

Congress of the United States
House of Representatives
Washington, DC 20515

[[DATE]]

The Honorable Mike Johnson
Speaker
U.S. House of Representatives
The Capitol
Washington, DC 20515

The Honorable Hakeem Jeffries
Minority Leader
U.S. House of Representatives
The Capitol
Washington, DC 20515

Dear Speaker Johnson and Leader Jeffries:

As Co-Chairs of the Congressional Real Estate Caucus, along with our colleagues, we write to express serious concerns regarding provisions included in the Senate-passed *21st Century ROAD to Housing Act* that would undermine efforts to address our nation’s housing supply and affordability crisis. While we applaud the Senate’s efforts to promote homeownership, a key plank of the American Dream, Section 901 would decrease the housing supply and harm Americans. We urge you to ensure Section 901 is modified to remove provisions that are harmful to increasing the supply of affordable housing.

Section 901, as drafted, would have far reaching and unintended consequences that run counter to the bill’s stated goal of expanding housing opportunity. Instead of narrowly targeting corporate competition in the public market for existing single family homes, Section 901’s sweeping definition of “purchase” captures the construction of new single family rental communities and other channels that add needed supply, going far beyond its intended purpose in ways that reduce housing options for renters.

By applying a mandatory seven-year divestiture requirements and sweeping definitions of “purchase” and “investment control,” Section 901 would effectively halt the production of Build- to-Rent (BTR) housing nationwide and eliminate hundreds of thousands of future units. Industry experts warn that these provisions would not redirect these homes to ownership opportunities; instead, they would simply prevent them from being built at all, worsening the housing shortage and undermining the bipartisan supply-side reforms included elsewhere in the legislation.

First, the Senate language would directly constrain housing supply at a time when the United States faces a significant housing supply shortage. According to the Urban Institute this provision could “decrease the number of rental units built each year by at least 72,000.”¹ Policies restricting investment in rental housing, particularly BTR communities, would reduce the production of new housing units that would not otherwise be built. Industry stakeholders have made clear that BTR housing is a critical and growing segment of the housing market, delivering tens of thousands of new units annually and helping meet demand in high-opportunity communities. Limiting this form of development would exacerbate the existing housing deficit and undermine broader efforts within the bill to increase supply.

Second, the Senate provision would push out renters and destabilize housing for thousands of families nationwide. The bill’s requirements, including mandatory divestment timelines, would compel housing providers to sell properties, resulting in the forced displacement of renters who rely on these homes. Additionally, Section 901’s definition of large institutional investor may include professional property

¹ The Urban Institute, “[The Senate’s Surprising Move to Dissuade Investors from Building Rental Housing](#),” March 16, 2026.

managers. Stakeholders have warned that this could lead to the eviction or relocation of thousands of families each year, creating unnecessary disruption in communities already facing housing instability.

Third, these provisions would disproportionately harm middle-class and military families who rely on flexible, high-quality rental housing options. BTR communities provide access to neighborhoods with strong schools, employment opportunities, and community infrastructure, often in areas where traditional rental housing is limited. These communities are especially important for families who are not yet ready or able to purchase a home, including relocating workers and military families transitioning between duty stations. Restricting access to these housing options would reduce mobility, limit economic opportunity, and place additional strain on working families striving to achieve homeownership.

We are also concerned that the Senate language would unintentionally restrict capital formation and investment in rental housing markets more broadly, undermining long-term efforts to increase housing production and affordability.

At a time when the nation faces a housing supply gap of millions of units, Congress should be focused on policies that increase supply, lower costs, and expand opportunity, not measures that reduce housing production and limit options for American families.

For these reasons, we respectfully urge you to strip or substantially revise these harmful provisions as the House considers the *21st Century ROAD to Housing Act*. We stand ready to work with you to ensure that final legislation advances policies that meaningfully address the nation's housing challenges and support American families.

Thank you for your leadership on this critical issue.

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