



July 17, 2025

The Honorable Susan Collins
Chair, Senate Appropriations Committee
United States Senate
413 Dirksen Senate Office Building
Washington, DC 20510

The Honorable Patty Murray
Ranking Member, Senate Appropriations Committee
United States Senate
154 Russell Senate Office Building
Washington, DC 20510

The Honorable Cindy Hyde-Smith
Chair, Senate THUD Subcommittee
United States Senate
528 Hart Senate Office Building
Washington, DC 20510

The Honorable Kirsten Gillibrand
Ranking Member, Senate THUD Subcommittee
United States Senate
478 Russell Senate Office Building
Washington, DC 20510

Dear Senators Collins, Murray, Hyde-Smith, and Gillibrand:

On behalf of the ACTION Campaign—a national grassroots coalition of more than 2,400 national, state, and local organizations and businesses focused on protecting, expanding, and strengthening the Low-Income Housing Tax Credit (Housing Credit) program—we thank you for your consistent support for meeting the affordable rental housing supply needs of low-income Americans. While the ACTION Campaign does not typically weigh in on the appropriations process, we write to you today to express our deep concern about the House Appropriations Committee's proposal to eliminate funding for the HOME Investment Partnerships (HOME) program in FY 2026. We strongly urge you to protect HOME in the Senate Transportation, Housing and Urban Development, and Related Agencies (THUD) spending bill and to ensure the final bill negotiated with your House counterparts provides adequate funding for HOME.

The Housing Credit is our nation's most important tool for encouraging private sector investment in affordable housing, but Housing Credit developments often utilize other local, state, and federal programs in their capital stacks. This is because many affordable housing properties simply are not financially feasible if financed with Housing Credit equity alone and thus must rely on soft resources such as HOME to fill financing gaps and ensure economic viability given the rent limits imposed under the Housing Credit to protect low-income tenants.

HOME is the U.S. Department of Housing and Urban Development (HUD)'s flagship affordable housing supply program. No other federal housing production program is as important to the success of the Housing Credit as HOME. According to data from the National Council of State Housing Agencies, anywhere from 15 – 20 percent of Housing Credit units each year are in properties that rely on HOME funding in their capital stacks. In some states, all Housing Credit properties utilize HOME resources. The two programs complement each other well, and neither would be as impactful as it is without the other.

Congress just voted to pass the One Big Beautiful Bill Act, which expands the Housing Credit, facilitating the new construction and rehabilitation of as many as 1.22 million additional rental homes over the next decade. This estimate assumes that soft resources—such as HOME—are scalable. Without HOME, Housing Credit production may fall far short of these expectations.

Moreover, for the first time in decades, congressional authorizers from both parties in both chambers are considering programmatic changes to HOME that would streamline requirements and improve its efficacy. House Financial Services Housing and Insurance Subcommittee Chair Mike Flood (R-NE) has been working with Subcommittee Ranking Member Emanuel Cleaver (D-MO) on legislation to reauthorize and strengthen HOME, while Senator Catherine Cortez Masto (D-NV) and Representative Joyce Beatty (D-OH) have sponsored another HOME reauthorization bill that also makes important changes to HOME's underlying statute. These bills build on the existing HOME program, aiming to make it even more effective than it is now. It is important that the FY 2026 THUD appropriations bill not undermine these efforts by eliminating or drastically underfunding HOME.

We understand that the THUD bill—like all discretionary spending bills—is under intense pressure given the finite resources available to congressional appropriators. We appreciate appropriators' support of HUD programs, particularly rental assistance, which is also key to helping the poorest households afford rent in both subsidized and unsubsidized housing. However, our housing crisis is driven by the lack of supply, which will only get worse if congress cuts supply-side programs like HOME.

Thank you for your continued leadership and support for affordable housing financed with the Housing Credit, particularly through your cosponsorship of the Affordable Housing Credit Improvement Act (S.1515). We urge you to also support the HOME program to ensure that Congress' historic investment in the Housing Credit achieves its full potential.

Sincerely,

The ACTION Campaign Co-Chairs
Enterprise Community Partners
National Council of State Housing Agencies

The ACTION Campaign Steering Committee
Affordable Housing Tax Credit Coalition
Council for Affordable and Rural Housing
Council of Large Public Housing Authorities
CSH
Housing Advisory Group
Housing Partnership Network
LeadingAge
Local Initiatives Support Corporation / National Equity Fund
National Affordable Housing Management Association
National Association of Affordable Housing Lenders
National Association of Home Builders
National Association of Housing and Redevelopment Officials
National Association of Local Housing Finance Agencies
National Association of REALTORS®
National Association of State and Local Equity Funds
National Housing Conference
National Housing & Rehabilitation Association
National Low Income Housing Coalition
National Multifamily Housing Council
Smart Growth America

Stewards of Affordable Housing for the Future
Volunteers of America