



**Campaign for Housing and Community Development Funding**  
*Working to ensure maximum federal resources for housing and community development*

September 14, 2021

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

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

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

The Honorable Maxine Waters  
Chair  
Financial Services Committee  
U.S. House of Representatives  
Washington, D.C. 20515

To Majority Leader Schumer, Speaker Pelosi, Chair Brown, and Chair Waters:

The House Financial Services Committee voted today to approve more than \$300 billion in investments in affordable, accessible housing and community development that will help millions of older adults, people with disabilities, families with children, people experiencing homelessness, and other households and their communities thrive. As Congress continues to advance a comprehensive infrastructure and economic recovery package through the budget reconciliation process, we, the members of the Steering Committee of the [Campaign for Housing and Community Development Funding](#)<sup>\*</sup>, representing more than 70 national organizations in the housing and community development field, urge you to ensure that this historic legislation **maintains the highest level of funding possible** provided in the budget resolution for these critical housing and community development investments.

The infrastructure bill approved by the Financial Services Committee includes vital resources for communities:

- **Public Housing Capital Fund and Choice Neighborhoods.** The bill proposes \$77.25 billion to fully address the capital needs backlog of public housing. This section also provides \$2.75 billion grants structured to be similar to the Choice Neighborhood Initiatives Program, a place-based grant program that supports communities develop and implement locally-driven comprehensive to transform underserved neighborhoods into thriving communities with greater economic opportunity for all residents. This investment for Choice Neighborhoods will enable communities to redevelop nearly 16,000 units of distressed public and HUD-assisted housing.
- **HOME Investment Partnerships Program.** The bill provides \$35 billion for the HOME Investment Partnerships Program to fund the construction, purchase, or rehabilitation of affordable homes for low-income people. This investment will create or rehabilitate over 250,000 units, provide rental assistance to over 134,000 low-income families, enable over 73,000 low-income families to repair their homes, and move over 151,000 families into sustainable homeownership.

- **Housing Trust Fund.** The bill provides \$37 billion for activities under the national Housing Trust Fund to support the preservation and creation of over 330,000 new rental homes affordable to the lowest-income households.
- **Housing Investment Fund.** The bill includes \$10 billion to the Community Development Financial Institutions (CDFI) Fund to provide competitive grants to CDFIs and non-profit developers which leverages private sector investment to create or preserve over 170,000 affordable homes.
- **Section 811 Supportive Housing for Persons with Disabilities.** The bill provides \$1 billion for HUD's Section 811 program which provides project-based rental assistance to very low- and extremely low-income persons with disabilities to live independently in integrated housing settings with community-based support and services. This investment will provide assistance to over 111,000 units. HUD's Worst Case Housing Needs: 2019 Report to Congress states that over 1.3 million very low-income renter households paying more than half of their income in rent or living in substandard housing included one or more non-elderly people with disabilities.
- **Section 202 Housing for the Elderly.** The bill provides \$2.5 billion for the 202 Supportive Housing for the Elderly program, which expands the supply of affordable housing with supportive services for the elderly through capital advances and project rental assistance contracts to non-profit developers. This investment will create over 37,500 units that will enable seniors to continue live independently and with dignity in the community.
- **Energy-Efficiency and Climate Resilience.** The bill includes \$6 billion to establish a grant program for owners of federally assisted housing affordable housing to make energy efficiency upgrades, including electrification of systems and appliances, and installation of renewable energy types and resiliency. This investment will retrofit or otherwise upgrade over 92,000 HUD-assisted units.
- **Revitalization of Distressed Multifamily Properties.** A total of \$4 billion is provided to preserve and improve safety conditions in multifamily properties assisted, insured or with a HUD loan. This investment will preserve affordable units nationwide.
- **USDA Multifamily Housing Preservation and Development.** \$5 billion is provided to fully address the capital needs backlog of the Section 515 Rural Rental Housing and Section 514/516 Farm Labor Housing programs, under which USDA provides direct loans and grants to support the development of affordable rental housing that serves rural areas. This investment will preserve over 89,000 units.
- **USDA 504 Home Repair.** \$100 million in grant funding is provided through the USDA Section 504 program to help low-income homeowners in rural areas repair, upgrade, and preserve modest, affordable homes, including manufactured homes.
- **Housing Vouchers.** The bill provides \$75 billion to fund incremental Housing Choice Vouchers. Housing Choice Vouchers are intended provide better housing options and economic opportunity for very low- and extremely low-income families, reduce the number individual and families experiencing or at risk of homelessness, and reverse the effects of residential segregation in the pursuit of racial equity. Of this funding, \$25 billion

is targeted to individuals and families experiencing or at risk of homelessness, and survivors of domestic violence and human trafficking.

- **Project-Based Rental Assistance.** The bill provides \$15 billion to the PBRA program, which provides over 1.2 million low-income and very low-income families with decent, safe, and affordable housing. These are the first new PBRA contracts funded in nearly four decades, and this investment will assist over 260,000 units.
- **Community Development Block Grants.** The bill provides \$8.5 billion for the Community Development Block Grant program (CDBG), which assists urban and rural communities by expanding economic opportunities and improving quality of life principally for low- and moderate-income persons. This section includes set-asides of \$1 billion and \$500 million to address the housing and community infrastructure needs of colonias and resident-owned manufactured housing communities, respectively. An additional \$1 billion is provided to establish a fund to provide assistance for necessary expenses related to recovery from major disasters declared in 2021 or future major disasters in the form of formula grants.
- **Lead-Based Paint Hazard Control and Healthy Homes.** The bill includes \$10 billion to address lead paint and other health hazards in our nation's housing stock. This program protects low-income families, particularly those with children and other vulnerable populations, such as the elderly, from exposures to lead from house paint and the lead-contaminated dust and soil it creates, and simultaneously addresses multiple health hazards in these homes that contribute to such conditions as asthma, cancer, and/or unintentional injuries. This investment will increase safety in over 581,000 units.
- **Unlocking Possibilities.** The bill ensures \$4.5 billion in grants are available to States, units of general local government, and Indian tribes on a competitive basis to eliminate exclusionary, restrictive zoning and land uses, and to responsibly streamline development processes that advance fair housing and support the creation of affordable housing.
- **National Flood Insurance Program.** This bill provides \$3 billion to support flood mapping under the National Flood Insurance Program (NFIP) administered by FEMA. This section also forgives \$20.5 billion in NFIP debt.
- **Community Restoration and Revitalization Fund.** This bill provides a total of \$7.5 billion in competitive grants to eligible local partnerships that are led by nonprofits to conduct neighborhood revitalization activities in rural, suburban and urban localities, including in neighborhoods experiencing cycles of blight and abandonment. The grants will help existing community residents preserve the equity in their homes and offset displacement.
- **Fair Housing Activities and Investigations.** \$1 billion is provided for for the Fair Housing Initiatives Program to strengthen and expand local fair housing oversight and enforcement capacity, and an additional \$250 million is included for the Fair Housing Assistance Program to support cooperative efforts with State and local agencies administering fair housing laws.

- **First-Generation Down Payment Assistance and Wealth Building.** The bill provides first-time, first-generation homebuyers with up to 10% of the purchase price of an eligible home in financial assistance, including for down payment costs, closing costs, and costs to reduce the rates of interest. An additional \$500 million is include for housing counseling agencies to help qualified homebuyers meet the bill’s housing counseling and education requirements prior to entering into a sales purchase agreement or loan application, and \$500 million will be used to subsidize 20-year mortgages for first-generation homebuyers in order to accelerate home equity.

Like roads and bridges, affordable, accessible housing in strong, resourced communities is a long-term investment that provides families and individuals with low incomes the stability needed to thrive, while furthering neighborhood revitalization. Our nation’s long-standing lack of affordable and accessible housing and the need for additional community development resources has only been exacerbated by the hardships brought on by the COVID-19 pandemic over the past year and a half.

Congress has a once-in-a-generation opportunity to invest in the affordable housing and community development needs acutely felt by underserved people and communities across our country. For this reason, we urge you to seize this opportunity to make bold investments **at the highest level of funding possible** to improve the lives of millions of Americans and those living in the US.

Sincerely,

Center for Disability Rights

Council of Large Public Housing Authorities

CSH

Enterprise Community Partners

LeadingAge

Local Initiatives Support Corporation

National Association of Housing and Redevelopment Officials

National Council of State Housing Agencies

National Housing Law Project

National Housing Trust

National Low Income Housing Coalition

Stewards of Affordable Housing for the Future

\*More about the members, mission, and work of the [Campaign for Housing and Community Development Funding](#).