

# Congress of the United States

Washington, DC 20510

April 26, 2024

The Honorable Tom Cole  
Chairman  
Committee on Appropriations  
U.S. House of Representatives  
Washington, D.C. 20515

The Honorable Rosa L. DeLauro  
Ranking Member  
Committee on Appropriations  
U.S. House of Representatives  
Washington, D.C. 20515

The Honorable Steve Womack  
Chairman  
Committee on Appropriations  
Subcommittee on Transportation,  
Housing, and Urban Development and  
Related Agencies  
U.S. House of Representatives  
Washington, D.C. 20515

The Honorable Mike Quigley,  
Ranking Member  
Committee on Appropriations  
Subcommittee on Transportation,  
Housing, and Urban Development  
and Related Agencies  
U.S. House of Representatives  
Washington, D.C. 20515

Dear Chairman Cole, Ranking Member DeLauro, Chairman Womack, and Ranking Member Quigley:

I write to request that you include bill language creating a \$100 million community-led capacity building program in the Fiscal Year (FY) 2025 THUD Subcommittee Appropriations bill (language included below). If the program cannot be included at the \$100 million level as requested, and depending on how many grantees there are, a \$25 to \$40 million funding level would help to get the program started.

I worked with various community groups and created the community-led capacity building program, which became Section 40302 of the Build Back Better Act, as passed by the House in the 117<sup>th</sup> Congress (also Section 40302 of the Senate Banking Committee's released portion of the Build Back Better Act) and request that it be included in your subcommittee bill as a crucial tool to address the worsening affordable housing crisis our nation faces.

Section 40302 creates a community-led capacity building and technical assistance program for 501(c)(3) nonprofits that serve low-income communities and communities of color to undertake community development and affordable housing projects and programs, including in rural areas. It could be used to provide direct operational support, loans, grants, and predevelopment assistance to subgrantee community development corporations (CDCs) and community housing development organizations (CHDOs) or provide training and education to develop the capacity and ability of CDCs or CHDOs to undertake community development and affordable housing projects and programs.

At a time when, according to the National Low Income Housing Coalition, nearly 7 million affordable housing units are needed to meet the needs of extremely low-income families, over 653,100 people are experiencing homelessness on any given night, and housing is so scarce that the average U.S. renter is now paying over 30% of their income on housing costs, programs

like this are critical. Especially those that allow more capacity-building to low-income communities and communities of color, including in rural areas.

For these reasons, we request the following language:

#### SEC. XXX. COMMUNITY-LED CAPACITY BUILDING.

(a) APPROPRIATION.—In addition to amounts otherwise made available, there is appropriated to the Secretary of Housing and Urban Development (in this section referred to as the “Secretary”) for fiscal year 2025, out of any money in the Treasury not otherwise appropriated—

(1) \$90,000,000 for competitively awarded funds for technical assistance and capacity building to non-Federal entities, including grants awarded to nonprofit organizations to provide technical assistance activities to community development corporations, community housing development organizations, community land trusts, nonprofit organizations in insular areas, and other mission-driven and nonprofit organizations that target services to low income and socially disadvantaged populations, and provide services in neighborhoods having high concentrations of minority, low-income, or socially disadvantaged populations to—

(A) provide training, education, support, and advice to enhance the technical and administrative capabilities of community development organizations, community land trusts, and other mission-driven and nonprofit organizations undertaking affordable housing development, acquisition, preservation, or rehabilitation activities;

(B) provide predevelopment assistance to community development corporations, community housing development organizations, and other mission-driven and nonprofit organizations undertaking affordable housing development, acquisition, preservation, or rehabilitation activities; and

(C) carry out such other activities as may be determined by the grantees in consultation with the Secretary; and

(2) \$10,000,000 for the costs to the Secretary of administering and overseeing the implementation of this section and the Department’s technical assistance programs generally, including information technology, research and evaluations, financial reporting, and other cross-program costs in support of programs administered by the Secretary in this title and other costs.

Amounts appropriated by this section shall remain available until September 30, 2032.

(b) IMPLEMENTATION.—The Secretary shall have authority to issue such regulations, notices, or other guidance, forms, instructions, and publications to carry out the programs, projects, or activities authorized under this section to ensure that such programs, projects, or activities are completed in a timely and effective manner.

Thank you in advance for your consideration of these requests. Please contact Alia Fierro with Ranking Member Waters at [Alia.Fierro@mail.house.gov](mailto:Alia.Fierro@mail.house.gov) with any questions about this letter.

Sincerely,



---

Maxine Waters  
Ranking Member, Committee  
on Financial Services



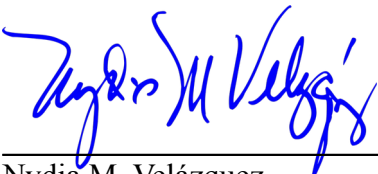
---

Stacey E. Plaskett  
Member of Congress



---

Steven Horsford  
Member of Congress



---

Nydia M. Velázquez  
Member of Congress



---

Katie Porter  
Member of Congress



---

Al Green  
Member of Congress



---

Emanuel Cleaver, II  
Member of Congress



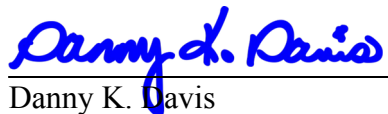
---

Seth Moulton  
Member of Congress



---

Joyce Beatty  
Member of Congress



---

Danny K. Davis  
Member of Congress



---

Eleanor Holmes Norton  
Member of Congress



---

André Carson  
Member of Congress



---

Rashida Tlaib  
Member of Congress



---

Nikema Williams  
Member of Congress



---

Gregory W. Meeks  
Member of Congress



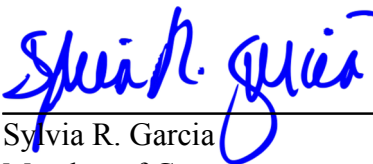
---

Sydney Kamlager-Dove  
Member of Congress



---

Stephen F. Lynch  
Member of Congress



---

Sylvia R. Garcia  
Member of Congress



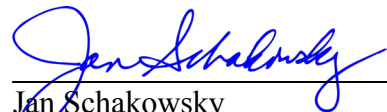
---

David Scott  
Member of Congress



---

Madeleine Dean  
Member of Congress



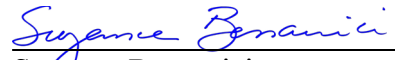
---

Jan Schakowsky  
Member of Congress



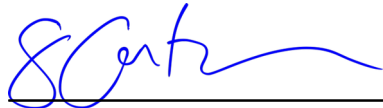
---

Delia C. Ramirez  
Member of Congress



---

Suzanne Bonamici  
Member of Congress



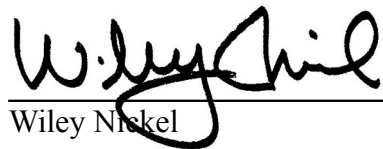
---

Sean Casten  
Member of Congress



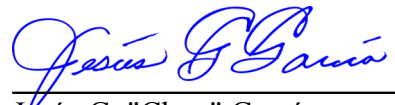
---

Troy Carter  
Member of Congress



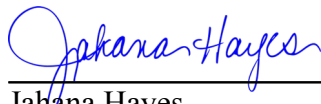
---

Wiley Nickel  
Member of Congress



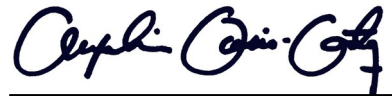
---

Jesús G. "Chuy" García  
Member of Congress



---

Jahana Hayes  
Member of Congress



---

Alexandria Ocasio-Cortez  
Member of Congress



---

James P. McGovern  
Member of Congress



---

Maxwell Alejandro Frost  
Member of Congress



---

Brad Sherman  
Member of Congress

