

**HOME Investment Partnerships Reauthorization and Improvement Act of 2025, [S. 948](#)  
Sponsored by Senators Cortez Masto, Smith, Van Hollen, Alsobrooks, Bennet, Rosen,  
Lujan, Fetterman, Welch**

*Supported by U.S Conference of Mayors, National Council of State Housing Agencies, National Association of Counties, Institute of Real Estate Management (IREM), National Association of Hispanic Real Estate Professionals (NAHREP), National Association of Realtors (NAR), NAIOP, the Commercial Real Estate Development Association, Nareit, The Real Estate Roundtable, Commercial Real Estate Finance Council, CCIM Institute, Building Owners and Managers Association, National Association of Residential Property Managers, National Association of Home Builders, National Apartment Association, ICSC, Mortgage Bankers Association, National Alliance of Community Economic Development Associations, National Association of Local Housing Finance Agencies, American Land Title Association, Enterprise Community Partners, Housing Advisory Group, National Multifamily Housing Council, National NeighborWorks Association, Manufactured Housing Institute, National Affordable Housing Management Association, National Community Development Association, National Housing Conference, National Leased Housing Association, Council of State Community Development Agencies, Council for Affordable and Rural Housing, National Coalition for Asian Pacific American Community Development (National CAPACD), National Association for Latino Community Asset Builders (NALCAB), American Seniors Housing Association, Argentum, Local Initiatives Support Corporation, Grounded Solutions Network, Housing Assistance Council and Habitat for Humanity..*

The HOME Investment Partnerships Program is HUD’s flagship affordable housing production program. For more than three decades, it 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, homeowner rehabilitation, and tenant-based rental assistance. In the current economic environment, with housing costs historically high and low-income households suffering, it is more important than ever for Congress to reauthorize and provide significant resources for this essential program.

Since 1992, the HOME program has supported more than 1.36 million units of affordable housing for renters, home buyers, and homeowners — many of which are targeted to very low-income or extremely low-income households. Eighty-two percent of HOME rental units are occupied by very low-income or extremely low-income renters, and more than half of the home buyers assisted through HOME earn less than 60 percent of Area Median Income (AMI). HOME is also a smart investment — leveraging \$4.76 in public and private funds for every dollar in HOME funding — and has supported more than 2 million jobs and generated more than \$131 billion in local income during the program’s history, according to the HOME Coalition<sup>1</sup>’s most recent analysis of available HUD data.

The HOME program was last reauthorized three decades ago, in 1994. The *HOME Investment Partnerships Reauthorization and Improvement Act*, would reauthorize this critical program and make a number of needed improvements, including:

- Authorize \$5 billion in HOME funding for fiscal year (FY) 2025 – an increase from the \$2.1 billion authorization level established in 1994 -- and increase funding for the program five percent annually through FY 2029. HOME authorization has lapsed.

---

<sup>1</sup> <https://www.ncsha.org/home-coalition>

- Establish a loan guarantee program under HOME to allow State and Local Participating Jurisdictions (PJs) to leverage limited federal resources and expand program impact.
- Streamline and coordinate property inspections for HOME-assisted properties to reduce duplicative and overlapping inspection requirements with other HUD programs.
- Give additional authority in high-cost areas to provide downpayment assistance and other support for prospective homeowners.
- Establish protections for active-duty service members to be able to sell their homes in the event of deployment or permanent change of station, or beneficiaries in the event of a deceased relative.
- Increase the administrative cap from 10 percent to 15 percent, bringing the administrative fees closer to the 20 percent available under the Community Development Block Grant (CDBG) program.
- Eliminate the 24-month commitment deadline, codifying a provision that has been included in appropriations legislation in recent years and allowing additional flexibility to construct new housing units in a variety of market conditions.
- Permit PJs to allow Community Land Trusts to maintain preemptive purchase rights, in accordance with the terms of the legal instrument used to ensure lasting affordability.
- Amend Community Housing Development Organization (CHDO) requirements to enable additional nonprofit organizations to qualify as eligible partners for state and local PJs.

For more information or to cosponsor, contact Carol Wayman at [carol\\_wayman@cortezmasto.senate.gov](mailto:carol_wayman@cortezmasto.senate.gov).