



October 9, 2025

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

The Honorable Charles Schumer
Minority Leader
United States Senate
Washington, DC 20510

Dear Majority Leader Thune and Minority Leader Schumer,

On behalf of the combined members of the National Apartment Association (NAA), the National Multifamily Housing Council (NMHC), and the Real Estate Technology and Transformation Center (RETTCC), we are writing to thank you for voting to pass the ROAD to Housing Act (S. 2651) as an amendment (S. Amdt. 3901) to the National Defense Authorization Act for FY 2026 (S. 2296).

We are especially pleased that passage of the Road to Housing Act includes several individual measures that promote the development of rental housing and help to address our nation's housing supply shortage. These include:

- The **Build More Housing Near Transit Act** (S. 2363), which would incentivize local governments to build more housing near federally funded transit projects;
- The **Housing Supply Frameworks Act** (S. 1299); which would direct HUD to publish guidelines and best practices for State zoning and local zoning frameworks;
- **The inspection provisions from the Choice in Affordable Housing Act of 2025** (S.890); which would streamline burdensome inspection provision and lease-up voucher holders faster;
- **The HOME Investment Partnerships Reauthorization and Improvement Act of 2025** (S. 948) would reauthorize the HOME Investment Partnerships Program, increase the authorized funding level for the program to \$5 billion, and make several needed program improvements;
- **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; and
- **Housing Affordability Act** (S.1527), which increases the per unit loan limits on certain FHA multifamily insured properties.

The housing crisis that impacts providers and residents, alike, demands creative solutions to overcome the difficult landscape across the country. We believe the ROAD to Housing

Act is an excellent start and the Senate's passage of the proposal is yet another avenue to open an important dialogue within Congress on the best ways to fight this growing problem. We thank the Senate for their favorable passage of this important legislation and remain eager to work with both chambers on the future of the ROAD to Housing Act and its provisions.

Sincerely,



Bob Pinnegar
President and Chief Executive Officer
National Apartment Association



Sharon Wilson Géo
President
National Multifamily Housing Coalition



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

CC: US Senate