

Congress of the United States

Washington, DC 20515

March 27, 2025

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

Dear Secretary Turner:

We write to express concern about reports that the Department of Housing and Urban Development (HUD) is considering closing nearly two-thirds of the Department's field offices, leaving most states and the District of Columbia without critical sites or staff.¹ These reports follow the unlawful mass termination of probationary federal employees, HUD's announcement that employees at GS-13 and below in the Office of Field Policy and Management would be terminated, and reports that the Department plans to cut its agency-wide workforce by at least half.² We urge you to immediately reverse any plans to implement these short-sighted and illegal efforts that undermine the ability of HUD to accomplish its mission and legal obligations.

The United States faces a severe fair and affordable housing and homelessness crisis. HUD is the Federal agency responsible for national policy and programs that address America's housing needs, improve and develop communities, and enforce fair housing laws, deeply impacting millions of families across the nation.³ HUD field offices collect local data to inform policymaking, administer and oversee department programs, manage and distribute funding, enforce department regulations and policies, provide guidance and support to local stakeholders, and play a critical role in developing and maintaining local relationships that ensure the success of initiatives and projects. In many cases, state and local stakeholders operate with limited capacities and require HUD assistance. HUD currently has at least one field office in every State and the District of Columbia to help implement the Department's important mission at the local level.⁴

Reports that HUD is planning the illegal closure of field offices are extremely concerning. HUD is expressly required by law to maintain a field office in every state.⁵ Federal law also requires HUD to conduct and publish a cost-benefit analysis before implementing any "plan for the reorganization of any regional, area, insuring, or other field office of the Department."⁶ This analysis is required to include, but not be limited to, an analysis of the impact on the local economy, an estimate of the effect of reorganization on the availability, accessibility, and quality of services provided, and credible evidence substantiating the impact of reorganization on department costs.⁷ These legal requirements are designed to protect the Department and the nation, including taxpayers, HUD's business, nonprofit, and government partners, thousands of patriotic civil servants, and millions of families who rely on the services that HUD field offices provide.

¹ Bloomberg, Trump Administration Plans to Eliminate Dozens of Housing Offices, March 5, 2025, <https://www.bloomberg.com/news/articles/2025-03-05/hud-plans-to-eliminate-dozens-of-state-and-local-field-offices>.

² NPR, HUD Employees are Bracing for what they Hear will be 'Drastic' Staff Cuts, February 14, 2025, <https://www.npr.org/2025/02/14/g-s1-49177/hud-employees-are-bracing-for-what-they-hear-will-be-drastic-staff-cuts>

³ 42 USC § 3531

⁴ HUD, Field Office Locations, accessed March 14, 2025, <https://hudgis-hud.opendata.arcgis.com/datasets/HUD::hud-field-office-locations/about>

⁵ 12 USC §1735f-12

⁶ 42 USC §3535(p)

⁷ *Id.*

In last year's report on top management challenges, the HUD Office of Inspector General noted that HUD "still faces capacity challenges that affect its ability to oversee grantees, contractors, and financial services counterparties; provide high-touch technical assistance; and modernize its programs and IT systems."⁸ Despite this reality, a February 11, 2025, Executive Order directed agency heads, including HUD, to "promptly undertake preparations to initiate large-scale reductions in force (RIF)."⁹ A subsequent memo from the Office of Management and Budget (OMB) and the Office of Personnel Management (OPM) to agency heads directed each agency to submit Agency RIF and Reorganization Plans to OMB and OPM by Thursday, March 13, 2025.¹⁰

We strongly urge HUD to maintain existing field offices with adequate staffing levels and to fully and immediately reinstate civil servants who have been illegally terminated. We also ask for responses to the following information request no later than Wednesday, April 2, 2025.

1. Please provide a copy of any formal analysis conducted by HUD's Office of General Counsel regarding HUD's plans to close field offices, including an analysis of how such plans align with existing legal requirements that HUD maintain an office in each state.
2. Please provide a copy of the cost-benefit analysis of field reorganizations required at 42 U.S.C. 3535 that HUD has conducted as part of its plans to close field offices. Please indicate when this analysis will be published in the Federal Register and detail any additional actions the agency has already taken to alter, reduce, or reorganize field offices.
3. Please provide any formal analysis HUD has performed regarding the impact of reported office reductions on the Department's ability to:
 - a. Collect data used to inform HUD's policy decisions and department strategies.
 - b. Administer, monitor, and oversee complex programs including ensuring compliance with regulations and policies.
 - c. Manage and distribute federal funding and ensure these funds are used appropriately.
 - d. Enforce department policies related to fair housing, including investigating complaints related to violations of the Fair Housing Act.
 - e. Provide technical assistance to local and state agencies, non-profit organizations, and other department stakeholders.
 - f. Conduct public outreach including educating the local community and developing partnerships with local organizations to address housing and community development challenges.
4. Please identify the DOGE Team Lead at HUD and the name and employing agency of all DOGE Task Force members working under the team leader.
5. Please provide a copy of all HUD and DOGE documents reflecting any plans to reduce, alter, or eliminate HUD programs, functions or offices.
6. Please provide a copy of all HUD and DOGE documents reflecting any staff reduction that has already taken place and future staff reduction plans by program office and further disaggregated by field office and Washington, DC headquarters. Indicate whether the Department plans to eliminate or backfill each impacted position.
7. Please provide copies of HUD's formal Agency RIF and Reorganization Plans as submitted to OMB.

⁸ HUD OIG, Top Management Challenges Facing the U.S. Department of Housing and Urban Development, October 15, 2024, https://www.hudoig.gov/sites/default/files/2024-10/hud-oig-fy-2025-tmc-report_final_508_1.pdf

⁹ White House, EO Implementing The President's "Department of Government Efficiency" Workforce Optimization Initiative, February 11, 2025, <https://www.whitehouse.gov/presidential-actions/2025/02/implementing-the-presidents-department-of-government-efficiency-workforce-optimization-initiative/>

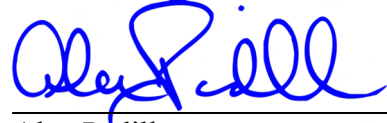
¹⁰ OPM, OPM and OMB Memorandum providing guidance on Agency RIF and Agency Reorganization Plans (ARRP), February 26, 2025, <https://www.opm.gov/policy-data-oversight/latest-memos/guidance-on-agency-rif-and-reorganization-plans-requested-by-implementing-the-president-s-department-of-government-efficiency-workforce-optimization-initiative.pdf>

We thank you for your prompt attention to this urgent matter.

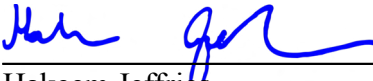
Sincerely,



Emanuel Cleaver, II
Member of Congress



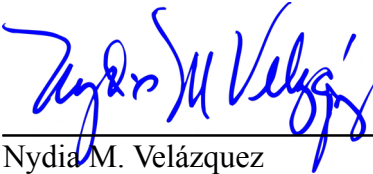
Alex Padilla
United States Senator



Hakeem Jeffries
Member of Congress



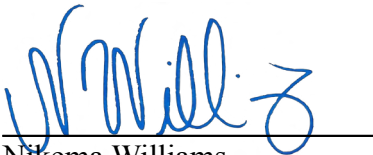
Charles E. Schumer
United States Senator



Nydia M. Velázquez
Member of Congress



Elizabeth Warren
Ranking Member
Committee on Banking,
Housing, and Urban Affairs



Nikema Williams
Member of Congress



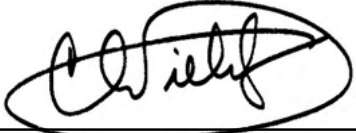
Tina Smith
United States Senator



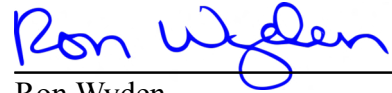
David Scott
Member of Congress



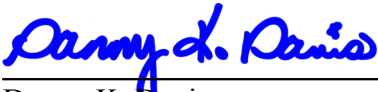
Adam B. Schiff
United States Senator



Cleo Fields
Member of Congress



Ron Wyden
United States Senator



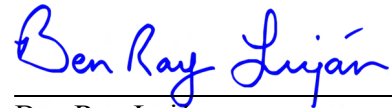
Danny K. Davis
Member of Congress



Bernard Sanders
United States Senator



Paul D. Tonko
Member of Congress



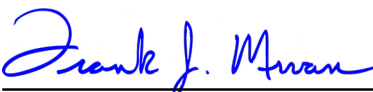
Ben Ray Lujan
United States Senator



Rashida Tlaib
Member of Congress



Chris Van Hollen
United States Senator



Frank J. Mrvan
Member of Congress



Cory A. Booker
United States Senator



Frederica S. Wilson
Member of Congress



Jacky Rosen
United States Senator



Joyce Beatty
Member of Congress



Richard Blumenthal
United States Senator



Nanette Diaz Barragán
Member of Congress



Jeanne Shaheen
United States Senator



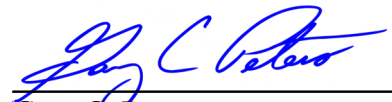
Gwen S. Moore
Member of Congress



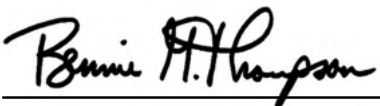
Mazie K. Hirono
United States Senator



Pramila Jayapal
Member of Congress




Gary C. Peters
United States Senator



Bennie G. Thompson
Member of Congress



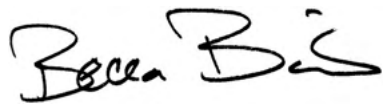
Kirsten Gillibrand
United States Senator



Brad Sherman
Member of Congress



Martin Heinrich
United States Senator



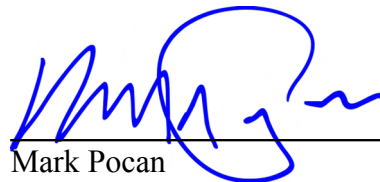
Becca Balint
Member of Congress



Catherine Cortez Masto
United States Senator



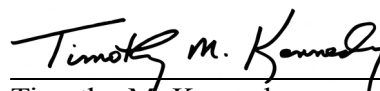
Sean Casten
Member of Congress



Mark Pocan
Member of Congress



Kevin Mullin
Member of Congress



Timothy M. Kennedy
Member of Congress



Shontel M. Brown
Member of Congress



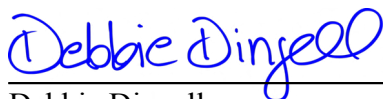
Alexandria Ocasio-Cortez
Member of Congress



Ritchie Torres
Member of Congress



Eleanor Holmes Norton
Member of Congress



Debbie Dingell
Member of Congress



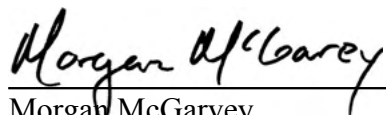
Debbie Wasserman Schultz
Member of Congress



James P. McGovern
Member of Congress



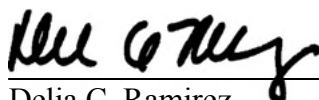
Al Green
Member of Congress



Morgan McGarvey
Member of Congress



Mark DeSaulnier
Member of Congress



Delia C. Ramirez
Member of Congress



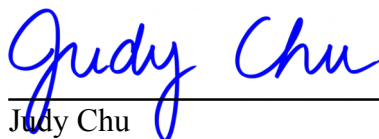
Ilhan Omar
Member of Congress



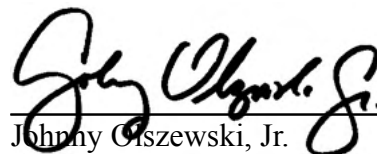
J. Luis Correa
Member of Congress



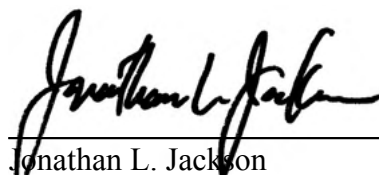
Dwight Evans
Member of Congress



Judy Chu
Member of Congress



Johnny Ciszewski, Jr.
Member of Congress



Jonathan L. Jackson
Member of Congress



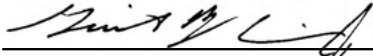
Ayanna Pressley
Member of Congress



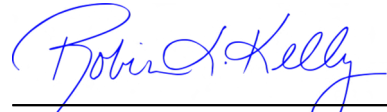
Ted W. Lieu
Member of Congress



Ro Khanna
Member of Congress



Gilbert Ray Cisneros, Jr.
Member of Congress



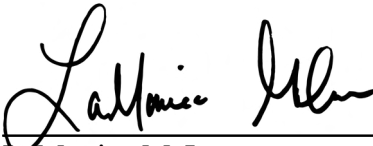
Robin L. Kelly
Member of Congress



Dina Titus
Member of Congress



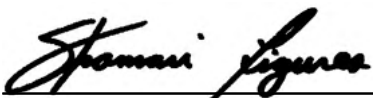
Deborah K. Ross
Member of Congress



LaMonica McIver
Member of Congress



Mike Quigley
Member of Congress




Shomari Figures
Member of Congress



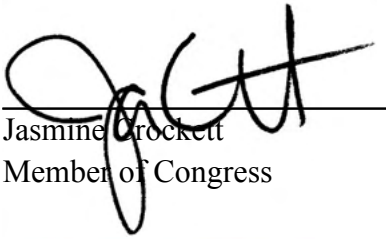
Gabe Amo
Member of Congress



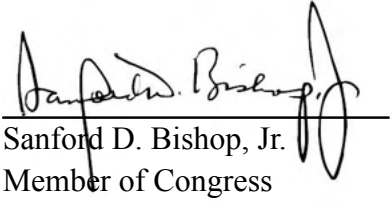
Henry C. "Hank" Johnson, Jr.
Member of Congress



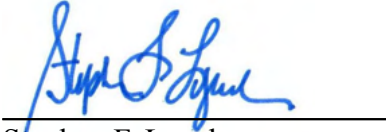
Sylvia R. Garcia
Member of Congress



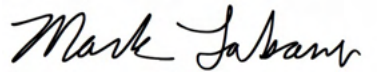
Jasmine Crockett
Member of Congress



Sanford D. Bishop, Jr.
Member of Congress



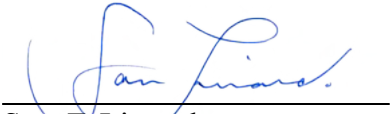
Stephen F. Lynch
Member of Congress



MARK TAKANO
Member of Congress



Betty McCollum
Member of Congress



Sam T. Liccardo
Member of Congress



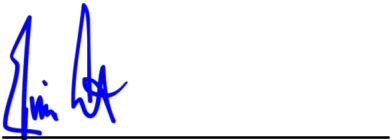
Robert J. Menendez
Member of Congress



Jamie Raskin
Member of Congress



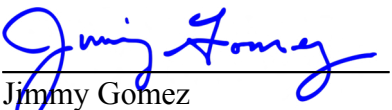
Chrissy Houlahan
Member of Congress



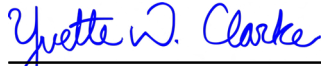
Jim Costa
Member of Congress



Mary Gay Scanlon
Member of Congress



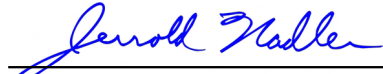
Jimmy Gomez
Member of Congress



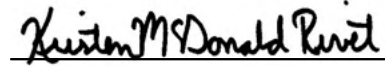
Yvette D. Clarke
Member of Congress



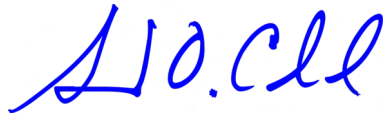
Troy A. Carter, Sr.
Member of Congress



Jerrold Nadler
Member of Congress



Kristen McDonald Rivet
Member of Congress



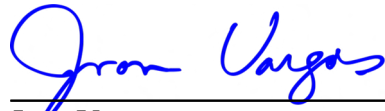
Salud Carbajal
Member of Congress



Jim Tokuda
Member of Congress



Marc A. Veasey
Member of Congress



Juan Vargas
Member of Congress



Haley M. Stevens
Member of Congress



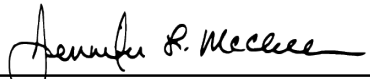
Greg Landsman
Member of Congress



Terri A. Sewell
Member of Congress



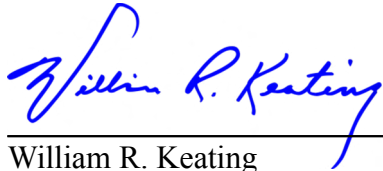
Raja Krishnamoorthi
Member of Congress



Jennifer L. McClellan
Member of Congress



Doris Matsui
Member of Congress



William R. Keating
Member of Congress



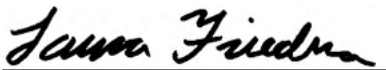
Steven Horsford
Member of Congress



Gregory W. Meeks
Member of Congress



Steve Cohen
Member of Congress



Laura Friedman
Member of Congress