

October 23, 2021

The Honorable Joseph R. Biden, Jr.
President of the United States of America
Washington, DC 20230
The Honorable Charles Schumer
Majority Leader
United States Senate
Washington, DC 20510

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

Dear Mr. President, Leader Schumer and Speaker Pelosi:

As 44 mayors representing communities across 20 states and the District of Columbia, we are writing to urge you to include our top housing priorities in any infrastructure investment. During this time of uncertainty and financial instability, the need to ensure all Americans can access safe, affordable housing is greater than ever. Housing investments are critical to the recovery of our cities and a top priority for our residents. We respectfully request that you prioritize them in the Build Back Better package, specifically:

1. **Strengthen and Expand the Low-Income Housing Tax Credit (Housing Credit)**. The Housing Credit is our nation's primary tool for creating and preserving affordable housing and a critical building block to achieve multiple goals from the Build Back Better agenda - stabilizing families, climate resiliency, better physical and mental health outcomes, child development, and racial justice and economic opportunity. Further, Congress must act to increase Housing Credit authority this year or we will see a cut to production with the expiration of the temporary volume cap increase implemented in 2018, which will happen at the end of this year. States are also increasingly becoming bond-cap constrained and lowering the 50 percent bond-financing test would result in immediate production for those communities. In all, the production provisions proposed by the House would create an additional 1.4 million homes for 3.2 million people and generate 2 million jobs.
2. **Include Robust Funding for the HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) Programs**. HOME and CDBG are proven tools in helping states and communities address their most pressing housing challenges, providing states and localities with the necessary flexibility and resources. Currently, Build Back Better includes \$34.77 billion for HOME – which estimates predict could help state and local governments develop nearly 107,000 new affordable housing units, while also providing tenant-based rental assistance to over 300,000 low-income families – and \$8.5 billion for CDBG. HOME and CDBG are smart investments that leverage billions more in public and private dollars and jumpstart the economy. In fact, HOME leverages more than \$4.50 in public and private funds for every dollar of HOME funding and has supported roughly 1.9 million jobs and generated \$123.6 billion in local income, according to the HOME Coalition's most recent analysis. Likewise, every dollar of CDBG leverages \$4.09 in public and private sources and has benefited 51.5 million persons through infrastructure improvements and another 1.6 million households through housing investments. Investment in these critical programs would mean better infrastructure, more jobs, increased access to key services, and additional units of affordable housing.
3. **Provide Housing Stability for Families by Investing in Housing Choice Vouchers (HCV) and Project-Based Rental Assistance (PBRA)**. We strongly support the \$90 billion housing investment in HCVs and PBRA passed by the House Financial Services Committee in recognition of the critical importance of investing in decent, accessible affordable housing for

those with the greatest needs – people experiencing homelessness and people with the lowest incomes. Taken together, transformative investments in HCVs and PBRA would mark the beginning of the elimination of homelessness once and for all. It would also provide a level of housing resilience that would enable renters to weather the next recession, pandemic, or disaster.

Our country cannot address poverty without also addressing our homelessness and housing crisis, and the investments in this bill to support families and build back our infrastructure will be diminished if families cannot afford a place to call home.

With a bold investment in housing, the federal government can effectively end housing instability in our country. The federal government has the opportunity to make that aspiration a reality.

Thank you for your time and leadership.

Sincerely,

Mayor Kathy Sheehan	<i>Albany, NY</i>	Mayor Robert Garcia	<i>Long Beach, CA</i>
Mayor Justin M. Wilson	<i>Alexandria, VA</i>	Mayor Eric Garcetti	<i>Los Angeles, CA</i>
Mayor Esther Manheimer	<i>Asheville, NC</i>	Mayor Greg Fischer	<i>Louisville, KY</i>
Mayor Lacey Beaty	<i>Beaverton, OR</i>	Mayor Satya Rhodes-Conway	<i>Madison, WI</i>
Mayor Lynne Robinson	<i>Bellevue, WA</i>	Mayor Mark Gamba	<i>Milwaukie, OR</i>
Mayor Seth Fleetwood	<i>Bellingham, WA</i>	Mayor Jacob Frey	<i>Minneapolis, MN</i>
Mayor Jesse Arreguín	<i>Berkeley, CA</i>	Mayor Libby Schaaf	<i>Oakland, CA</i>
Mayor Alan Casavant	<i>Biddeford, ME</i>	Mayor Adrian O. Mapp	<i>Plainfield, NJ</i>
Mayor Kim Janey	<i>Boston, MA</i>	Mayor Garrett Gatewood	<i>Rancho Cordova, CA</i>
Mayor Albert B. Kelly	<i>Bridgeton, NJ</i>	Mayor Hilary Schieve	<i>Reno, NV</i>
Mayor James Brainard	<i>Carmel, IN</i>	Mayor Darrell Steinberg	<i>Sacramento, CA</i>
Mayor Lori Lightfoot	<i>Chicago, IL</i>	Mayor Todd Gloria	<i>San Diego, CA</i>
Mayor Andrew Ginther	<i>Columbus, OH</i>	Mayor London N. Breed	<i>San Francisco, CA</i>
Mayor Michael B. Hancock	<i>Denver, CO</i>	Mayor Sam Liccardo	<i>San Jose, CA</i>
Mayor Cassie Franklin	<i>Everett, WA</i>	Mayor Pauline Russo Cutter	<i>San Leandro, CA</i>
Mayor David Meyer	<i>Fairfax, VA</i>	Mayor Jenny A. Durkan	<i>Seattle, WA</i>
Mayor Paul Deasy	<i>Flagstaff, AZ</i>	Mayor Rachelle Arizmendi	<i>Sierra Madre, CA</i>
Mayor Kamal Johnson	<i>Hudson, NY</i>	Mayor Ben Walsh	<i>Syracuse, NY</i>
Mayor Svante Myrick	<i>Ithaca, NY</i>	Mayor Victoria Woodards	<i>Tacoma, WA</i>
Mayor Penny Sweet	<i>Kirkland, WA</i>	Mayor Muriel Bowser	<i>Washington, D.C.</i>
Mayor Leirion Gaylor Baird	<i>Lincoln, NE</i>	Mayor Michael T. Foley	<i>Westbrook, ME</i>
Mayor Derek Armstead	<i>Linden, NJ</i>	Mayor Kristine Lott	<i>Winooski, VT</i>

CC:

The Honorable Mitch McConnell, United States Senate
The Honorable Kevin McCarthy, United States House of Representatives
The Honorable Maxine Waters, United States House of Representatives
The Honorable Sherrod Brown, United States Senate
The Honorable Richard Neal, United States House of Representatives
The Honorable Ron Wyden, United States Senate