

United States Senate

September 5, 2025

The Honorable Kelly Loeffler
Administrator
U.S. Small Business Administration
409 3rd Street, SW
Washington, D.C. 20416

The Honorable Scott Turner
Secretary
U.S. Department of Housing and Urban
Development
451 7th Street, SW
Washington, D.C. 20510

Dear Administrator Loeffler and Secretary Turner:

High home prices and a severe affordable housing shortage have contributed to an untenable housing market for renters and homebuyers in Nevada and across the country. In order to address the housing affordability crisis impacting our communities, we must do more to support the homebuilders, contractors, and other small businesses in the housing industry that are already working to tackle this issue. As the Small Business Administration (SBA) provides capital and resources to small businesses and the Department of Housing and Urban Development (HUD) works to expand access to affordable housing, I urge your agencies to work together to improve SBA resources for small businesses in the housing industry to help spur more housing construction and lower overall housing costs.

Now more than ever, we must do all we can to support small businesses that are working to increase the supply of affordable housing and bring housing costs down. The United States is facing a severe housing shortage, with estimates varying from 3 million¹ to over 7 million² affordable units needed to meet demand. Nevada's affordable housing crisis is particularly acute, with Nevada facing the worst shortage of affordable housing in the country and a recent report indicating that housing in Nevada is more expensive than ever before.³

Small businesses play an important role in addressing the housing crisis, with the vast majority of homebuilders and specialty contractors nationwide qualifying as small businesses⁴ and over 20,000 small construction businesses calling Nevada home.⁵ The housing industry is an important contributor to Nevada's economy, providing good-paying jobs to thousands of Nevadans and helping develop flourishing neighborhoods across the state. However, burdensome tariffs, lack of skilled labor, and increased construction costs have created a challenging environment for homebuilders, and obtaining the financing necessary to build affordable housing can be an arduous process.

¹ <https://www.brookings.edu/articles/where-do-the-estimates-of-a-housing-shortage-come-from/>

² <https://nlihc.org/gap>

³ <https://www.guinncenter.org/research/housing-affordability-in-nevada-an-economic-analysis-and-policy-considerations>

⁴ <https://www.constructiondive.com/news/nahb-vast-majority-of-us-homebuilders-are-small-businesses/410409/>

⁵ <https://advocacy.sba.gov/wp-content/uploads/2024/11/Nevada.pdf>

Providing tailored resources to small businesses in the housing industry – such as capital, technical assistance, or counseling – would enable these businesses to grow and meaningfully contribute to housing development and affordability in their communities. While addressing the housing crisis will require a whole-of-government response, including funding critical federal community development and affordable housing programs and expanding housing production tax credits, opening up capital to small construction businesses that play a significant role in boosting housing supply must be a priority as well.

With small businesses making up much of the housing industry, addressing our nation's housing crisis should be a shared priority between SBA and HUD. Therefore, I urge SBA and HUD to work together to identify:

- Reforms to existing federal programs to expand access to capital to small businesses in the housing industry, including expanding eligibility for current SBA loan programs, or to create new loan products;
- New programming or resources that are specifically tailored to helping housing industry small businesses access capital, technical expertise, and counseling in order to help them develop more housing and lower overall housing costs in communities; and
- Opportunities for SBA resource partners to coordinate with HUD field offices when providing training or counseling to businesses in the housing industry.

Thank you for your consideration. I look forward to working with you to provide tailored resources for housing industry small businesses and to boost our supply of affordable housing.

Sincerely,



Jacky Rosen
United States Senator