

July 25, 2025

The Honorable Tim Scott
Chairman
Committee on Banking, Housing, and
Urban Affairs
United States Senate
534 Dirksen Senate Office Building
Washington, DC 20510

The Honorable Elizabeth Warren
Ranking Member
Committee on Banking, Housing, and
Urban Affairs
United States Senate
534 Dirksen Senate Office Building
Washington, DC 20510

Dear Chairman Scott and Ranking Member Warren:

On behalf of the combined members of the National Multifamily Housing Council (NMHC), the National Apartment Association (NAA), and the Real Estate Technology and Transformation Center (RETTTC), we are writing to express our strong support for your action on the ROAD to Housing Act. This legislation can be an important step in tackling the nation's housing crisis.

We are especially pleased that the Road to Housing Act includes several individual measures that promote the development of rental housing and help to address our nation's housing supply shortage. These include:

- The **Build More Housing Near Transit Act (S. 2363)**, which would incentivize local governments to build more housing near federally funded transit projects;
- The **Housing Supply Frameworks Act (S. 1299)**, which would direct HUD to publish guidelines and best practices for State zoning and local zoning frameworks; and
- The inspection provisions from the **Choice in Affordable Housing Act of 2025 (S. 890)**, which would streamline burdensome inspection provision and lease-up voucher holders faster;
- The **HOME Investment Partnerships Reauthorization and Improvement Act of 2025 (S. 948)** would reauthorize the HOME Investment Partnerships Program, increase the authorized funding level for the program to \$5 billion, and make several needed program improvements.
- **Accelerating Home Building Act of 2025 (S. 2361)** to overcome local regulatory cost burdens to affordable housing development by encouraging the use of pattern books of pre-reviewed construction designs at the local level.
- **Housing Affordability Act (S.1527)** increases the per unit loan limits on certain FHA multifamily insured properties.

To maximize the positive impact of the Road to Housing Act, we urge you to include the following provisions that will further increase supply and make existing demand-side supports more effective. Specifically:

- The **Identifying Barriers to Housing Supply Act (S. 2416)**, which would require Community Development Block Grant (CDBG) recipients to publicly report on their progress removing onerous land use policies; and

- **Establish a pilot program converting Housing Choice Vouchers to an electronic benefit transfer program** without HUD lease and inspection requirements to make HCV recipients indistinguishable from other renters while better combatting waste, fraud, and abuse.

The housing crisis that bedevils providers and residents, alike, demands creative solutions to overcome the difficult landscape across the country. We believe the ROAD to Housing Act is an excellent start and presents an excellent opportunity to enact additional new strategies as we have suggested above. We remain eager to work with you in any manner to address the housing crisis. Thank you for considering our views.


Sincerely,



Sharon Wilson Géo
President
National Multifamily Housing Council



Robert Pinnegar
President & CEO
National Apartment Association



Kevin Donnelly
Executive Director and Chief Advocacy Officer
Real Estate Technology & Transformation Center