

December 18, 2025

The Honorable Susan Collins  
Chair  
Senate Appropriations Committee  
Washington, D.C. 2051

The Honorable Tom Cole  
Chair  
House Appropriations Committee  
Washington, D.C. 20515

The Honorable Patty Murray  
Ranking Member  
Senate Appropriations Committee  
Washington, D.C. 20515

The Honorable Rosa DeLauro  
Ranking Member  
House Appropriations Committee  
Washington, D.C. 20515

Dear Chair Collins, Ranking Member Murray, Chair Cole, and Ranking Member DeLauro:

As both the House and Senate move forward with bipartisan housing packages aimed at increasing housing supply, improving affordability, and expanding access to homeownership and rental housing, ensuring robust and reliable funding for federal housing programs is more critical than ever. Legislative reforms can only succeed if they are paired with sustained appropriations that allow these policies to be effectively implemented at the local level and deliver meaningful results for American families and communities. As Congress works to finalize the FY 2026 Transportation, Housing and Urban Development, and Related Agencies appropriations bill, the National Association of REALTORS® respectfully urges full funding for critical housing programs.

Our nation is facing an unprecedented housing crisis, with a supply shortage that is making housing increasingly unaffordable and pushing the American Dream of homeownership further out of reach. NAR research recently found that the share of first-time buyers has fallen to the lowest level since we started collecting the data, with the typical first-time buyer now 40 years old—up from 33 just a decade ago—underscoring the urgent need for federal support.

As you conclude negotiations, we ask that you maintain and strengthen investments in our nation's critical housing infrastructure and the federal programs that help communities address the full spectrum of housing needs. These programs not only expand housing access and affordability but also support efficient real estate transactions by reducing barriers to homeownership.

**Housing Choice Vouchers:** The Housing Choice Voucher (HCV) program and other federal rental assistance programs provide critical housing stability for millions of American families and a consistent source of income for mom-and-pop landlords. The HCV program bridges the gap between what an income-eligible family can pay and the fair-market rent of their chosen home. The program's success depends on collaboration with local property owners, including many REALTORS®, and benefits both families and property owners participating in the program. Full funding ensures these vital partnerships can continue and expand, supporting housing choice for families and stability for property owners across the country. Program changes such as time limits or block grant structures could disrupt these

established partnerships and create uncertainty and administrative burdens for both property owners and families who rely on stable, predictable assistance.

**Fair Housing:** NAR supports robust fair housing enforcement, which includes full funding of the Fair Housing Initiatives Program (FHIP) program, the Fair Housing Assistance Program (FHAP), and full staffing of HUD's Office of Fair Housing.

FHIP funds essential fair housing programs in our communities. Many REALTOR® Associations collaborate with local fair housing centers on education and advocacy initiatives to advance housing opportunity. The potential closure of these programs, many of which have served communities for decades, would remove an essential resource and make it more difficult for our members to do business in compliance with the law. Moreover, discrimination in housing, lending, or insurance can derail transactions, creating costly setbacks for buyers, sellers, and real estate professionals.

Additionally, preserving the ability of FHAP agencies and HUD's Office of Fair Housing to accept complaints from the public and to assist housing providers is essential to maintaining fair housing protections.

**Housing Counseling:** The HUD Housing Counseling Assistance program provides essential services to consumers seeking to become homeowners in an increasingly difficult market. NAR research recently found that the number of first-time buyers is the lowest level since we started collecting the data. Housing counseling is vital to keeping this segment in the market by supporting a nationwide network of HUD-approved housing counseling agencies that deliver independent, expert advice to consumers on a range of housing issues, including pre-purchase counseling and foreclosure prevention.

Housing counseling helps ensure buyers are better prepared for the complexities of homeownership, reducing transaction delays and failed closings. Studies suggest that buyers who participate in education and counseling programs are less likely to experience mortgage delinquencies and foreclosures, while homeowners who receive foreclosure mitigation counseling are almost three times more likely to receive a loan modification and are 70 percent less likely to default on a modified loan than similar borrowers who were not counseled.

Full funding will ensure HUD-approved counseling agencies can continue delivering these strong returns on federal investment through reduced default risk and enhanced market stability.

**HOME and CDBG:** As we address our nation's housing crisis, the HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) programs are critical tools that provide locally-driven approaches to help communities address their most pressing housing needs. Both programs give local governments the flexibility to tackle their unique housing challenges while leveraging private sector investment. These flexible programs allow communities to increase housing supply, strengthen neighborhoods, and expand opportunities for both renters and homeowners. Full funding ensures local governments have tools to tackle the housing supply shortage.

Together, these critical programs represent a strategic investment in America's housing infrastructure at a time when communities nationwide are grappling with severe housing shortages and affordability challenges. They work together to create a comprehensive approach to housing policy—from helping families access rental housing and navigate homeownership to ensuring fair treatment and empowering local communities to address their unique needs. Housing providers, small business owners in our communities, also rely on these programs to help provide affordable housing where the market falls short. These programs' continued success depends on adequate resources to maintain the partnerships and services that millions of American families and small businesses rely on for housing and economic stability.

We appreciate your consideration of this request and urge you to prioritize full funding for these essential programs as you finalize the FY 2026 appropriations bill.

Sincerely,



Kevin Brown  
2026 President, National Association of REALTORS®

CC: The Honorable Cindy Hyde-Smith, Chair, Subcommittee on Transportation and Housing, Committee on Appropriations, U.S. Senate

The Honorable Kirsten Gillibrand, Ranking Member, Subcommittee on Transportation and Housing, Committee on Appropriations, U.S. Senate

The Honorable Steve Womack, Chair, Subcommittee on Transportation and Housing, Committee on Appropriations, U.S. House of Representatives

The Honorable Jim Clyburn, Ranking Member, Subcommittee on Transportation and Housing, Committee on Appropriations, U.S. House of Representatives