

December 12, 2025

The Honorable French Hill
Chairman
U.S. House Committee on Financial Services
Washington, DC 20515

The Honorable Mike Flood
Chairman
Subcommittee on Housing and Insurance
U.S. House Committee on Financial Services
Washington, DC 20515

The Honorable Maxine Waters
Ranking Member
U.S. House Committee on Financial Services
Washington, DC 20515

The Honorable Emanuel Cleaver
Ranking Member
Subcommittee on Housing and Insurance
U.S. House Committee on Financial Services
Washington, DC 20515

Dear Chairman Hill, Ranking Member Waters, Chairman Flood, and Ranking Member Cleaver:

On behalf of the National Association of REALTORS® (NAR), I write to express our strong support for the Housing for the 21st Century Act. We commend your leadership in developing this important bipartisan legislation that tackles the full range of barriers to housing production while modernizing critical federal programs. NAR previously endorsed many of these provisions as standalone measures, and we appreciate this coordinated approach to addressing our nation's housing challenges.


This legislation represents a thoughtful response to the barriers constraining housing production across the country. The Housing for the 21st Century Act addresses housing supply and affordability by updating outdated programs, removing unnecessary federal requirements, and increasing local flexibility. By focusing on expanding supply, modernizing standards, strengthening local capacity, and improving program effectiveness, this legislation will help ensure more families can access affordable housing.

As the nation's leading voice for real estate professionals, we understand firsthand the challenges facing American families. NAR is America's largest trade association, representing professionals involved in all aspects of the residential and commercial real estate industries. Our membership is composed of residential and commercial brokers, salespeople, property managers, appraisers, counselors, and others engaged in the real estate industry. Members belong to one or more of approximately 1,200 local associations/boards and 54 state and territory associations of REALTORS®. Our members are committed to expanding homeownership opportunities and ensuring housing remains accessible for families across all income levels.

Building Smarter for the 21st Century

America's housing affordability crisis stems fundamentally from insufficient supply. For years, NAR has advocated for reducing regulatory barriers, streamlining development processes, and encouraging reforms that expand housing opportunities. We believe that increasing housing supply at all levels benefits the entire market, creating the conditions necessary for sustainable homeownership while providing rental options for families working toward that goal. We strongly support federal efforts to provide states and localities with resources, best practices, and technical assistance to modernize their approaches to housing development while respecting local decision-making authority.

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Environmental review processes, while important, should be amended to avoid unnecessary delays that drive up costs and limit housing production.

Key provisions NAR supports include:

- Sec. 101 – Housing Supply Frameworks
- Sec. 102 – Accelerating Home Building Grant Program
- Sec. 104 – Unlocking Housing Supply Through Streamlined and Modernized Reviews
- Sec. 105 – Federal Housing Agency Application of Environmental Reviews
- Sec. 106 – FHA Multifamily Loan Limits Modernization

Modernizing Local Development and Rural Housing Programs

NAR supports reforms that improve program administration, reduce unnecessary bureaucracy, and enhance flexibility for state and local partners. We also support technical assistance and incentives that help communities coordinate regionally and overcome local barriers to housing development while respecting local decision-making authority. These reforms extend to strengthening rural housing programs that serve communities often overlooked in national housing discussions and eliminating duplicative federal requirements that create delays without improving outcomes. Smart program reforms can leverage federal resources more effectively while reducing administrative burdens. NAR strongly supports ensuring existing programs like HOME Investment Partnerships Program and CDBG are equipped with the flexibility and resources needed to address current housing challenges.

Key provisions NAR supports include:

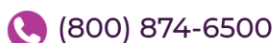
- Sec. 201 – HOME Investment Partnerships Program Modernization
- Sec. 202 – CDBG Program Reforms
- Sec. 203 – Regional Housing Planning Grants
- Sec. 204 – Rural Housing Service Reforms
- Sec. 205 – Choice in Affordable Housing

Expanding Manufactured and Affordable Housing Finance Opportunities

Manufactured housing represents an important source of naturally-occurring affordable housing, yet outdated federal requirements limit its potential to address our housing shortage. Allowing the permanent chassis to be removed after installation would reduce costs, enable greater design flexibility, and allow manufactured homes to be placed in more communities, including empty urban lots. Additionally, expanding small-dollar mortgage availability is essential for ensuring homeownership remains within reach for first-time buyers and families with modest incomes.

Key provisions NAR supports include:

- Sec. 301 – Manufactured Housing Innovations
- Sec. 302 – Small-Dollar Mortgages Report



Protecting Borrowers and Assisted Families

NAR supports policies that help families build assets, access information, and receive quality guidance as they make critical housing decisions. We are committed to ensuring military veterans receive clear information about VA home loan benefits when they apply for mortgages. We support innovative programs like escrow savings accounts that help families receiving rental assistance build wealth as their incomes grow. We also support strengthening the quality of housing counseling services and improving coordination across federal housing agencies to deliver more effective, integrated assistance.

Key provisions NAR supports include:

Sec. 402 – VA Loan Disclosure on Uniform Residential Loan Application

Sec. 403 – HUD-USDA-VA Interagency Coordination

Sec. 404 – Family Self-Sufficiency Escrow Expansion Pilot Program.

Sec. 405 – Housing Counseling Reforms

At a time when America faces a shortage of 4.7 million homes and too many families find homeownership out of reach, the Housing for the 21st Century Act offers practical, bipartisan solutions to expand housing supply and improve affordability. We look forward to working with you and the Senate to advance critical housing legislation and again thank you for your leadership.


If you have any questions or comments, please feel free to reach out to Elayne Weiss, Senior Policy Representative, at eweiss@nar.realtor.

Sincerely,



Kevin Brown
2026 President, National Association of REALTORS®

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