



March 2, 2026

Dear Senator:

On behalf of the undersigned groups that represent members who help address our nation's housing affordability challenges, we are grateful the Senate is set to debate housing legislation this week. We urge the Senate to pass critical housing legislation as expeditiously as possible so that it may soon be signed into law. Communities across the country need more of every type of housing – rental, for-sale, single family, duplexes, manufactured housing, and everything in between. It will take all of us working together to create more housing affordability for Americans now and for generations to come.

While our memberships strongly support proposals to address our nation's housing crisis by expanding supply and removing barriers, we have concerns about multiple ideas that have been floated to limit investment in housing that could have significant unintended consequences and undermine housing production. We ask the Senate to proceed deliberately and carefully evaluate any proposal it seeks to include in underlying housing legislation to ensure it does not limit housing investment and opportunity. We urge Congress to, instead, create incentives for more public-private partnerships with a goal of ensuring all Americans have a safe and decent place to call home at a price they can afford.

We cannot build the housing America needs if our access to funding is overly restricted, and developers of all types of housing rely on institutional investors as a critical source of capital to expand rental housing stock, improve property quality, and stabilize communities. We are, therefore, deeply concerned about proposals to restrict institutional investment in housing. Limiting access to capital will impede new construction, constrain supply, and worsen affordability at a moment defined by a severe and well-documented housing shortage.

Pension funds alone manage approximately \$12 trillion in assets, with roughly \$900 billion invested in real estate. The beneficiaries of these investments are millions of teachers, firefighters, police officers, union workers, and other Americans who rely on pension funds for retirement security. Everyday Americans also invest in housing indirectly through life insurance products, real estate investment trusts (REITs), mutual funds, and other long-term savings vehicles.

Policies that restrict institutional participation in housing markets ultimately harm these retirees and savers. Reducing institutional investment will not solve the affordability crisis. The core challenge is chronic underproduction. Expanding supply requires more capital—not less—across all housing types.

In sum, we strongly support Senate passage of legislation that will lead to increased housing supply, as this is the only proven method of addressing our housing affordability crisis. At the same time, we urge Senators to remember that this increased supply will depend on new investment, and we urge the Senate to ensure proposals that may be included in underlying legislation do not limit housing investment and opportunity. We look forward to working with the Senate as the legislative process moves forward to enact landmark housing legislation that makes a meaningful difference for tens of millions of Americans.

Sincerely,

Commercial Real Estate Finance Council
Council for Affordable and Rural Housing
Institute of Real Estate Management
Manufactured Housing Institute
National Affordable Housing Management
Association

National Apartment Association
National Association of Housing
Cooperatives
National Leased Housing Association
National Multifamily Housing Council
The Real Estate Roundtable