

December 18, 2025

The Honorable John Thune  
Majority Leader  
United States Senate  
Washington, DC 20510

The Honorable Charles Schumer  
Minority Leader  
United States Senate  
Washington, DC 20510

Dear Majority Leader Thune and Minority Leader Schumer:

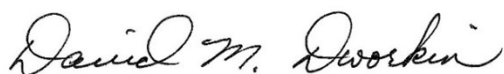
I am writing on behalf of the National Housing Conference (NHC) to urge the Senate to pass the appropriations minibuss, which includes the fiscal year (FY) 2026 Transportation, Housing and Urban Development (THUD) bill, as soon as possible.

Earlier this year, the Senate Appropriations Committee overwhelmingly passed the THUD bill on a bipartisan basis. The Senate THUD bill includes \$73.3Bn for the U.S. Department of Housing and Urban Development (HUD), an appropriate and relatively modest increase over FY25 (\$3.1 Bn), which funds vital and proven programs such as Housing Choice Vouchers (HCV), the HOME Investment Partnership Program (HOME), Community Development Block Grants (CDBG), the Family Self-Sufficiency (FSS) program, and NeighborWorks America (NWA).

The housing affordability crisis affects every community, regardless of politics or geography. NHC's report, [\*\*Priced Out: When a Good Job Isn't Enough\*\*](#), shows that middle-class Americans are facing a housing affordability crisis once assumed to be a concern only for low-income households. With the median U.S. household income now enough to buy a home in only 128 metropolitan statistical areas (down from 287 in 2019), the American Dream of homeownership is slipping away. Without adequate funding for impactful federal housing programs, housing access and affordability pressures will continue to deepen, displacing workers and constraining economic opportunity.

Thank you for your consideration and work on this important matter. We understand that the House and Senate Appropriations Chairs have reached agreement on the THUD bill and look forward to working with Congress to swiftly advance and enact this important funding.

Sincerely,



David M. Dworkin  
President and CEO

#### [\*\*About the National Housing Conference\*\*](#)

The National Housing Conference has been defending the American Home since 1931. NHC is a diverse continuum of affordable housing stakeholders that convene and collaborate through dialogue, advocacy, research, and education, to develop equitable solutions that serve our common interest – an America where everyone is able to live in a quality, affordable home in a thriving community. Politically diverse and nonpartisan, NHC is a 501(c)3 nonprofit organization.