

The Honorable Catherine Cortez Masto
United States Senate
Washington, D.C. 20515

The Honorable Joyce Beatty
U.S. House of Representatives
Washington, D.C. 20515



July 13, 2026

Dear Senator Cortez Masto and Representative Beatty,

On behalf of the HOME Coalition, thank you for your many years of leadership on the HOME Investment Partnerships Program (HOME) and your steadfast commitment to reforming and strengthening it. We appreciate your leadership in advancing efforts to modernize HOME, and we are pleased that key HOME reform provisions were included in the *21st Century ROAD to Housing Act* through the *HOME Investment Partnerships Reauthorization and Improvement Act*, which passed both chambers in June 2026. The HOME Coalition will work to ensure successful implementation of these reforms once the bill is enacted into law.

The HOME reform provisions represent a comprehensive effort to modernize the Department of Housing and Urban Development's HOME Investment Partnerships Program (HOME). HOME is the only federal grant program solely dedicated to increasing America's affordable housing supply. Since 1992, the program has supported over 1.4 million units of affordable housing while providing critical assistance to renters, first-time homebuyers, and existing homeowners. HOME has been one of the most effective and flexible tools states and localities have available to meet their affordable housing needs. The *HOME Investment Partnerships Reauthorization and Improvement Act* would align the HOME program with current development realities and increase its effectiveness at producing housing supply.

We applaud your longstanding commitment to strengthening the HOME program and your persistence in advancing reforms to ensure it remains responsive to today's housing challenges. Through your continued leadership, Congress has advanced the first major statutory update to HOME since the program was created, marking a significant milestone for one of the nation's most effective affordable housing tools. These reforms will better equip states and localities to expand affordable housing opportunities for renters, first-time homebuyers, and homeowners in urban, suburban, and rural communities alike.

Thank you again for your years of dedication to strengthening the HOME Program. The HOME Coalition looks forward to continuing to work with both of you as these historic reforms are implemented and as we advance our shared goal of expanding affordable housing opportunities nationwide.

Sincerely,

HOME Coalition

Co-lead: National Council of State Housing Agencies (NCSHA)

Co-lead: Enterprise Community Partners

Co-lead: Council of State Community Development Agencies (COSFDA)

HOME Coalition

ncsha.org/home-coalition