



Ryan Campbell, SRA
President, Phoenix Chapter of the Appraisal Institute
ryan@onpointappraisals.com

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Honorable Senator Ruben Gallego
SH-302 Hart Senate Office Building
Washington, DC 20510
Phone 202-224-4521

RE: Appraisal Improvement Act

Dear Honorable Senator Ruben Gallego: On behalf of the Phoenix Chapter of the Appraisal Institute, I am writing to express our strong support for the *Appraisal Industry Improvement Act*. This bipartisan legislation offers practical, meaningful reforms that will strengthen the appraisal profession and improve access to quality housing throughout Arizona and the nation.

With approximately 16,000 members nationwide, the Appraisal Institute—including our Phoenix Chapter—supports this legislation's provisions to modernize oversight, expand the appraiser pipeline, and improve service to rural, veteran, and underserved communities. Key elements of the bill we strongly support include:

- **Adding the Department of Veterans Affairs (VA) and USDA Rural Housing Service (RHS) to the Appraisal Subcommittee (ASC)** to ensure these essential programs are represented in federal oversight and better coordinated within the valuation landscape.
- **Including credentialed trainee appraisers on the National Appraiser Registry**, increasing transparency and supporting entry into the profession at a time when the industry faces a growing shortage of qualified appraisers.
- **Authorizing ASC grants to state appraiser regulatory agencies**, which can be used to fund outreach, education, and recruitment programs that are critical in a geographically and demographically diverse state like Arizona.
- **Restoring the ability for licensed residential appraisers to complete FHA assignments**, paired with effective training on HUD 4000.1 standards. This will broaden appraisal capacity and align with HUD's mission to support inclusive, affordable homeownership.

Next week, we will be in Washington, DC for meetings related to this legislation and the broader future of the appraisal profession. I will be joined by two colleagues: **Kevin Neal, MAI, Vice President of the Phoenix Chapter**, and **Dale Cooper, MAI, SRA, AI-GRS, AI-RRS**, who has served as a trusted advisor on appraisal matters to Senators Mark Kelly and Kyrsten Sinema since 2022. We would welcome the opportunity to meet with your staff during our visit and offer ourselves as a continued resource for your office.

Thank you for your leadership and attention to the vital role of valuation professionals in strengthening housing markets and public trust. The Phoenix Chapter stands ready to support your efforts.

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