

# Congress of the United States

Washington, DC 20510

March 31, 2025

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

Dear Secretary Turner:

I am writing to express my concern regarding the ongoing housing crisis in the Inland Empire, and the negative impact that cuts to the Department of Housing and Urban Development (HUD) will have on the working families of my district. As a member of the Transportation, Housing, and Urban Development Subcommittee on Appropriations, with constitutional authority to direct federal funding, I am deeply concerned about the potential impact of the Trump Administration's proposed cuts to HUD staff, which would severely undermine our ability to address the needs of my constituents effectively.

As the Member of Congress representing these communities, every day I see the critical need for increased investment in affordable housing and resources to address housing issues in the Inland Empire. The Inland Empire is currently experiencing an unprecedented housing affordability challenge. In 2024, only 15% of households in California could afford to purchase the median-priced home, with the situation in the Inland Empire being even more dire<sup>1</sup>. The average rent for multifamily units has surged to more than \$2,200, creating significant financial strain for renters. Despite the construction of new units, the demand for affordable housing continues to outstrip supply, particularly in rapidly growing cities like Fontana, Pomona, and Ontario. For instance:

- **Pomona:** As of early 2024, the median home price in Pomona is \$655,000, and the median sale price has increased by 15.5% over the past year<sup>2</sup>.
- **Fontana:** More than 30% of renters are cost-burdened, spending more than 30% of their income on housing<sup>3</sup>.
- **Ontario:** A significant portion of renters in the region are cost-burdened, spending more than 30% of their income on housing costs<sup>4</sup>.

Given these challenges, HUD's critical role in supporting affordable housing and community development in the Inland Empire cannot be overstated. For example, in the last few years HUD provided over \$54 million in funding to build affordable housing, support community development,

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<sup>1</sup> <https://www.car.org>

<sup>2</sup> <https://www.redfin.com/city/15047/CA/Pomona>

<sup>3</sup> <https://www.fontanaca.gov/3314/2021-2029-Housing-Element-Update#>

<sup>4</sup> <https://www.ontarioca.gov/government/community-development/planning>

and provide homeless assistance in San Bernardino, Los Angeles & Riverside Counties. To address the homelessness issue throughout the years, HUD invested over \$1.6 million in federal funding in Los Angeles and San Bernardino counties to help individuals and families achieve economic and social independence through rapid rehousing assistance, emergency shelters, homelessness prevention, and outreach services. Reducing staff will limit HUD's capacity to meet the needs of communities like ours and hurt local economies. This will delay essential housing projects and leave many families without the support they rely on.

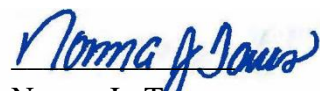
In addition, my community projects funding focused on affordable housing will be impacted by these reductions, including, the National Core Vista Verde project in Ontario<sup>5</sup> and the Courtplace Housing Development in Fontana. Both are essential projects that would provide affordable housing for vulnerable families. Reductions in HUD resources would jeopardize such projects, slowing progress in a struggling region.

The Inland Empire is facing an urgent housing crisis that cannot tolerate any more delays from HUD. In 2024, 4,255 individuals were identified as homeless, a 1.4% increase from 2023's count of 4,195<sup>6</sup>, with 10,000 students also experiencing homelessness. It often ranks among the highest regions for homelessness in California, and we must address this crisis now. We cannot do that by eliminating vital programs at HUD.

I would also note that many of the actions taken by HUD are unlawful and unconstitutional. In *Train v. New York*, a unanimous Supreme Court held that the President lacks the authority to withhold funds Congress has appropriated<sup>7</sup>. Additionally, under the *Impoundment Control Act*, withholding Congressional-appropriated funds from HUD is unlawful. I urge you to reconsider staff reductions and ensure that resources are fully dedicated to addressing the housing crisis in the Inland Empire and across the nation.

I look forward to your response and to seeing HUD continue to prioritize the needs of communities like the ones I represent as we address the ongoing housing crisis.

Sincerely,



Norma J. Torres  
Member of Congress

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<sup>5</sup> <https://nationalcore.org/communities/vista-verde/>

<sup>6</sup> <https://sbchp.sbcounty.gov/community-projects/point-in-time-count/>

<sup>7</sup> <https://www.cbpp.org/federal-budget/many-trump-administration-fiscal-and-regulatory-actions-unlawful>