

Congress of the United States
Washington, DC 20515

March 27, 2026

The Honorable Tom Cole
Chairman
House Appropriations Committee
United States House of Representatives
Washington, DC 20515

The Honorable Rosa DeLauro
Ranking Member
House Appropriations Committee
United States House of Representatives
Washington, DC 20515

Dear Chairman Cole and Ranking Member DeLauro:

I am requesting funding for the project named the “City of Falls Church Affordable Homeownership Program Expansion” in fiscal year 2027. The entity to receive funding for this project is the City of Falls Church, located at 300 Park Avenue, Suite 203E, Falls Church, VA 22046.

The funding will be used for the City of Falls Church’s (City) Affordable Homeownership Program (AHP), which helps low- to moderate-income households become homeowners by reducing the costs of homeownership. The program provides homeownership opportunities at sale prices below market rate to first-time homebuyers earning between 50% and 120% of Area Median Income (AMI). The AHP is available to anyone who is a first-time buyer at those AMI levels. The subsidized purchase price can be reduced by as much as \$150,000. The Program serves as a one-stop affordable homeownership shop. Most homeownership programs focus on just the cost of homeownership while the AHP encourages help on nearly homeownership cost including home price, down payment, closing costs, renovation costs, mortgage, property taxes, and utilities.


This project is a valuable use of taxpayer funds because it addresses a long-identified gap in affordable homeownership programs in the City of Falls Church. Most programs target one aspect of homeownership like interest rates while leaving households to fend for themselves on other costs. The City identified that a more comprehensive program was necessary. To preserve the affordability of the unit, the property is secured with a long-term covenant. If the homeowner were to move, the property would be reenrolled in the homeownership program for a future first time homeowner, creating additional affordable homeownership opportunities. With financial support for first time homebuyers all in one place and an equitable long-term vision, the AHP makes homeownership more accessible.

The program began in 2023 producing approximately 2-4 affordable homeownership opportunities in the city per year. Adding \$800,000 to the program would allow an additional four homeownership opportunities. And while four households is small, for a City of 15,000 residents it would still make a big difference for families who would otherwise be forced to move out of the City due to rising cost of rents.

This project has a federal nexus because the funding provided is for purposes authorized in 42 U.S.C. 5305(a)(1), 42 U.S.C. 5305(a)(2), and 42 U.S.C. 5305(a)(4).

I certify that neither I nor my immediate family has any financial interest in this project.

Sincerely,



Donald S. Beyer Jr.

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