

## **Hurt Opening Statement – Oversight of the Federal Housing Administration’s Multifamily Insurance Programs – June 7, 2012**

Thank you for yielding Madam Chairman, and I want to thank you for holding this important hearing today. I also want to commend Chairman Biggert for her continued commitment to oversight and for her efforts to protect taxpayers from the threat posed by the FHA’s fiscal instability.

Though this subcommittee has dedicated substantial time and effort to examining the challenges facing the FHA’s single-family program and Mutual Mortgage Insurance Fund, today we turn our focus to the FHA’s Multi-family Insurance programs.

Rental housing makes up a substantial portion of our housing stock, and the economic and housing troubles in recent years have driven up demand for rental housing. While it is important to meet the extensive need for quality rental housing, we must carefully consider to what extent the government should be responsible for this need.

Like the single-family program, the footprint of the FHA multi-family program has expanded dramatically in recent years as conventional sources of financing tightened up. I look forward to hearing from today’s witnesses as to whether the FHA’s role in the multi-family market is crowding out private investment in rental housing and if its commitments are exposing taxpayers to undue risk.

Again, I want to thank Chairman Biggert for holding this hearing today. I look forward to the testimony of our witnesses and I yield back the balance of my time.