



September 29, 2011

The Honorable Robert Menendez
528 Hart Senate Office Building
United States Senate
Washington, DC 20510

Dear Senator Menendez:

The National Housing Conference (NHC) applauds your recent introduction of the Livable Communities Act of 2011 in the U.S. Senate. This legislation will help communities nationwide better coordinate and integrate their transportation, housing, economic development, energy and environmental needs to create more affordable and economically viable communities.

The \$880 million in grants authorized by the bill would help states and cities plan and implement their own vision for the integration of affordable housing, transit-oriented development and environment sustainability in their communities.

The legislation would also authorize the federal Office of Sustainable Housing and Communities at the U.S. Department of Housing and Urban Development (HUD) to support the coordination of federal policies that foster sustainable development, lead sustainability initiatives, and provide technical assistance to communities seeking to plan for a more sustainable future. These functions are essential to ensuring the effective use and coordination of federal funding.

Finally, we strongly support the bill's inclusion of language for an infrastructure credit facility that would provide loans and loan guarantees to support early stage infrastructure investments needed to facilitate transit-oriented development. Among other benefits, this legislation would create incentives for the preservation and development of affordable housing near public transit stations to ensure that low- and moderate-income families can affordable to live in these emerging communities of opportunity.

Since 1931, NHC has been dedicated to ensuring safe, decent and affordable housing for all Americans. NHC has earned its strong reputation as the *United Voice for Housing* by actively engaging and convening its membership in nonpartisan advocacy for effective housing policy solutions at the local, state and national levels.

We look forward to working with you to pass this critical legislation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dan Nissenbaum'.

Dan Nissenbaum
Chairman, National Housing Conference

A handwritten signature in blue ink, appearing to read 'Ethan Handelman'.

Ethan Handelman
Vice President for Policy and Advocacy