

March 7, 2025

The Honorable Scott Turner  
U.S. Department of Housing and Urban Development  
451 7th Street S.W.,  
Washington, DC 20410

Dear Secretary Turner,

We write to urge you not to proceed with destructive cuts to HUD's workforce. We are deeply concerned and troubled regarding the reported plans to eliminate [50% of the Department of Housing and Urban Development's workforce](#)<sup>1</sup> and [40% of the Federal Housing Administration \(FHA\) staff](#)<sup>2</sup>. Such drastic cuts would have catastrophic consequences for housing assistance programs, public housing operations, and mortgage insurance programs that millions of people rely upon.

HUD plays a vital role in addressing housing insecurity, promoting fair housing practices, and ensuring that low-income working families, seniors, and individuals with disabilities have access to safe and affordable housing. The proposed mass layoffs would have detrimental effects on these efforts, causing widespread delays, reduced oversight, and increased financial instability for these vulnerable populations.

Specifically, we are alarmed about the following impacts:

- Weakened FHA Mortgage insurance programs as a result of cutting 40% of FHA's workforce.<sup>3</sup> The FHA plays a vital role in ensuring homeownership opportunities for first-time and low-income buyers. Cutting this workforce could disrupt mortgage processing and slow down loan approvals.
- Severe impacts on homeless assistance efforts due to fewer staff managing HUD's homelessness assistance programs at a time when homelessness rates are rising<sup>4</sup>.
- Diminished Fair Housing enforcement caused by a weakened HUD workforce. This would severely limit the agency's ability to investigate housing discrimination claims, undermining decades of progress in fair housing protections.

1 Bloomberg, *Federal Mortgage Insurer to Lay Off About Half Its Workforce*.

<https://www.bloomberg.com/news/articles/2025-02-18/federal-mortgage-insurer-to-lay-off-nearly-half-its-workforce>

2 HUD, *The 2024 Annual Homelessness Assessment Report (AHAR) to Congress*.

<https://www.huduser.gov/portal/sites/default/files/pdf/2024-AHAR-Part-1.pdf>

3 HUD, *2025 Justification for the Office of Administration*

[https://www.hud.gov/sites/dfiles/CFO/documents/2025\\_CJ\\_S\\_E\\_-\\_Office\\_of\\_Administration.pdf?](https://www.hud.gov/sites/dfiles/CFO/documents/2025_CJ_S_E_-_Office_of_Administration.pdf?)

4 NPR, *HUD employees are bracing for what they hear will be 'drastic' staff cuts*.

<https://www.npr.org/2025/02/14/g-s1-49177/hud-employees-are-bracing-for-what-they-hear-will-be-drastic-staff-cuts>

- Increased risk to public housing programs due to fewer staff overseeing maintenance and funding distribution, putting housing units at risk of disrepair and residents at risk of deteriorating living conditions.
- Reduced capacity to administer Housing Choice Vouchers on account of a significant loss of HUD staff would slow the processing of housing vouchers, placing thousands of families at risk of homelessness.

These proposed staffing cuts threaten to dismantle vital housing support systems and put countless lifelines for working families in jeopardy. Yet, just last March, HUD underscored its commitment to employee recruitment and retention, emphasizing its need for a sustainable workforce<sup>5</sup>. Given this contradiction, we urge you to provide immediate clarity on these reports and reject any measures that would weaken HUD's ability to serve the American people.

We request that the Department respond to the following by no later than Friday, March 14:

1. Please provide a report that lists which probationary employees were terminated by the office.
2. What steps did the Department take to ensure the continuity of programs for families and communities prior to the termination of employees?
3. Based on funds that are intentionally appropriated by Congress, please provide an explanation regarding how the costs of these blanket terminations are consistent with appropriation law.

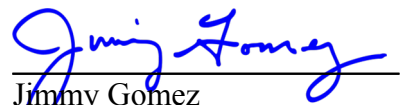
Drastic workforce reductions at HUD and FHA will harm working families across the country, contribute to housing instability, and impede the ability of the agency to prevent people from falling into homelessness. We urge you to take immediate action to protect the vital programs and services that thousands of families rely on.

Thank you and we look forward to your prompt response.

Sincerely,



Delia C. Ramirez  
Member of Congress



Jimmy Gomez  
Member of Congress

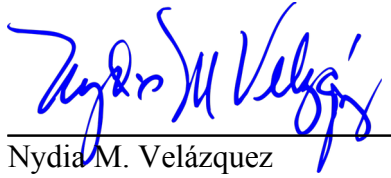


Rashida Tlaib  
Member of Congress

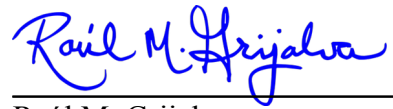


Adriano Espaillat  
Member of Congress

<sup>5</sup> Ibid.



Nydia M. Velázquez  
Member of Congress



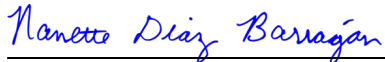
Raúl M. Grijalva  
Member of Congress



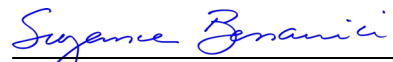
Alexandria Ocasio-Cortez  
Member of Congress



Eleanor Holmes Norton  
Member of Congress



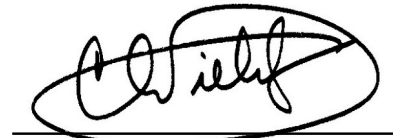
Nanette Diaz Barragán  
Member of Congress



Suzanne Bonamici  
Member of Congress



Paul D. Tonko  
Member of Congress



Cleo Fields  
Member of Congress



Sarah McBride  
Member of Congress



Andre Carson  
Member of Congress



James P. McGovern  
Member of Congress



Ro Khanna  
Member of Congress



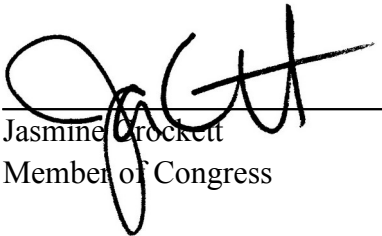
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J. Luis Correa  
Member of Congress



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Robert Garcia  
Member of Congress



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Jasmine Crockett  
Member of Congress



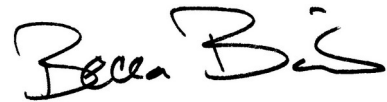
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Andrea Salinas  
Member of Congress



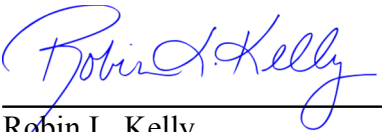
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Grace Meng  
Member of Congress



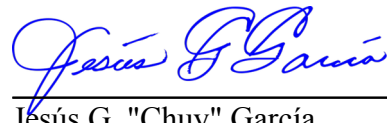
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Becca Balint  
Member of Congress



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Robin L. Kelly  
Member of Congress



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Jesús G. "Chuy" García  
Member of Congress



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Lori Trahan  
Member of Congress



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Yvette D. Clarke  
Member of Congress



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Jamie Raskin  
Member of Congress



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Danny K. Davis  
Member of Congress