

Good afternoon,

Despite warnings from [academics, economists](#) and [rental housing leaders](#), the Senate-passed *21st Century ROAD to Housing Act* includes language that will decimate Build-to-Rent (BTR) construction and communities.

Already, it is killing deals, forcing layoffs and worsening housing affordability in states that need real housing solutions—not self-inflicted setbacks. Below are some examples of recent stories about the negative impacts of the Senate bill. For many, renting is the best option for their household, and renters deserve access to the types of homes that best fit their needs.

The undersigned groups are calling on lawmakers to act with urgency to fix the bill to ensure it meets its original goal of expanding housing supply and lowering costs. Housing experts and industry groups have overwhelmingly warned that the [unconstitutional](#) 7-year disposition requirement will effectively shut down new BTR development and that the bill unnecessarily scopes in existing rental communities—including LIHTC properties—harming overall housing supply and increasing housing costs for Americans.

The [solution](#) is simple—remove the BTR disposition requirement from Section 901 and make explicit that existing and new purpose-built rental communities are exempt. Once this provision is fixed, Congress can pass a pro-supply housing package and BTR developers and workers can get back to building new rental homes that our country desperately needs.

Learn more at ProtectRentalChoice.org

National Multifamily Housing Council
Leading Builders of America
Mortgage Bankers Association
National Association of Home Builders
National Apartment Association
National Housing Conference
National Leased Housing Association
Nareit
National Rental Home Council
The Real Estate Roundtable
U.S. Chamber of Commerce
Affordable Housing Tax Credit Coalition

WALL STREET JOURNAL

[**A Bill Aimed at Creating Homes Is Leaving Plots Empty Instead**](#)

“If the Senate’s bill passes in its current form, build-to-rent owners say they will either have to reinvent their businesses or shut down entirely. Many of these firms say they can’t seamlessly pivot to building individual for-sale homes, which are financed, built and sold differently from their current models.”

POLITICO PRO

[Bipartisan House coalition pressures leaders on housing bill](#)

“By effectively banning build-to-rent housing, Section 901 will force working families to limit family size and place home ownership further out of reach,” said Build America Caucus Co-Chair Celeste Maloy (R-Utah) in a statement. ‘After decades of inaction, our solution to the nationwide housing shortage cannot be a bill that further limits housing supply.’”

POLITICO

[‘Chilling effect’: The housing shortage could have a money problem](#)

“There’s been a chilling effect,” said Adrienne Todman, former acting secretary of the Department of Housing and Urban Development in the Biden administration who now serves as CEO of the National Rental Home Council. ‘Capital is now, while interested, on the sidelines, waiting to see what will happen next.’”

BISNOW

[The Senate Housing Bill Still Isn’t Law, But It Has Already Paralyzed The Build-To-Rent Market](#)

“The biggest investors and lenders in the housing market have essentially stopped buying and financing build-to-rent communities due to legislation that remains stalled in Congress.”



[Federal build-to-rent limits could reduce housing supply, researchers warn](#)

“If passed, the seven-year disposition requirement would result in a decline of more than 7% of single-family home completions and 18% of rental completions, according

to analysis from Laurie Goodman and Jim Parrott at the Urban Institute, a Washington, D.C.-based think tank.”
“Meanwhile, a preliminary estimate from the National Association of Home Builders dated March 12 indicates the proposed rule ‘would decrease investable capital and lower housing supply’ and place approximately 40,000 units per year at risk.”



[Why Houston’s booming build-to-rent sector could slow under federal housing bill provision](#)

“Even though the legislation is stalled in Congress, it has already begun to chill activity in the build-to-rent sector, with some developers pausing projects amid regulatory uncertainty, including in Houston.”
“There’s not an investor in the country that is starting new projects because they don’t want to be subject to the whims of the government,’ said Paul Davey, CEO of build-to-rent company Balcara Group, which has put more than one Houston project on pause since the bill was proposed. ‘Everything’s on hold.’”



[Phoenix developers face layoffs as capital dries up amid federal housing legislation](#)

“Financing for the wildly popular build-to-rent product is coming to a screeching halt, as capital has stopped flowing to these projects while a federal housing bill works its way through Congress.”
“An entire industry nationwide is shut down,’ said Greg Hancock, founder of Phoenix-based Hancock Builders, which has built 35 BTR communities totaling 7,200 units across the metro since 2016.”



[Congressional bills meant to improve housing affordability may hurt developers](#)

“It will result in less housing supply and ultimately higher rental prices,’ [Jim Belfiore, CEO and founder of Phoenix-based Belfiore Analytics] said. ‘It will achieve the opposite of politicians’ purported goals of increasing housing affordability. Less supply would result in higher prices, period.’”



A proposed crackdown on corporate landlords could threaten Philly-area homes for people with intellectual disabilities

“Providers in the Philadelphia area say that legislation moving through Congress could destabilize housing for intellectually and developmentally disabled residents by sweeping certain group home landlords into a ban aimed at Wall Street-style investors.”