

October 1, 2021

The Honorable Chuck Schumer
322 Hart Senate Office Building
United States Senate
Washington, DC 20510

The Honorable Nancy Pelosi
1236 Longworth House Office Building
United States House of Representatives
Washington, DC 20515

The Honorable Amy Klobuchar
425 Dirksen 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 Tim Kaine
231 Russell Senate Office Building
United States Senate
Washington, DC 20510

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

Dear Leader Schumer, Speaker Pelosi, Senator Klobuchar, Senator Kaine, Representative Blunt Rochester, and Representative Beatty:

As Congress considers the Fiscal Year 2022 budget reconciliation package, we write to urge retention of Section 40103, the Unlocking Possibilities Program, a vital provision that will enable communities to break down barriers and increase housing supply, based on the bipartisan *Housing Supply and Affordability Act*.

These provisions represent an innovative and bipartisan approach to addressing the nation's housing affordability crisis – a challenge facing regions, states and communities as rising home prices continue thwart homeownership and affordable rent for working and low-income families nationwide.

Section 40103 creates a new planning grant program to support regions, states, cities, and tribes in their efforts to eliminate barriers and spur housing production while preserving local and regional decision-making and housing policy implementation. The program encourages the adoption of pro-housing policies, plans and updated codes, and targets funding to areas most in need of housing and where the most significant imbalances exist between the number of jobs and the amount of available housing. It will spur regional planning and collaboration in multi-jurisdictional coalitions and prioritize funding for communities with existing public transportation options.

The program would also take a giant leap toward supporting communities in their efforts to address historical injustices created by discriminatory housing policies and such as lending “redlines” and the displacement of communities from restrictive zoning rules that limit the building of multi-family homes in single-family neighborhoods.

These and other provisions offer a clear path for confronting a housing crisis that existed before the COVID-19 but was exacerbated by its impact, as home prices continued to rise, and housing inventory declined across the country. Today it is estimated that up to 3.8¹ million additional homes are required to close the housing gap in the U.S.; some estimates put this number at more than 5 million homes.²

¹ <https://www.whitehouse.gov/cea/blog/2021/09/01/alleviating-supply-constraints-in-the-housing-market/>

² <https://www.usatoday.com/story/money/personalfinance/real-estate/2021/09/24/5-million-more-homes-needed-in-the-us-what-investors-need-to-know/118840812/>

Sens. Schumer, Klobuchar, and Kaine
Reps. Blunt Rochester, Herrera Beutler, and Beatty
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Immediate action is needed to encourage the development of affordable homes across the country, and we applaud your steadfast support of *The Housing Supply and Affordability Act*. Preserving Section 40103 in the reconciliation package represents a major step toward restoring fairness to the country's housing ecosystem and creating more opportunities for Americans and their families to afford a home of their own. Thank you again for your support of Section 40103.

Sincerely,

American Institute of Architects
American Planning Association
Center for Community Progress
Council of Large Public Housing Authorities
Habitat for Humanity International
LOCUS: Responsible Real Estate Developers and Investors
Minnesota Housing Partnership
Mortgage Bankers Association
National Apartment Association
National Association of County Community and Economic Development
National Association of REALTORS®
National Association of Hispanic Real Estate Professionals
ReFrame Foundation
Up for Growth Action
YIMBY Action

CC: The Honorable Marcia L. Fudge, Secretary of the United States Department of Housing and Urban Development
The Honorable Sherrod Brown, Chairman 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
Erika Poethig, Special Assistant to the President for Housing and Urban Policy, Domestic Policy Council, The White House