



February 2, 2026

The Honorable Scott Bessent
Secretary
Department of the Treasury
1500 Pennsylvania Avenue, N.W.
Washington, D.C. 20220

Dear Secretary Bessent:

We are writing to highlight the critical role of Treasury's Community Development Financial Institution (CDFI) Fund in addressing the nation's housing cost crisis and urge the rapid deployment of CDFI Fund resources that could be supporting housing production and affordability across the country.

The Housing Partnership Network (HPN) is a collaborative of 120+ of the nation's largest and most impactful affordable housing developers and CDFI lenders. HPN members annually support more than 500,000 households to access stable rental housing or to buy a home. Our members collectively manage more than \$70 billion in assets and operate in almost every state.

We want to thank you for the public statements you have made recognizing the importance of CDFIs. We also want to thank you for the release of the New Markets Tax Credit awards at the end of 2025. HPN received an allocation of \$70 million in NMTCs in this most recent round that we expect will support the development of at least 238 units of affordable homeownership across seven states. Since 2017, HPN has deployed \$225 million in NMTC allocations over five award rounds to finance 1,071 units of affordable homeownership across 13 states.

The Administration has recognized that our nation faces a housing cost crisis and has announced numerous housing policy proposals. There has been differing opinions about whether a 50-year mortgage or prohibiting institutional investors from purchasing single family homes will really help housing affordability. While these issues are debated, we strongly urge you to take a far more direct action to stimulate investments into communities by making available Congressionally approved funding through the CDFI Fund's Capital Magnet Fund and Financial Assistance Program.

The Capital Magnet Fund, which currently has \$420 million in available funds from GSE transfers, is designed to leverage private capital to address the housing needs in communities across the nation. The \$420 million currently available to be deployed would be used to catalyze at least \$4.2 billion in housing investment. The last CMF award round was opened in February 2024, nearly two years ago.

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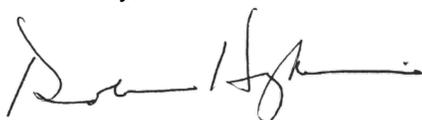
The CDFI Financial Assistance (FA) program, while not exclusively used for housing, also has a sizeable impact on housing production. FA is used by HPN and our members to support housing development and homeownership. HPN's own CDFI, the Housing Partnership Fund, has supported the development of more than 19,788 homes since 2020 utilizing FA funds.

More than a year ago, the CDFI Fund released a Notice of Funding Availability for the FA program, which made available \$320 million, including a \$100 million set aside specifically to support affordable housing production. The CDFI Fund closed this application round in March and has had time to evaluate the applications. In short order, you could make available hundreds of millions of dollars to spur affordable housing production, which would leverage billions of dollars in additional financing.

Opening the CDFI Fund award programs now will have a direct impact on the affordability of housing across the country. We urge you to work with the rest of the Administration to release these funds as immediately as possible.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Robin Hughes", with a long horizontal flourish extending to the right.

Robin Hughes
President & CEO
Housing Partnership Network



November 7, 2025

The Honorable Scott Turner
Secretary
U.S. Department of Housing and Urban Development
451 7th Street SW
Washington, DC 20410
via email: scott.turner@hud.gov

Dear Secretary Turner:

Even as we navigate the challenges of a government shutdown, we must remain tenaciously focused on the housing cost crisis facing our county. I am writing to offer you feedback on the impact of the Administration's policy approach during your tenure as HUD Secretary and to offer recommendations for you to consider moving forward.

As the CEO of the Housing Partnership Network, I represent and serve 120+ of the nation's largest and most impactful affordable housing-focused developers and lenders. HPN members annually support more than 500,000 households to access stable rental housing or to buy a home. Our members collectively manage more than \$70 billion in assets and operate in almost every state. HPN's members are key partners for HUD in delivering on its policies and programs.

Our country is facing a housing cost crisis. This crisis is not limited to the very poor, to specific geographic regions, or to particular demographic segments. In many parts of our country, able-bodied people working even two low wage jobs cannot afford market rate rental housing, much less purchase a home. The inability of the market to match everyone with a home that meets at least their basic needs is sometimes described as a market failure. However, you and I both know that it is unreasonable to expect private housing providers to deliver housing to people who cannot afford to pay the amount that it requires to build or operate that unit. Addressing the housing needs of people that cannot afford housing is a challenge that requires a public policy solution.

It was encouraging to see an early Executive Order identify the housing cost crisis, yet the Administration's approach to addressing this critical domestic economic challenge remains unclear. The Administration has taken many actions that fundamentally disrupt the functioning of government. I recognize that disruption can create opportunities for new approaches, however disruption is not a solution in and of itself.

Earlier this year, Congress took an important step by expanding the Low Income Housing Tax Credit (LIHTC). Now, the Administration needs a clear policy to maximize these resources as well as to address the range

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of housing needs that cannot be met with LIHTC. We hear too many political slogans and see too few tangible business solutions anchored in the reality of what it takes to develop and operate affordable housing. It is time to seek balance and the following are a few specific examples of where you can start.

- *Provide certainty about HUD resources* – In the financing of affordable housing, federal funding often acts like the foundation of a house. While private debt typically makes up a significant portion of the financial resources needed to develop affordable housing, public resources make it possible for private investors to participate. Rental assistance, for example, supplements what tenants pay in rent so that there is a steady and sufficient source of income that can be used to repay private debt. When the foundation of a house is threatened, the entire structure becomes weak and risks collapse. In the same way, uncertainty about federal housing resources is weakening the entire affordable housing finance system.

The Administration has put forward proposals and taken substantive actions (including those described above) that have created a high degree of uncertainty about whether rental assistance, block grants like CDBG and HOME and the Continuum of Care program will face drastic cuts or will simply not be made available regardless of Congressional appropriations. I strongly urge you to collaborate with Congressional appropriators to reach a bipartisan agreement and provide greater certainty about the availability of resources from HUD. I strongly urge you to collaborate with Congressional appropriators to reach a bipartisan agreement and provide greater certainty about the availability of resources from HUD.

On this point, I want to thank you for HUD's recent communication that rental assistance and public housing operating support will continue through December regardless of the government shut down. This communication is very helpful in the current moment, however it does not address the broader and more corrosive uncertainty that I mentioned above.

- *Cease reductions in the HUD workforce* – Rapid and substantial reductions in the HUD workforce are impairing HUD's ability to be an effective partner in the delivery of critical housing resources and to carry out its duties under the law. For example, virtually all of the staff in HUD's Office of Housing Counseling received notices that their jobs are being eliminated. HUD housing counselors support tens of thousands of families to achieve the dream of homeownership every year. It is hard to understand how this is a decision aimed at addressing the current housing cost crisis. This is just one example among many. I strongly urge you to roll back the recent Reductions in Force (RIFs), cease further reductions in the HUD workforce, and provide clarity on how HUD employees will be marshalled and supported to drive forward the agency's mission.
- *Remove political red tape that is being inserted into HUD contracts* – In April of this year, HUD incorporated provisions in its General Terms and Conditions that require their grantees to attest to compliance with Executive Orders related to categories of activities described as diversity equity

and inclusion and gender ideology. These provisions create new and serious risks for HUD's business partners. Because it is unclear exactly what these categories encompass, these provisions create new and serious risks for HUD's business partners. There is a risk that a HUD grantee could be accused of making a false claim to the federal government; an offense with serious consequences under the False Claims Act (FCA). The Department of Justice's letter dated May 19, 2025 describes the FCA as a "weapon" that the Department may use against federal grantees and directs offices of the U.S. Attorneys to mobilize resources for this purpose.

Federal courts have repeatedly found that these provisions are unconstitutional and inconsistent with the various provisions of law. In a recent case in Rhode Island, these HUD grant provisions were found to be unconstitutionally vague and inconsistent with the Administrative Procedures Act. The Environmental Protection Agency incorporated similar requirements into their general terms and conditions and have since rolled them back. I strongly urge you to remove vague political provisions related to "DEI" and "gender ideology" from HUD's grant agreements and business contracts.

- *Be a champion for housing inside the Administration* - Administration policies beyond the jurisdiction of HUD are making it harder and more expensive to produce affordable housing. For example, HPN members have seen significant price increases due to tariffs. The Administration's approach to immigration has put a severe constraint on the availability and cost of labor. Also, actions taken by the Office of Management and Budget to stop or slow the deployment of federal funding already made available under the law compounded the uncertainty for private housing practitioners and investors. I understand that these policies are not within your purview. Nevertheless, I know that you have experience developing housing and you understand the consequences that these federal actions have in the private market. You can be a stronger champion in the Administration for housing production and affordability. I call on you to listen carefully to housing practitioners and investors and educate your colleagues in the Administration about what it really takes to do this work.

Over the past two decades, it has grown increasingly challenging to produce affordable housing. The current federal policy environment is putting strain on this system in a way that I have never seen. To meet the housing needs of millions of Americans, we need a functioning partnership between public resources and private capital. If that partnership is allowed to further splinter, the consequences will be felt not only by the low income people who lose their homes and the mayors and governors who will be faced with the immediate consequences of a dramatic increase in homelessness, but also by institutions across our financial system that have hundreds of billions of dollars invested in affordable housing. This nation still shows the economic scars of a housing crisis from almost twenty years ago and those scars should remind us all of the central role of housing in our economy.

I am not a politician or a partisan. I have spent my entire career addressing the housing needs of people who struggle to afford a place to call home. I offer you a practitioner's perspective and a genuine offer of partnership. HPN's members want to work with you to move toward a more balanced approach to housing policy and to work toward our mutual goal of ending this country's housing cost crisis. I would welcome the opportunity to meet with you to discuss how we work together to address the housing cost crisis.

In partnership,

A handwritten signature in black ink, appearing to read "Robin Hughes". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Robin Hughes
President and CEO, Housing Partnership Network

cc: Members of the Housing Partnership Network
Deputy Chief of Staff, Todd M Thurman