



July 28, 2025

The Honorable Tim Scott
United States Senate
104 Hart Senate Office Building
Washington, DC 20510

The Honorable Elizabeth Warren
United States Senate
311 Hart Senate Office Building
Washington, DC 20510

Dear Chairman Scott and Ranking Member Warren:

On behalf of the National Association of Residential Property Managers (NARPM®), thank you for holding a markup on the *ROAD to Housing Act*. We appreciate your attention to and leadership on issues critical to our members and the broader American economy.

By way of background, NARPM is a professional association of real estate experts who specialize in managing single-family and small multifamily residential properties—an asset class predominantly composed of small landlords.

We strongly support the inclusion in the *ROAD to Housing Act* of several legislative provisions that will help expand access to quality, affordable rental housing for American families. These include:

- **The inspection provisions from the *Choice in Affordable Housing Act of 2025 (S. 890)*:** These would streamline the inspection process and help renters access housing more quickly.
- **The *Housing Supply Frameworks Act (S. 1299)*:** This would direct HUD to publish guidelines and best practices for state and local land use policies.
- **The *Build More Housing Near Transit Act (S. 2363)*:** This would incentivize local governments to develop additional housing near federally funded transit infrastructure.

Together, these provisions form a strong foundation for the *ROAD to Housing Act*. As the legislation moves through markup, we respectfully encourage the inclusion of the following additional measures to further strengthen this pro-housing package:

- **The *Respect State Housing Laws Act (S. 470)*:** This would eliminate the pandemic-era 30-day notice-to-vacate requirement, which should have expired with the eviction moratorium. Extended notice periods disproportionately impact small landlords, for whom lost rental income represents a significant portion of monthly cash flow. Additionally, delayed rent collection affects the availability of funds for property operations, maintenance, and local property taxes that support community services.

- **The *Identifying Barriers to Housing Supply Act* (S. 2416):** This would require recipients of Community Development Block Grants (CDBG) to publicly report their efforts to eliminate restrictive land use regulations.
- **A provision authorizing a pilot initiative to transition Housing Choice Voucher (HCV) disbursements to an electronic benefit transfer (EBT) system:** This would exempt participants from HUD's standard lease execution and Housing Quality Standards (HQS) inspection protocols, aiming to normalize tenant treatment in the private rental market and improve program integrity by reducing fraud, waste, and abuse.
- **A security deposit provision from the *Choice in Affordable Housing Act of 2025* (S. 890):** This would provide security deposit assistance to help low-income renters cover unexpected housing costs while offering housing providers greater protection against property damage.

The *ROAD to Housing Act* represents a meaningful step toward addressing the nation's housing challenges. We believe the additional proposals outlined above would further enhance its impact. Thank you for considering our views and for your continued service to the American people.

Sincerely,

A handwritten signature in black ink, reading "Gail S. Phillips". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Gail Phillips, CAE
NARPM® CEO

cc: Senate Banking Committee