community Development Network of Maryland	MD
Habitat for Humanity Choptank	MD
Habitat for Humanity Metro Maryland	MD
Hagerstown Neighborhood Development Partnership, Inc.	MD
Abayomi Community Development Corporation	MI
Habitat for Humanity Kent County	MI
Habitat for Humanity Northeast Michigan	MI
Habitat for Humanity of Michigan	MI
Manistee County Habitat for Humanity	MI
Midland County Habitat for Humanity	MI
Crow River Habitat for Humanity	MN
Habitat for Humanity Winona-Fillmore Counties	MN
Metropolitan Interfaith Council on Affordable Housing	MN
Rice County Habitat for Humanity	MN
Twin Cities Habitat for Humanity	MN
Beyond Housing	MO
Renaissance Community Loan Fund	MS
DreamKey Partners, Inc.	NC
Elizabeth City Habitat for Humanity	NC

Financial Pathways of the Piedmont	NC
Habitat for Humanity of Craven County NC	NC
Habitat for Humanity of Goldsboro-Wayne	NC
Habitat for Humanity of North Carolina	NC
Habitat for Humanity of Orange County	NC
Monroe Union County CDC	NC
OnTrack WNC Financial Education & Counseling	NC
Reinvestment Partners	NC
Habitat for Humanity of Omaha	NE
EKSattler Association, LLC	NJ
Neighborhood Housing Services of Camden, Inc.	NJ
Homewise, Inc.	NM
Southwest Neighborhood Housing Services	NM
CCCS of Buffalo	NY
Central Islip Civic Council, Inc.	NY
Cypress Hills Local Development Corporation	NY
Habitat for Humanity New York City and Westchester County	NY
Habitat for Humanity of Genesee County, NY	NY
Habitat for Humanity of Greater Newburgh	NY
Habitat for Humanity of Ontario County, NY	NY
Habitat for Humanity of Suffolk	NY
Habitat for Humanity of Tompkins and Cortland Counties	NY
MHANY Management, Inc.	NY
NHS Brooklyn, CDC, Inc.	NY
Northfield Community LDC	NY
Rockland Housing Action Coalition	NY
SKA Marin	NY
CHN Housing Partners	OH
Habitat for Humanity Greater Cincinnati	OH
Habitat for Humanity of Summit County	OH
Youngstown Neighborhood Development Corporation	OH
Grande Ronde Valley Habitat for Humanity	OR
Habitat for Humanity of La Pine Sunriver	OR
Habitat for Humanity of Lincoln County	OR
Habitat for Humanity of Oregon	OR
Junction City/Harrisburg/Monroe Habitat for Humanity	OR
North Willamette Valley Habitat for Humanity	OR
Open Door HousingWorks	OR
Proud Ground	OR
Sisters Habitat for Humanity	OR
Tillamook County Habitat for Humanity	OR
Affordable Housing Centers of Pennsylvania	PA
Good Neighbors Home Repair	PA

HACE	PA
New Kensington Community Development Corporation	PA
Servants, Inc.	PA
Habitat for Humanity of Puerto Rico	PR
Abbeville McCormick Counties Habitat for Humanity	SC
Aiken County Habitat for Humanity	SC
Central South Carolina Habitat for Humanity	SC
Charleston Habitat for Humanity	SC
Cherokee County Habitat for Humanity	SC
Darlington County Habitat for Humanity	SC
Dorchester Habitat for Humanity, Inc.	SC
Edisto Habitat for Humanity	SC
Greater Florence Habitat for Humanity	SC
Habitat for Humanity Georgetown County	SC
Habitat for Humanity of Anderson County	SC
Habitat for Humanity of Berkeley County	SC
Habitat for Humanity of Horry County	SC
Habitat for Humanity of Kershaw County	SC
Habitat for Humanity of Lancaster County	SC
Habitat for Humanity of Spartanburg	SC
Habitat for Humanity of Union County	SC
Habitat for Humanity of York County	SC
Habitat for Humanity South Carolina	SC
Hilton Head Regional Habitat for Humanity	SC
LowCountry Habitat for Humanity	SC
Oconee County Habitat for Humanity	SC
Sea Island Habitat for Humanity	SC
Sumter Habitat for Humanity	SC
Black Hills Area Habitat for Humanity	SD
Blount County Habitat for Humanity	TN
Habitat for Humanity of Greater Memphis	TN
Habitat for Humanity of Greater Nashville	TN
Habitat for Humanity of Tennessee	TN
Loudon County Habitat for Humanity	TN
cdcb. come dream. come build.	TX
Dallas Area Habitat for Humanity	TX
Habitat for Humanity of Laredo, Inc.	TX
Habitat for Humanity of San Angelo, Inc.	TX
Housing Opportunities of Fort Worth, Inc.	TX
Houston Habitat for Humanity	TX
Wimberley Valley Habitat for Humanity	TX
Amherst County Habitat for Humanity	VA
Habitat for Humanity of Northern Virginia	VA

Latino Economic Development Center	VA
Loudoun Habitat for Humanity	VA
Richmond Metropolitan Habitat for Humanity	VA
Habitat for Humanity of Clallam County	WA
Habitat for Humanity of Washington State	WA
South Puget Sound Habitat for Humanity	WA
Tacoma Pierce County Habitat for Humanity	WA
Habitat for Humanity of the Tri-State, Inc.	WV
Mountain State Justice, Inc.	WV
Nazareth Farm, Inc.	WV