



**U.S. General Services
Administration**

May 21, 2026

The Honorable Mike Johnson
Speaker of the House of Representatives
Washington, DC 20515

The Honorable John Thune
Majority Leader
United States Senate
Washington, DC 20510

The Honorable Hakeem Jeffries
Minority Leader
House of Representatives
Washington, DC 20515

The Honorable Chuck Schumer
Minority Leader
United States Senate
Washington, DC 20510

Dear Speaker Johnson, Majority Leader Thune, and Minority Leaders Jeffries and Schumer:

We write to express our unqualified support for the U.S. General Services Administration (GSA) to receive full annual access to the entirety of its Federal Buildings Fund (FBF), as proposed in the President's 2027 Budget. This full access is particularly important for the Major and Minor Repairs and Alterations (R&A) allocations. The FBF capital program is intended for reinvestment into GSA's federally owned facilities, but it has been chronically underfunded since 2011 by more than \$15.6 billion. Furthermore, we advocate for increasing the current prospectus threshold, which is currently capped at \$3.96 million in fiscal year 2026, to \$75 million for routine and emergency maintenance and \$10 million for all other prospectus transactions. This increase is essential for providing GSA with the necessary flexibility to invest in and execute timely repairs within our various departments' and agencies' workspaces. As we look toward America's 250th anniversary, the time is now to ensure that our Federal buildings operate with the utmost safety and efficiency to showcase America's beauty and support critically important Federal missions.

Despite the rental payments made to GSA by Federal departments and agencies, GSA is consistently unable to access requisite R&A funding due to persistent underfunding by Congress. Consequently, cyclical reinvestment to maintain federally owned facilities in a state of good repair has become a luxury—rather than a necessity. As we seek to do more with less and ensure that Americans' scarce tax dollars are spent wisely, GSA should be able to access the entirety of

its FBF annual agency rent receipts to perform work that Federal tenants believe will be addressed by virtue of our providing timely rental payments. Many of the undersigned departments and agencies receive appropriations to pay operational expenses, such as rent, to ensure that critical problems are timely repaired. Providing GSA full access to FBF annual receipts will ensure timely repairs and consistent cyclical reinvestment, thereby preventing the accumulation of delinquent maintenance backlogs.

The inability to secure sufficient R&A funding has significantly impeded our efforts to reduce the Federal real estate portfolio through consolidation and optimization. Full annual FBF access and an increased prospectus threshold would facilitate routine maintenance, crucial life-safety improvements, and infrastructure upgrades. This would provide a resilient and efficient workplace environment, enabling the execution of our mission-critical work.

To move forward with expediency, we must—in tandem with full annual FBF access—raise the prospectus threshold for routine maintenance issues above \$3.96 million, which many of us exceed with elevator or roof repairs, as examples. An increased GSA prospectus threshold will accelerate routine maintenance, reduce the backlog of delinquent maintenance projects, eliminate the protracted prospectus process for smaller projects, focus on larger, more complex transactions and expedite tenant relocation and space alterations that support asset disposal and optimization efforts. These improvements will also assist our Federal agencies in avoiding costly holdover actions by facilitating the timely acquisition of rightsized leased space.

GSA should be able to unlock its potential and pivot to meet the needs of its clients and ensure GSA is delivering on its mission of being good stewards of their portfolio and precious taxpayer dollars through full annual access to GSA's FBF and an increased prospectus threshold. This will help us mitigate the compounding of delinquent maintenance within the GSA's federally owned facilities, ensuring our Federal departments and agencies operate with greater efficiency and long-term cost savings.

Sincerely,



Edward C. Forst
Administrator
U.S. General Services Administration



Russell T. Vought
Director
Office of Management and Budget

Acting Archivist of the United States
National Archives and Records
Administration



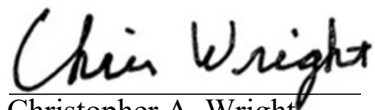
Brooke L. Rollins
Secretary
U.S. Department of Agriculture



Howard W. Lutnick
Secretary
U.S. Department of Commerce



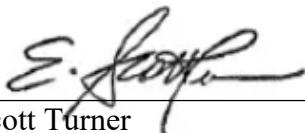
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Scott Turner
Secretary
U.S. Department of Housing and
Urban Development



Douglas J. Burgum
Secretary
U.S. Department of the Interior



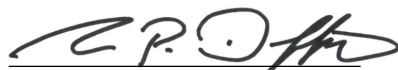
Patrick D. Davis
Assistant Attorney General
Office of Legislative Affairs
U.S. Department of Justice



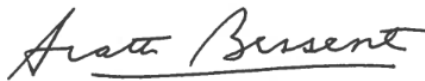
Keith E. Sonderling
Acting Secretary
U.S. Department of Labor



Marco A. Rubio
Secretary of State
U.S. Department of State



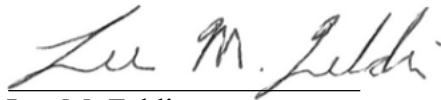
Sean P. Duffy
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U.S. Department of Transportation



Scott Bessent
Secretary
U.S. Department of Treasury



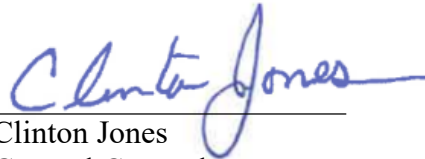
Douglas A. Collins
Secretary
U.S. Department of Veterans Affairs



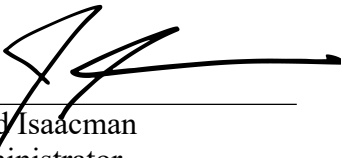
Lee M. Zeldin
Administrator
U.S. Environmental Protection Agency



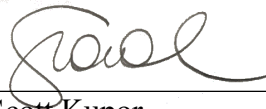
Kelly Loeffler
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Clinton Jones
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Federal Housing Finance Agency



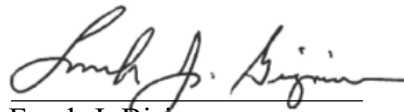
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