



The ROAD to Housing Act

On October 9, 2025, the U.S. Senate passed the “Renewing Opportunity in the American Dream to Housing Act of 2025,” or “ROAD to Housing Act,” a wide-ranging affordable housing package containing dozens of proposals introduced by Senators from both parties. Put together by Banking Committee Chair Tim Scott (R-SC) and Ranking Member Elizabeth Warren (D-MA), the ROAD to Housing Act is the first bipartisan housing bill to advance through the Senate in more than a decade, and the most substantial as well. The Banking Committee advanced the bill unanimously on July 29, 2025.

The legislation includes several bills supported by NCSHA.

What follows is a summary of the bill’s most significant provisions. You can view the full text of the bill [here](#).

HOME Investment Partnerships Program Reauthorization and Improvement Act (Sec. 502)

The HOME Investment Partnerships Program (HOME) was last reauthorized more than two decades ago, in 1994. Senator Catherine Cortez Masto’s (D-NV) legislation, which is included in the bipartisan package, would reauthorize HOME and make a number of needed improvements, including eliminating the 24-month commitment deadline for HOME funds; streamlining the property inspection regime for HOME-assisted properties; establishing protections for active-duty service members to be able to sell their homes in the event of deployment, or beneficiaries in the event of a deceased relative; and amending the Community Housing Development Organization requirements to enable additional nonprofit organizations to qualify as eligible partners for state and local participating jurisdictions.

Learn more about the HOME Investment Partnerships Program Reauthorization and Improvement Act [here](#).

The Community Investment and Prosperity Act (Sec. 205)

Introduced by Chair Scott and Senator Lisa Blunt Rochester (D-DE), the legislation would increase the cap on banks’ “public welfare investments,” a category that includes Housing Credits, from 15 percent of a bank’s capital and surplus to 20 percent. This would increase liquidity in the Housing Credit and Housing Bond markets and would be particularly useful in the coming years as states allocate increased Housing Credit authority. It applies to banks regulated by the Federal Reserve and Office of the Comptroller of the Currency.

Rural Housing Service Reform Act (Sec. 503)

This legislation, introduced 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 help preserve affordable housing in rural areas.

Whole-Home Loan Repairs Act (Sec. 204)

Authorizes the U.S. Department of Housing and Urban Development (HUD) to establish a five-year pilot program to provide grants to nonprofits, state and local governments, and American Indian tribes 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). State and local governments would only be eligible to apply for funding in areas where a qualified nonprofit is not participating in the program. Based on an initiative launched in Pennsylvania, it was introduced by Senators John Fetterman (D-PA) and Cynthia Lummis (R-WY).

The PRICE Act (Sec. 304)

This bill permanently reauthorizes the Preservation and Reinvestment Initiative for Community Enhancement (PRICE) program. This program, which was temporarily approved through the American Rescue Plan Act (ARPA), provides funding to preserve, maintain, and stabilize manufactured housing communities. Several HFAs have participated in the program. This bill was introduced by Cortez Masto, who also led the charge to get the program included in the ARPA.

Rental Assistance Demonstration Program (Sec. 201)

Eliminates the cap on the number of properties eligible for the Rental Assistance Demonstration program.

Housing Affordability Act (Sec. 213)

Directs FHA to study its multifamily loan limits and gives HUD the authority to adjust such limits to better reflect housing market costs.

Increasing Housing in Opportunity Zones (Sec. 202)

Enables HUD to give added weight to applicants for competitive HUD grants that are located in, or primarily serve, designated Opportunity Zones to support housing preservation and construction.

Housing Supply Frameworks Act (Sec. 203)

Directs HUD to develop best practices for zoning and land-use policies, helping communities identify and overcome barriers to housing development.

Innovation Fund (Sec. 209)

Establishes a highly flexible funding source funding for communities increasing their housing supply, which can be used to improve community infrastructure, build housing, and supplement water and sewer grants.

Reforming Disaster Recovery Act (Sec. 501)

Permanently authorizes the Community Development Block Grant–Disaster Recovery program and establishes the Office of Disaster Management and Resiliency within HUD to administer it.

Accelerating Home Building Act (Sec. 210)

Creates a HUD-administered grant program to help communities establish preapproved housing to help streamline and expedite local construction processes and build more homes.

Housing Supply Expansion Act (Sec. 301)

Updates the federal definition of manufactured housing to include modular and prefabricated units not built on a permanent chassis. This will make more manufactured homes available under federal insurance programs.

Modular Housing Production Act (Sec. 302)

Requires the Federal Housing Administration (FHA) to modify its rules on new single-family construction loans to allow for different funding draw schedules for loans funding modular home construction.

Property Improvement and Manufactured Housing Loan Modernization Act (Sec. 303)

Revise FHA loan standards for manufactured housing, including increasing loan limits, to increase access to financing for manufactured home buyers. Also instructs FHA to study financing options for factory-built homes.

Creating Incentives for Small Dollar Loan Originators (Sec. 401)

Directs the Consumer Financial Protection Bureau (CFPB) to examine its policies pertaining to loan officer compensation and advance changes that would allow for more small-dollar mortgage lending.

Small Dollar Mortgage Points and Fees (Sec. 402)

Requires CFPB and the Federal Housing Finance Administration (FHFA) to evaluate the impact of existing regulations that limit the points and fees that lenders can charge on qualified mortgage loans, and mandates CFPB make any regulatory changes needed to encourage small-dollar mortgage lending.