

September 11, 2025

The Honorable Scott Turner
Secretary
U.S. Department of Housing and Urban Development
451 7th Street, SW
Washington, DC 20410

Dear Secretary Turner:

On behalf of the National Association of REALTORS® (NAR), I write to express our great interest in working with the U.S. Department of Housing and Urban Development (HUD) and the Joint Task Force on Federal Land for Housing to address the nation's housing supply crisis.

NAR shares the Administration's and Task Force's concerns about the housing-supply shortage and affordability as homebuyers face one of the most challenging markets in decades. NAR research shows the nation is short 4.7 million units of housing, with middle-income buyers experiencing the largest inventory gaps and the share of first-time buyers at the lowest rate since tracking began. This lack of supply is the primary driver of rising costs, pricing too many families out of the market and placing homeownership further out of reach. The Task Force rightly recognizes that housing is central to economic stability, and that solutions such as streamlining regulatory processes and responsibly leveraging federal land can expand opportunities. NAR has long advocated for reducing barriers that delay and increase the cost of development, and we believe this Task Force represents a critical step toward unlocking inventory for first-time buyers, workforce housing, and underserved communities.

NAR offers several key strengths to assist the Task Force in achieving its mission:

- **National Reach with State and Local Engagement:** With a network of state and local REALTOR® associations across the country, NAR has the power in numbers to rally widespread support, engage stakeholders, and facilitate collaboration between HUD, local governments, and private developers.
- **Data and Research Expertise:** NAR produces extensive data and market research on housing supply, affordability, and demographic trends. We can contribute valuable insights to ensure land sales and subsequent development align with community needs and long-term housing goals.
- **Proven Advocacy and Implementation Capacity:** As trusted voices in housing policy, REALTORS® are uniquely positioned to help communicate the goals of this initiative to policymakers, communities, and consumers, while advancing solutions that are practical and effective.

NAR believes additional opportunities exist to expand this effort by engaging agencies such as the General Services Administration, Department of War, Department of Energy, Department of Transportation, and the U.S. Postal Service. These agencies collectively manage vast portfolios of underutilized or surplus land in urban and suburban locations that could serve as critical sites for housing opportunities. Under the Task Force's coordination, aligning these resources would not only unlock a meaningful pipeline of new housing but also ensure that development is strategically located to support workforce needs, transportation infrastructure, and sustainable growth. NAR also believes drawing on the expertise of industry partners such as the American Enterprise Institute's

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“Homesteading 2.0” initiative and Lincoln Institute of Land Policy’s geospatial research, can help the Task Force identify parcels of federal land suitable for housing.

We are eager to work with HUD to implement this initiative in ways that maximize its potential impact. By combining HUD’s leadership with NAR’s nationwide presence and expertise, we believe we can take meaningful steps toward alleviating the supply shortage and expanding access to housing opportunities.

Thank you for your leadership on this issue and for consideration of NAR as a partner on this important task force. We look forward to the opportunity to collaborate and stand ready to meet with your team to discuss next steps.

Sincerely,



Kevin Sears
President, National Association of REALTORS®

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