

June 11, 2026

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

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

Dear Chairman Scott and Ranking Member Warren:

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), we write ahead of your hearing entitled "AI and the American Dream: Promoting Innovation, Affordability, and American Dominance" to commend the Committee's efforts to support the nation's leadership in artificial intelligence (AI). Thank you for the opportunity to share the view of rental housing providers and their technology partners as the Committee examines the opportunities of rapidly evolving AI technology in addressing our nation's long-standing housing challenges.

Our organizations share the goal of improving housing affordability and expanding housing opportunity for renters nationwide. America's rental housing providers are on the front lines of the nation's affordability challenge. The cost of providing housing continues to rise due to insurance, taxes, labor, utilities, capital markets pressures, regulatory compliance, fraud, and operational complexity. The only way to lower rent is by encouraging, not hindering, investment in and construction of the housing that individuals and families can build lives upon. But new construction takes time to filter other homes down to expand affordable options, leaving lower-income households facing persistent shortages. As a result, the gap between housing costs and what many families can afford continues to drive instability and hardship nationwide. Technology is one of the most important tools available to help housing providers manage these pressures, improve the resident experience, reduce fraud, expand payment and financial flexibility, and support more efficient operations.

It is clear that the tools of yesterday will not solve today's housing affordability crisis. As the Committee considers AI policy, we urge you to support a pro-innovation, pro-housing approach to AI policy that enables responsible adoption while avoiding fragmented or overly prescriptive regulation that could hinder the development or deployment of housing tech innovations. It's also important to note that the existing housing regulatory and legal landscape already offers strong protections, and any new regulations should build on that foundation without undermining technological progress. 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.

Background

Emerging technologies are improving renters' experiences and fueling transformation within rental housing. They have the potential to make housing more affordable and accessible for millions of Americans seeking rental housing. While commonly perceived to be new technologies, AI and related innovations in rental housing have already led to significant gains in meeting resident expectations and demand. Applications of this technology continue to grow rapidly but, to date, include enhanced resident experiences, improved screening and leasing, home automation, predictive maintenance, and even improved property level climate resilience.

Housing providers rely on AI and emerging technologies developed by startups and mid-sized tech firms—not just large platforms—to drive innovation. These tools offer benefits to housing providers and residents alike, driving modernization of historic practices and maximizing operational efficiency and improving housing outcomes. They are also subject to robust internal controls, existing legal protections,

and regulatory requirements at the federal, state and local level that should be considered before overlaying any additional regulations.

Leveraging AI Benefits Residents in Key Areas

Rental housing owners, operators and lenders leverage AI, to improve efficiency, underwrite lending, identify investment opportunities to meet growing rental demand and work towards improving housing affordability and outcomes. Below are some examples of how stakeholders in the multifamily space are utilizing AI to improve operations and enhance renters' experiences:

- **Rental housing owners and lenders** leverage technology platforms to improve efficiency, underwrite lending, identify investment opportunities to meet growing rental demand and work towards improving housing affordability.
- **Rental housing developers** use new cutting-edge technologies to build and rehabilitate rental properties and have begun to cut costs by leveraging AI to navigate complex and antiquated zoning policies to identify workable land-use strategies to speed development, improve the design process, and ultimately improve housing affordability.
- **Rental housing operators** use AI platforms for improved resident service; more transparent and accurate resident screening and leasing to improve housing opportunity and prevent rising rental housing fraud; home automation; and predictive maintenance.
- **Rental housing technology suppliers** are transforming the market with tools that improve the resident experience, enable property sustainability and resilience, enhance security for residents, and lower operational costs through risk management solutions.

Conclusion

We appreciate the Committee's focus on fostering innovation and ensuring a coherent, forward-looking approach to AI policy. Federal leadership is essential to protect innovation, renters, and America's competitive edge. Fragmented AI regulation risks undermining the very startups and housing innovators working to improve affordability, efficiency, and resident experience. We stand ready to work with the Committee to support responsible innovation that improves efficiency, resilience, and affordability in rental housing.

Sincerely,



Sharon Wilson Géno
President
National Multifamily Housing Council



Bob Pinnegar
President and Chief Executive Officer
National Apartment Association



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