

March 23, 2021

The Honorable Amy Klobuchar
425 Dirksen Senate Office Building
United States Senate
Washington, DC 20510

The Honorable Rob Portman
448 Russell Senate Office Building
United States Senate
Washington, DC 20510

The Honorable Tim Kaine
231 Russell Senate Office Building
United States Senate
Washington, DC 20510

The Honorable Lisa Blunt Rochester
1724 Longworth House Office Building
United States House of Representatives
Washington, DC 20515

The Honorable Jaime Herrera Beutler
2352 Rayburn House Office Building
United States House of Representatives
Washington, DC 20515

The Honorable Joyce Beatty
2303 Rayburn House Office Building
United States House of Representatives
Washington, DC 20515

Dear Senators Klobuchar, Portman, and Kaine and Representatives Blunt Rochester, Herrera Beutler, and Beatty:

We write with strong support of the *Housing Supply and Affordability Act* and urge its swift passage in Congress. The legislation is an innovative and bipartisan approach to addressing one of the most critical issues of our time: housing affordability. We applaud you for identifying a legislative solution that provides federal support to a national challenge while preserving local and regional decision-making and implementation. It strikes a delicate and appropriate balance that should be a model for how Congress can continue to address the nation's housing crisis.

The COVID-19 pandemic exposed and exacerbated the severity of the nation's housing crisis. Millions have fallen months behind on rent or are stretching already thin budgets to stay safely housed during the pandemic. Countless others have become homeless or are teetering on the brink of homelessness. While the pandemic affected everyone, it has been especially challenging for those who were already cost-burdened, spending more than 30% of their income on housing. Cost-burdened individuals were more likely to work in the industries most susceptible to pandemic-related job loss and the ones who will have the most challenging roads to full recovery.

As the country gets back on its feet, it is imperative that we not go back to a status quo that left too many Americans behind, many of the country's renters cost burdened, and our nation 7.3 million homes short of meeting housing needs. Reforming and updating local and regional housing policies and plans is a critical part of addressing housing affordability and security.

The *Housing Supply and Affordability Act* begins to correct historical wrongs by creating a new Local Housing Policy Grant program to help regions, states, cities, and tribes recover and ultimately thrive by encouraging the adoption of pro-housing policies, housing plans, and updated codes. The legislation targets funding to the places in most need of housing and where there is the most significant imbalance of jobs and housing. It also prioritizes funding for communities with existing public transportation options. It will spur regional planning and cooperation by giving special consideration to applicants from multi-jurisdictional coalitions. To avoid repeating the past mistakes of decades of discriminatory housing practices, the *Housing Supply and Affordability Act* requires applicants to adopt policies that avoid displacement, including policies such as allowing duplexes, triplexes, or fourplexes in areas zoned

primarily for single-detached homes, allowing manufactured homes in areas zoned primarily for single-detached residential, and using property tax abatements to enable higher density and mixed-income communities.

The *Housing Supply and Affordability Act* is a much needed solution for the country's housing woes. Again, we commend you for working together to craft and introduce legislation that will make a positive difference in Americans' lives and begin to rebalance America's housing ecosystem. We hope you will continue to work with your colleagues, as well as new Housing and Urban Development Secretary Marcia Fudge, to develop solutions to the nation's housing affordability crisis.

Sincerely,

National Organizations

American Institute of Architects (AIA)
American Planning Association (APA)
Center for Community Progress
Congress for the New Urbanism (CNU)
Council of Large Public Housing Authorities (CLPHA)
Family Promise
Grounded Solutions Network
Habitat for Humanity International (HFHI)
Housing Advisory Group
Housing Assistance Council (HAC)
Local Initiatives Support Corporation (LISC)
LOCUS: Responsible Real Estate Developers and Investors
Manufactured Housing Institute
Mortgage Bankers Association (MBA)
National Apartment Association (NAA)
National Asian American Coalition
National Association for County Community and Economic Development (NACCED)
National Association of Hispanic Real Estate Professionals (NAHREP)
National Association of Real Estate Brokers (NAREB)
National Association of REALTORS® (NAR)
National Association of Residential Property Managers (NARPM)
National Diversity Coalition
National Housing Conference (NHC)
National Housing Trust
National Multifamily Housing Council (NMHC)
National NeighborWorks Association (NNWA)
Prosperity Now
ReFrame Association
Up for Growth Action

State and Local Organizations

5th Square (Philadelphia, Pennsylvania)
A Better Cambridge (Cambridge, Massachusetts)
Abundant Housing LA (Los Angeles, California)
Aeon (Minneapolis-St.Paul, Minnesota)
Alliance for Housing Solutions (Arlington, Virginia)
American Planning Association Ohio (Ohio)

American Planning Association Washington (Washington)
Association of Washington Cities (Washington)
Bay Area Council (San Francisco, California)
Beacon Development Group (Seattle, Washington)
Blount County Habitat for Humanity (Marysville, Tennessee)
Boise Valley Habitat for Humanity (Boise, Idaho)
BRIDGE Housing Corporation (California)
Cairncross & Hempelmann, PS (Seattle, Washington)
California YIMBY (California)
Catholic Charities of Louisville (Louisville, Kentucky)
Circulate San Diego (San Diego, California)
Coachella Valley Housing Coalition (Indio, California)
Colorado Association of REALTORS (Colorado)
Community Concepts, Inc. (Lewiston, Maine)
Community Housing Improvement Program (New York, New York)
Community Housing Partners (Christiansburg, Virginia)
Connecticut Housing Partners (Connecticut)
Downtown Austin Alliance (Austin, Texas)
Elm City Communities (New Haven, Connecticut)
Fair Housing Center of Central Indiana (Indiana)
Foundation Communities (Austin, Texas)
Georgia Advancing Communities Together, Inc. (Georgia)
Greater Minnesota Housing Fund (Minnesota)
Greenbelt Alliance (San Francisco, California)
HAND, Inc. (Noblesville, Indiana)
Habitat for Humanity of Lincoln (Lincoln, Nebraska)
Habitat for Humanity of Washington, D.C. (Washington, D.C.)
Home Builders Association of Metropolitan Portland (Portland, Oregon)
Homeless and Housing Coalition of Kentucky (Kentucky)
Homes First (Washington)
Housing Consortium of Everett and Snohomish County (Everett, Washington)
Housing Development Consortium of Seattle and King County (Seattle, Washington)
Hudson Valley Pattern for Progress (Hudson Valley, New York)
HumanGood Affordable Housing (Pleasanton, California)
JBG SMITH Properties (Bethesda, Maryland)
Lawrence CommunityWorks (Lawrence, Massachusetts)
LDC, Inc. (Washington)
Lighthouse MI (Michigan)
Long Island Builders Institute (Long Island, New York)
Los Angeles Area Chamber of Commerce (Los Angeles, California)
Los Angeles Business Council (Los Angeles, California)
MANNA (Washington, D.C.)
Minnesota Housing Partnership (Minnesota)
Monarch Group (California)
NAIOP Nashville (Nashville, Tennessee)
NAIOP Washington State (Washington)
NARI MN (Minneapolis-St. Paul, Minnesota)
Neighborhood Housing Services of Baltimore (Baltimore, Maryland)
Neighbors for More Neighbors Metro Atlanta (Atlanta, Georgia)

NeighborWorks Collaborative of Ohio (Ohio)
Northern Virginia Affordable Housing Alliance (Virginia)
Northern Virginia Transportation Alliance (Virginia)
Northwest Pilot Project (Portland, Oregon)
Oregon Smart Growth (Oregon)
Prosperity Indiana (Indiana)
Regional Plan Association (New York, New York)
RUPCO (Kingston, New York)
San Francisco Planning & Urban Research Association (San Francisco, California)
Santa Cruz YIMBY (Santa Cruz, California)
Save the Family Foundation of Arizona (Arizona)
Seattle for Everyone (Seattle, Washington)
Sightline Institute (Seattle, Washington)
Southwest Fair Housing Council (Arizona)
Spokane Low Income Housing Consortium (Spokane, Washington)
Tacoma-Pierce County Affordable Housing Consortium (Tacoma, Washington)
Tejano Center for Community Concern (Houston, Texas)
Tenderloin Housing Clinic (San Francisco, California)
The 2030 Group (Washington, D.C.)
The Real Estate Council (Dallas, Texas)
Urban Asset Advisors (Portland, Oregon)
Urban Environmentalists (San Francisco, California)
Virginia Apartment Management Association (Virginia)
Vision Long Island (Long Island, New York)
Wallace Properties (Bellevue, Washington)
Washington Multi-Family Housing Association (Washington)
YWCA Delaware (Delaware)

CC: The Honorable Marcia Fudge, Secretary of the United States Department of Housing and Urban Development

The Honorable Chuck Schumer, United States Senate Majority Leader

The Honorable Mitch McConnell, United States Senate Minority Leader

The Honorable Nancy Pelosi, Speaker of the United States House of Representatives

The Honorable Kevin McCarthy, Minority Leader of the United States House of Representatives

The Honorable Sherrod Brown, Chairman of the United States Senate Committee on Banking, Housing and Urban Affairs

The Honorable Patrick Toomey, Ranking Member of the United States Senate Committee on Banking, Housing and Urban Affairs

The Honorable Maxine Waters, Chair of the United States House Committee on Financial Services

The Honorable Patrick McHenry, Ranking Member of the United States House Committee on Financial Services