

June 29, 2025

The Honorable John Thune
Majority Leader
United States Senate
Washington, DC 20510

Dear Majority Leader Thune:

We are writing on behalf of the members of the National Multifamily Housing Council (NMHC), the National Apartment Association (NAA), and the Real Estate Technology and Transformation Center (RETTTC) to express our strong support for the Senate's proposed *One Big Beautiful Bill Act*. Our nation faces a housing affordability crisis brought about by insufficient supply. This legislation would enhance and make permanent critical tax provisions on which the owners, developers, and managers of multifamily housing rely. Specifically, we applaud the inclusion of the following provisions:

- Permanent extension of the current-law rate structure applicable to ordinary income and the Section 199A deduction for qualified pass-through income and REIT dividends.
- Permanent expanded authority under the Low-Income Housing Tax Credit (LIHTC) by 12 percent and reducing the private activity bond financing threshold to 25 percent from 50 percent.
- Permanent extensions of both 100 percent bonus depreciation and the reduced limitations on the deductibility of business interest, as well as the Opportunity Zones modifications.
- Permanent increase in the estate tax exemption amount to \$15 million.

We further wish to thank the Senate for removing two proposals included in the Senate Finance Committee's tax reconciliation proposal. These would have potentially: (1) limited the ability of multifamily partners and S corporation owners to fully deduct pass-through entity taxes; and (2) increased taxes on certain foreign entities investing in the United States, including those providing capital to domestic multifamily housing. Foregoing these proposals will mean that affected multifamily taxpayers will have additional resources to invest in developing and managing apartment homes, thereby further increasing housing production.

We also thank Senate leadership for supporting innovation and ensuring a coherent approach to artificial intelligence (AI) policy. NMHC, NAA, and RETTTC are particularly supportive of the provision in the reconciliation package that aims to limit the enactment of duplicative, or burdensome AI regulations at the state and local levels. As our organizations have consistently said in the past, a fragmented regulatory approach in data management, security, and technology risks stifling innovation and increasing compliance costs. This ultimately undermines the benefits these systems and technologies offer to renters and housing providers alike.

At a time when housing providers face increasing pressure to meet booming demand, federal policy should lead the way by being predictable and supporting investment in rental housing. We believe the

Senate's *One Big Beautiful Bill Act* reflects these principles, and we are proud to support this critical legislation. We urge the Senate to pass it promptly.


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