


May 4, 2020

The Honorable Mitch McConnell
S-230, The Capitol
United States Senate
Washington, DC 20510

The Honorable Nancy Pelosi
H-232, The Capitol
United States House of Representatives
Washington, DC 20510

The Honorable Chuck Schumer
S-221, The Capitol
United States Senate
Washington, DC 20510

The Honorable Kevin McCarthy
H-222, The Capitol
United States House of Representatives
Washington, DC 20510

Dear Senate Majority Leader McConnell, Senate Minority Leader Schumer, House Speaker Pelosi, and House Minority Leader McCarthy:

We are writing to share with you our unified support for emergency rental assistance to support the millions of American households who are threatened with severe housing instability due to the COVID-19 pandemic.

The undersigned organizations represent all dimensions of the housing industry, including lenders, property owners, developers, state and local housing agencies, affordable housing advocates and consumer groups. This broad coalition is unanimous in its recognition of the need to support the millions of renters who have suffered a loss or reduction in income due to the COVID-19 pandemic, and as a result will struggle to pay their rent. As such, we respectfully

urge Congress to take action and include emergency rental assistance in the next COVID-19 stimulus package.

Specifically, we believe that any emergency rental assistance legislation should include the following principles:

1. The funding must be sufficient to ensure that everyone who is impacted by COVID-19 does not lose their rental home due to a pandemic that is beyond their control or fall so far behind on rent that they face an increased likelihood of being evicted down the road.

2. Furthermore, we agree that the disbursement of these funds should provide for the maximum amount of flexibility at the state and local level with no match requirement to ensure that assistance is provided as quickly and efficiently as possible. The disbursement method(s) should utilize proven housing programs with the capacity to adapt and adjust to the nature and volume of funding. It should also ensure that:

    a) Rental assistance be made available to deploy either as tenant-based or project-based;

    b) Funds be disbursed to preserve housing stability and prevent homelessness for all renters in need across all rental housing types in urban, rural and tribal areas.

    c) Rental assistance only be used at the property for future rent payments, unpaid rent arrearages, and to a limited extent, utility payments and unforeseen operating costs associated with responding to the COVID-19 pandemic.

We believe that funding an emergency rental assistance program is essential to supporting the health and economic stability of millions of renters across the country who have been impacted by COVID-19 and to the continued availability of rental housing. Failure to act will not only threaten the stability of our housing finance system, but also imperil thousands of small business and non-profit property owners and their employees who live and work in thousands of communities all across the United States. Inaction will also lead to increased levels of homelessness and overcrowded housing conditions that will only serve to drive people deeper into poverty and exacerbate the current public health crisis.

Respectfully (in alphabetical order),

**Aeon**
**AFL-CIO Housing Investment Trust**
**California Housing Consortium**
**CCIM Institute**
**Community Preservation Corporation (CPC)**
**Consumer Federation of America**
**Council for Affordable and Rural Housing (CARH)**
**Council of Large Public Housing Authorities (CLPHA)**

**Eden Housing**
**Enterprise Community Partners**
**Housing Partnership Network (HPN)**
**Hunt Companies**
**Institute of Real Estate Management (IREM)**
**Local Initiatives Support Corporation (LISC)**
**Low Income Investment Fund (LIIF)**
**Mortgage Bankers Association (MBA)**
**Manufactured Housing Institute (MHI)**
**National Alliance to End Homelessness (NAEH)**
**National Apartment Association (NAA)**
**National Association of Affordable Housing Lenders (NAAHL)**
**National Association for County Community and Economic Development (NACCED)**
**National Association of Home Builders (NAHB)**
**National Association of Local Housing Finance Agencies (NALHFA)**
**National Association of REALTORS**
**National Association of Real Estate Brokers (NAREB)**
**National Community Renaissance**
**National Community Stabilization Trust (NCST)**
**National Council of State Housing Agencies (NCSHA)**
**National Housing Conference**
**National Housing Resource Center**
**National Housing Trust (NHT)**
**National League of Cities (NLC)**
**National Leased Housing Association (NLHA)**
**National Low Income Housing Coalition (NLIHC)**
**National Multifamily Housing Council (NMHC)**
**National Neighborworks Association**
**National Rental Home Council (NRHC)**
**New York Housing Conference**
**Novogradac & Company**
**SKA Marin**
**Stewards of Affordable Housing for the Future (SAHF)**
**Up for Growth Action**
**ULI Terwilliger Center**

cc: Representative Maxine Waters, Chairwoman, House Financial Services Committee
Representative Patrick McHenry, Ranking Member, House Financial Services Committee
Senator Mike Crapo, Chairman, Senate Banking, Housing and Urban Affairs Committee
Senator Sherrod Brown, Ranking Member, Senate Banking, Housing and Urban Affairs Committee