

July 29, 2021

United States House of Representatives
Washington, DC 20515

Dear Member of Congress:

On behalf of the 1.4 million Members of the National Association of REALTORS®, we urge Congress to focus on effective deployment of nearly \$50 billion in federal Emergency Rental Assistance Program (“ERAP”) funds rather than extending any eviction moratoriums. ERAP assists both tenants and their housing providers who are struggling financially.

Now is the time to end the unsustainable nationwide federal restrictions on property operations. We encourage Congress to concentrate on implementing practical solutions for renters facing housing instability and supporting the millions of property owners around the country who rely on rental income to sustain their own livelihoods. The continuation of a nationwide, one-size-fits-all, federal eviction policy, first put into place in 2020, is at odds with the current climate and will only continue to place insurmountable levels of debt on renter households and prevent complete recovery in the housing sector.

The national eviction moratorium has been especially difficult for “mom-and-pop landlords” with one to four units, who continue to pay mortgages, taxes, insurance, and maintain the safety of their properties for tenants with less or, in many cases, no rental income. These mom-and-pop landlords represent more than 40 percent of the nation’s 48 million total rental units and have lacked access to other federal emergency benefits programs throughout the pandemic, including the Paycheck Protection Program (PPP) and expanded unemployment benefits. Housing providers have always viewed evictions as a last resort and continue to work with their tenants to find solutions all while suffering their own financial harm.

NAR supports the Administration’s recent efforts to raise awareness of the availability of rental assistance to help both renters and housing providers. We encourage Congress to continue to work with the Administration in deploying these rental assistance resources and on supporting the disbursement of those funds to those residents and housing providers. NAR in the meantime will work with policymakers at all levels to ensure ERAP is a success and to preserve the viability of the rental housing sector.

NAR continues to advocate that the best solution for all parties is rental assistance for tenants in need paid directly to housing providers who cannot continue to live in a state of financial hardship. We must work together to return the housing market to its former, healthy function.

Sincerely,



Charlie Oppler
2021 President, National Association of REALTORS®

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2021 President

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ADVOCACY GROUP

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