# Support for the Choice in Affordable Housing Act

“Member companies of NRHC have long been committed to providing access to quality, affordably-priced housing for all Americans. NRHC applauds Senators Coons and Cramer for their leadership in this critical area, and we are proud to support their efforts to advance this bill.” — **National Rental Home Council**

“The Institute of Real Estate Management (IREM®) supports The Choice in Affordable Housing Act, which seeks to increase private sector participation in the Section 8 Housing Choice Voucher (HCV) program,” says 2023 IREM president Renee Savage, CPM®, CCIM. “The bill is very important to IREM, as our members own and manage over 60% of all federally assisted housing and public housing units in the United States. At its core, the Act increases voucher-holder access to housing in high-opportunity areas, while decreasing barriers to housing provider participation.”—**Institute of Real Estate Management**

“We strongly support the Choice in Affordable Housing Act which authorizes and directs additional resources to attract and retain landlords in the HCV program.  Permitting voucher administrators to provide signing bonuses to landlords in low poverty areas, helping with security deposits and reducing inspection delays while ensuring neighborhood specific rents is a practical strategy which we believe will yield the desired results.”—**National Leased Housing Association**

“NMHC applauds the bipartisan work done by Senators Coons and Cramer in introducing the Choice in Affordable Housing Act. Communities across the country are grappling with deep housing affordability challenges and are in need of real solutions to bring the private and public sector together in delivering them. This legislation will attract and incentivize private housing providers' participation in the Section 8 HCV program while working to streamline inefficient and duplicative requirements, which discourage private housing providers from accepting vouchers. Through this critical legislation, the public-private partnership envisioned by the Section 8 HCV program could be closer to reality and has the potential to be one of the most effective means of addressing our nation's affordable housing needs.” – **Sharon Wilson Géno, President-Elect, National Multifamily Housing Council (NMHC).**

“The National Apartment Association is proud to support the Choice in Affordable Housing Act, a critical bipartisan bill that will help address housing affordability by streamlining and improving access to the Section 8 Housing Choice Voucher (HCV) Program. Responsible and sustainable housing affordability solutions must remain a top priority this Congress, and NAA applauds Sens. Coons (D-Del.) and Cramer (D-N.D.)  for their continued leadership and work on this bill. By speeding-up resident approval processes, reducing duplicative inspections requirements and providing better ongoing support for housing provider participants, the Choice in Affordable Housing Act will encourage more voluntary participation from the industry and, most importantly, increase positive outcomes for participating owners and residents alike.” – **Bob Pinnegar, National Apartment Association President and CEO**

“The Department of Housing and Urban Development’s Housing Choice Voucher (HCV) program helps low-income families cover the cost of renting private, market-rate housing units above what the family can afford, which has proven highly effective in reducing overcrowding, minimizing homelessness and housing instability, and enhancing economic opportunity. BPC Action commends Sens. Chris Coons (D-DE), Kevin Cramer (R-ND), Raphael Warnock (D-GA), Cynthia Lummis (R-WY), Tina Smith (D-MN), and Jerry Moran (R-KS) for introducing the Choice in Affordable Housing Act. This bipartisan legislation will help reduce housing instability by removing barriers that complicate and deter landlord participation in the HCV program. It also advances a key priority of BPC’s J. Ronald Terwilliger Center for Housing Policy—enhancing federal housing assistance to low-income families so that every family, regardless of wealth or background, can live in a decent, safe, and affordable home.” – **Michele Stockwell, Executive Director, BPC Action**

“We applaud Senators Coons and Cramer for their leadership on this important issue. The Housing Choice Voucher (HCV) program plays an important role in helping to deconcentrate poverty and afford more families an opportunity to live in neighborhoods of their choice. This legislation is an important first step in addressing legitimate concerns that have been raised by housing providers in a way that makes the program stronger for both landlords and tenants.” **Gail Phillips, CAE National Association of Residential Property Managers Chief Executive Officer**

“These are much-needed reforms to our nation’s largest low-income housing program, and it is great to see the Senate operating in a bipartisan, problem-solving way to expand housing opportunities and choices for low-income families and children.” – **Philip Tegeler, Executive Director of the Poverty & Race Research Council**