



February 5, 2026

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

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

Dear Speaker Johnson and Leader Jeffries:

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 the **Housing for the 21st Century Act**. We encourage all members to support this legislation that will help address our housing affordability crisis and ensure all Americans have a safe and decent place to call home at a price they can afford.

- **The Housing for the 21st Century Act** includes several key pieces of legislation that we are especially pleased to support and would make significant strides toward fostering housing supply and availability:
 - **The Housing Supply Frameworks Act (H.R.2840)**, which would direct HUD to publish guidelines and best practices for State and local zoning frameworks;
 - **The 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;
 - **The Housing Affordability Act (H.R. 6132)**, which would increase the per unit loan limits on certain FHA multifamily insured properties;
 - **The HOME Reform Act of 2025 (H.R. 5878)**, which would reauthorize and make several needed program improvements to the HOME Investment Partnerships Program;
 - **The Identifying Barriers to Housing Supply Act (H.R. 4659)**, which would require Community Development Block Grant (CDBG) recipients to publicly report on their progress removing onerous land use policies;
 - The inspection provisions from the **Choice in Affordable Housing Act of 2025 (H.R. 1981)**, which would streamline burdensome inspection provision to lease-up voucher holders faster; and
 - **The Community Investment and Prosperity Act (H.R. 5913)**, which would raise the cap on banks' public welfare investments (PWIs) from 15 to 20 percent.

Our nation is currently suffering from a housing affordability crisis, and we face a pressing need to build 4.3 million new apartment homes by 2035. The **Housing for the 21st Century Act** includes essential provisions that will help spur the development of quality, affordable housing. Given that apartment housing is often where jobs go to sleep, new rental housing production is a critical component of driving economic growth. We are eager to work with you and the entire Congress to move this and other beneficial legislation across the finish line to benefit the residents we serve and improve the housing landscape across the country.

Sincerely,



Sharon Wilson Géno
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

cc: Members of the U.S. House of Representatives