

December 15, 2025

The Honorable French Hill
Chairman
House Financial Services Committee

The Honorable Maxine Waters
Ranking Member
House Financial Services Committee

The Honorable Mike Flood
Chairman
Subcommittee on Housing and Insurance
House Financial Services Committee

The Honorable Emanuel Cleaver II
Ranking Member
Subcommittee on Housing and Insurance
House Financial Services Committee

Housing for the 21st Century Act

The undersigned national real estate and housing organizations represent a broad coalition of housing providers, lenders, investors, and advocates committed to working collaboratively with Congress, the Administration, and regulators to address America's housing affordability crisis. In that spirit, we write to express our strong support for the bipartisan *Housing for the 21st Century Act* and the Committee's leadership in advancing practical, solutions-oriented housing policy.

Safe and affordable housing is critical to the well-being of America's families, communities, and businesses. To address the nation's persistent housing crisis, it is important to advance policies that will help increase housing supplies, grow jobs, and modernize our nation's critical infrastructure.

This bipartisan legislation represents a meaningful step toward addressing one of the most urgent challenges facing our nation: expanding housing supply for both renters and homeowners and improving affordability for working families. It would also expand manufactured and affordable housing finance opportunities.

Housing affordability is a complex challenge driven by sustained underproduction, rising construction costs, regulatory delays, and outdated standards. No single policy change can address these pressures alone.

Across the country, regulatory barriers are constraining the supply of housing—particularly in high-opportunity areas close to jobs and transportation. These barriers disproportionately affect moderate- and lower-income households, reduce labor mobility, and place significant strain on economic growth. This legislation would modernize local development and rural housing programs.

Meeting the nation's housing needs will require sustained, bipartisan action and close coordination among federal, state, and local governments, as well as the private and

nonprofit sectors. Congress, the Administration, regulators, and stakeholders must work together to remove barriers to the development and preservation of housing at all price points. The undersigned organizations stand ready to help meet the growing demand for affordable housing, but doing so will require strong and durable public-private partnerships.

We appreciate the Committee's thoughtful approach in the *Housing for the 21st Century Act*, which modernizes and streamlines federal housing programs, removes unnecessary federal requirements, and increases local flexibility to reduce barriers to building both single-family and multifamily housing. By updating standards, strengthening program administration, expanding financing pathways, and improving coordination and oversight across federal housing agencies, the legislation supports increased housing supply, improved access to homeownership, and appropriate consumer protections, particularly in high-cost and underserved communities.

We commend the Committee's bipartisan leadership on housing affordability and urge continued progress on policies, including the *Housing for the 21st Century Act*, that reduce barriers to housing production and preservation across communities nationwide.

Sincerely,

American Land Title Association

American Seniors Housing Association

Appraisal Institute

Building Owners and Managers Association (BOMA) International

Commercial Real Estate Finance Council

Mortgage Bankers Association

Nareit

National Apartment Association

National Association of Home Builders

National Association of Residential Property Managers

National Multifamily Housing Council

The Real Estate Roundtable