



## NCSHA Priorities for The ROAD to Housing Act

The [\*Renewing Opportunity in the American Dream \(ROAD\) to Housing Act of 2025\*](#) is comprehensive bipartisan affordable housing legislation sponsored by Senate Banking Committee Chair Tim Scott (R-SC) with the support of Ranking Member Elizabeth Warren (D-MA). This legislation is a compilation of numerous stand-alone bills led by Banking Committee members from both parties. The Committee unanimously advanced the bill in July 2025. In October, the ROAD to Housing Act passed the Senate as part of the 2026 National Defense Authorization Act (S. 2296).

**The National Council of State Housing Agencies (NCSHA), on behalf of our state Housing Finance Agency members, has endorsed the ROAD to Housing Act and strongly urges Congress to pass it this year.** The legislation would increase the supply of affordable housing through streamlined regulations, common-sense program reforms, and new flexible financing options.

This paper highlights provisions from the bill that NCSHA believes are the most impactful.

### Core Priorities

#### **HOME Investment Partnerships Program Reauthorization and Improvement Act (ROAD to Housing Sec. 502)**

For more than three decades, The HOME Investment Partnership Program (HOME) has been one of the most effective and flexible tools state and local governments have to meet their affordable housing needs, including rental home production and preservation, single-family home construction, home rehabilitation, and tenant-based rental assistance. HOME was last reauthorized more than two decades ago, in 1994.

This legislation, initially introduced as a standalone bill by Senator Catherine Cortez Masto (D-NV), would reauthorize HOME and make a number of needed improvements, including eliminating the duplicative and outdated 24-month commitment deadline for HOME funds; streamlining the property inspection regime for HOME-assisted properties; establishing protections for active-duty service members so that they may sell their homes in the event of deployment, or beneficiaries in the event of a deceased relative without punitive consequences; and amending the Community Housing Development Organization requirements to enable additional nonprofit organizations to qualify as eligible partners for state and local participating jurisdictions.

#### **The Community Investment and Prosperity Act (ROAD to Housing Sec. 205)**

Introduced by Chair Scott and Senator Lisa Blunt Rochester (D-DE) as standalone legislation and now included in the ROAD to housing, would increase the cap on banks' "public welfare

investments,” a category that includes Housing Credits and Housing Bonds, from 15 percent of a bank’s capital and surplus to 20 percent. Some banks are currently bumping up against their 15 percent cap and thus are prevented from increasing their public welfare investments. The bill would support a robust investor market for Housing Credits and Housing Bonds, by increasing liquidity in these markets. This is especially important as Congress recently acted to increase affordable rental housing production through the Housing Credit program in the One Big Beautiful Bill Act, making it even more important to facilitate additional investment in Housing Credit developments.

### **Rural Housing Service Reform Act (ROAD to Housing Sec. 503)**

This legislation, initially introduced as standalone legislation by Senators Mike Rounds (R-SD) and Tina Smith (D-MN) enacts a series of reforms to Rural Housing Service programs, including codifying a pilot program that allows decoupling of rental assistance from maturing Section 515 mortgages to ensure that these properties do not lose rental assistance when their mortgage is paid off. This will preserve affordable housing for low-income rural tenants and create opportunities for new investments in aging housing stock in rural communities.

## **Other Priorities**

### **Better Use of Intergovernmental and Local Development (BUILD) Housing Act (ROAD to Housing Sec. 207) and Unlocking Housing Supply Through Streamlined and Modernized Reviews Act (ROAD to Housing Sec. 208)**

These bills, originally introduced as standalone legislation by Senators Andy Kim (D-NJ) and Mike Rounds (R-SD) would cut unnecessary requirements pertaining to environmental reviews, helping to spur the development of more affordable housing and expedite development to reduce costly delays.

### **The Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Act (ROAD to Housing Sec. 304)**

This legislation, introduced originally by Cortez Masto, permanently reauthorizes the PRICE program, currently a temporary pilot program that has worked to preserve, maintain, and stabilize manufactured housing communities. Such financing is critical for ensuring that such communities remain an affordable housing option for working families, particularly in rural and other underserved markets. Several HFAs have participated in the program.

### **Whole-Home Loan Repairs Act (ROAD to Housing Sec. 204)**

This legislation, introduced as a standalone bill by Cynthia Lummis (R-WY) and John Fetterman (D-PA) and Troy Downing (R-MT) and Nikema Williams (D-GA) authorizes HUD to establish a five-year pilot program to provide grants to nonprofits, as well as state, local, and tribal governments to offer grants and forgivable loans to low- and moderate-income homeowners and qualifying small landlords to address home repair needs and health hazards for single-family homes occupied by low-income households (earning 80 percent of area median income or below