

February 25, 2020

The Honorable Nancy Pelosi
United States House of Representatives
Washington, DC 20515

To Speaker Pelosi:

We, the 205 undersigned organizations, write to thank you for your leadership in advancing plans for a much-needed infrastructure package and urge you to include robust investments in affordable housing for America's lowest-income seniors, people of color, people with disabilities, families with children, and other individuals. In particular, we urge you to include \$70 billion to fully address the capital-needs backlog of public housing repairs, as well as \$5 billion to create and preserve affordable and accessible homes through the national Housing Trust Fund (HTF), as included in Rep. Waters' Housing Is Infrastructure Act.

The nation's affordable housing crisis impacts rural, suburban and urban communities alike. According to [research](#) from the National Low Income Housing Coalition, there is a national shortage of 7 million rental homes affordable and available to the nation's 11 million extremely low-income renter households. Fewer than 4 affordable and available rental homes exist for every 10 extremely low-income renter households nationwide. As a result, 71% of these families pay at least half of their incomes on rent, forcing them to make impossible choices between paying rent and buying healthy food or needed medication. Every state and congressional district is impacted.

The HTF is the first new federal housing resource in a generation exclusively targeted to build and preserve housing affordable to people with the lowest incomes. Because the HTF is administered as a block grant, each state has the flexibility to decide how to best use HTF resources to address its most pressing housing needs. Most states have chosen to use their HTF investments to build, rehabilitate, or preserve affordable rental housing for extremely low-income veterans, seniors, people with disabilities or special needs, and people experiencing homelessness.

In addition to the critical need to produce more homes for the lowest-income renters, we must also preserve our nation's public housing infrastructure. Public housing is home to nearly 1 million households and plays a critical role in providing safe, decent housing to families with the greatest needs. Significant capital investment is needed, however, for the rehabilitation and preservation of public housing. Due to decades of declining capital funds, public housing now faces a backlog of capital repair needs of as much as \$70 billion, threatening the quality and even the existence of these homes. As a result, HUD is unable to make the repairs needed to preserve its public housing stock and has lost 10,000 to 15,000 public housing apartments each year to obsolescence or decay.

The connection between affordable housing and infrastructure is clear: like roads and bridges, affordable housing is a long-term asset that helps communities and families thrive. For this reason, it is critical that any infrastructure package include significant resources – including \$5 billion for the HTF and \$70 billion for public housing – to build and preserve homes that are affordable and accessible to our nation's lowest-income households.

Sincerely,

National and Multistate Organizations

American Association of Service Coordinators

American Federation of State, County and Municipal Employees
American Network of Community Options and Resources
BlueLine Development, Inc.
Children's Defense Fund
Coalition on Human Needs
Consortium for Citizens with Disabilities Housing Task Force
Consumer Credit and Budget Counseling, Inc. dba National Foundation for Debt Management
Council of Large Public Housing Authorities
Democratic Socialists of America
Disability Resource Center
Dominican Sisters of Sinsinawa Peace and Justice Office
EAH Housing
Elderly Housing Development and Operations Corporation
Florida Non-Profit Housing, Inc.
Freedom Tracks Records
Gary E. Hanes & Associates LLC
Graceworks Housing Services
Habitat for Humanity of North Carolina
Holy Spirit Missionary Sisters - Justice, Peace and Integrity of Creation
Homes for America
Housing Association of Nonprofit Developers
Housing Works, Inc.
LeadingAge
Mercy Housing, Inc.
NAACP Washington Bureau
National Affordable Housing Management Association
National AIDS Housing Coalition
National Alliance on Mental Illness
National Association for Latino Community Asset Builders
National Association of Regional Councils
National Center for Healthy Housing
National Coalition for the Homeless
National Community Action Partnership
National Community Reinvestment Coalition
National Health Care for the Homeless Council
National Low Income Housing Coalition
National NeighborWorks Association
National Resource Center on Domestic Violence
NETWORK Lobby for Catholic Social Justice
NewWest Community Capital
Pioneer Development Services, Inc.
Poverty & Race Research Action Council
Poz Military Veterans USA
Prosperity Now
Provincial Council Clerics of Saint Viator (Viatorians)
Public Housing Authorities Directors Association
RESULTS
RESULTS Columbus
RESULTS Kansas City
RESULTS Snohomish
RESUTLS Miami

Seasoned Partners
Somerset Development Company LLC
Sparta Housing Authority
Technical Assistance Collaborative, Inc.
The Summit Group
Volunteers of America Northern New England

State Organizations

Alaska

RESULTS Anchorage
The CoHo Team of Windermere Agents

Arizona

Our Family Services

Arkansas

Granite Mountain Neighborhood Association - Little Rock

California

Abode Services
All Home
California Housing Partnership
EveryOne Home
Fred Finch Youth & Family Services
Housing Authority of the City of Santa Barbara
Many Mansions
Redwood Gardens Tenant Association
The Kennedy Commission
U.S. Vets Homeless Feeding & Housing Services
Ventura Social Services Task Force
Women Organizing Resources, Knowledge and Services

Colorado

Colorado Coalition for the Homeless
RESULTS Aurora
Saint Francis Center

Connecticut

Federation Homes
RESULTS Coastal Connecticut

Delaware

The Arc of Delaware

District of Columbia

Community of Hope

Florida

Advanced Sustainable Living LLC
Cazo Construction Corporation

Florida Alliance of Community Development Corporations
LSF Health Systems
New Smyrna Housing Authority Resident Council
Sarasota Housing Authority Agency-Wide Resident Council, Inc.
Stewart-Marchman-Act Healthcare
Stone Soup Development
Volunteers of America of Florida

Georgia

Georgia Advancing Communities Together, Inc.
Statewide Independent Living Council of Georgia

Idaho

RESULTS Boise

Illinois

Center for Housing and Health
Chicago Rehab Network
Housing Action Illinois
Impact Behavioral Health Partners
Kankakee County Housing Authority
Manufactured Home Owners Association of Illinois
Statewide Independent Living Council of Illinois
Vennmedia: A Nonprofit Media Enterprise

Indiana

Bloomington Housing Authority
Greater Indy Habitat for Humanity

Iowa

Family Promise of Greater Des Moines
Front Porch Development, Inc.
HOME, Inc.
Humility Homes & Services, Inc.

Kansas

Homestead Affordable Housing
Kim Wilson Housing

Kentucky

Habitat for Humanity Henderson, Kentucky, Inc.
Homeless and Housing Coalition of Kentucky

Louisiana

Multi-Cultural Development Center
Providence Community Housing

Maryland

Habitat for Humanity of the Chesapeake, Inc.
Heritage Housing Partners Corporation
Public Justice Center

RESULTS Metro Maryland

Massachusetts

Alliance of Cambridge Tenants
Bread & Roses Housing
Citizens' Housing and Planning Association
Immigrant Service Providers Group/Health
RESULTS Greater Boston

Michigan

Evert Honey Company
Groundcover News
Jefferson East, Inc.
Michigan Coalition Against Homelessness
Werth Development LLC

Minnesota

Alliance Housing
High Pointe I & II
Integrated Community Solutions
Metropolitan Interfaith Council on Affordable Housing
RESULTS Minnesota
Twin Cities Nonviolent

Missouri

Columbia Housing Authority
East Missouri Action Agency, Inc.
Habitat for Humanity of St. Charles County
Saint Patrick Center

New Jersey

Community Action Partnership New Jersey, Inc.
Homeless Solutions, Inc.
Housing Community Development Network of New Jersey
New Jersey Association on Correction
Township of North Bergen Housing Authority

New Mexico

Saint Elizabeth Shelters & Supportive Housing

New York

121st-122nd Streets Block Association
334 East 92nd Street Tenants Association
Aspire of Western New York
Barb Lamphere Consulting
Church Women United in New York State
Citizens Alliance, Inc.
Geel Community Services, Inc.
Henry Street Settlement
Margert Community Corporation
National Alliance on Mental Illness Huntington
RUPCO, Inc.

Rutgers Resident Association
Westhab

North Carolina

Affordable Housing Management, Inc.
Elizabeth City Habitat for Humanity
Habitat for Humanity of Forsyth County
RESULTS Asheville

Ohio

Bethany House Services
Coalition on Homelessness and Housing in Ohio
Ohio Domestic Violence Network
Students With Children at The Ohio State University

Oklahoma

Mental Health Association Oklahoma

Oregon

CASA of Oregon
Northwest Pilot Project
ROSE Community Development

Pennsylvania

Allentown Housing Authority
Community Advocates of Montgomery County
Habitat for Humanity of Bucks County
Mercy Center for Women
Pennsylvania Association of Housing & Redevelopment Agencies
Pennsylvania Council of Churches
Philadelphia Association of Community Development Corporations
York Area Housing Group

Rhode Island

HousingWorks Rhode Island

South Carolina

Wateree Community Action, Inc.

Tennessee

A VOICE for the Reduction of Poverty
Nashville Jewish Social Justice Roundtable
RESULTS Oak Ridge

Texas

CitySquare
Housing Opportunities of Fort Worth, Inc.
RESULTS Dallas
Texas Homeless Network

Utah

Utah Housing Coalition

Vermont

Champlain Valley Office of Economic Opportunity

Lamoille Housing Partnership

Twin Pines Housing

Vermont Affordable Housing Coalition

Vital Communities

Virginia

Housing Development Corporation of Hampton Roads

Piedmont Housing Alliance

Providential Credit Care Management, Inc.

The Salvation Army Central Virginia

Wesley Housing

Washington

Capitol Hill Housing

Homeward Bound Community Land Trust

Housing Opportunities of Southwest Washington

RESULTS Bremerton

RESULTS Tri-Cities

YouthCare

West Virginia

Mountain Hospice, Inc.

West Virginia Community Builders

Wisconsin

Homeless Services Consortium of Dane County