

April 20, 2026

Dear Chairman Hill, Ranking Member Waters, Chairman Scott, and Ranking Member Warren:

The Housing Partnership Network (HPN) applauds recent efforts to advance bipartisan housing legislation in the Senate and the House. The overwhelming votes in favor of the Housing for the 21st Century Act (Housing21) and the 21st Century ROAD to Housing Act (ROAD) demonstrated a broad understanding of the urgency to address the nation's housing cost crisis. While these bills vary, they both demonstrate a commitment to finding practical solutions to rising housing costs. On behalf of the more than 120 members of HPN, I write to urge you to come together to advance a combined version of Housing21 and ROAD.

I am writing to follow up on the letter I sent to you in February 2026 outlining HPN's top priorities in both bills. Both bills contain provisions that our network believes would immediately help address housing affordability. Now that the new version of ROAD has passed the Senate, we would like to reiterate what we believe are the most important provisions to retain from ROAD and Housing21 in any bipartisan and bicameral bill, including the following:

- **Raise the cap on bank public welfare investments (PWI)**
 - Currently, Sec. 303 of Housing 21 and Sec. 205 of ROAD are substantially similar and we urge you to maintain this language to raise the PWI cap.
 - This provision allows for increased private sector investment in the Low Income Housing Tax Credit (Housing Credit) by raising banks' public welfare investment (PWI) cap from 15 to 20 percent. The PWI cap limits how much banks can invest in community development activities like affordable housing, and increasing the cap would provide flexibility that could unlock billions in additional private investment in the credit. This is especially important to maximize the impact of the recent Housing Credit expansion signed into law last year.

- **Streamline Environmental Reviews for Certain Housing Activities**
 - Currently, Sec. 104 of Housing 21 and Secs. 207 and 208 of ROAD are substantially similar and we urge you to maintain this language to streamline environmental reviews.
 - The current federal environmental review regime is often duplicative and adds additional costs and delays to federally-assisted housing development. This section addresses those concerns by streamlining the National Environmental Policy Act (NEPA) review process for a broad range of federally supported, housing-related activities. The reforms include expanding categorical exclusions to reduce delays and lower administrative burden. It also authorizes HUD to categorize certain housing assistance as "special projects" to simplify NEPA compliance.



- **Reform HOME Investment Partnerships Program (HOME)**

- Currently, both Housing 21 and ROAD include provisions that revise the HOME Investment Partnerships Program (HOME) and we urge you to incorporate the remaining provisions of Sec. 201 of Housing21 in a final bill.
- HOME funds are a vital and unique source of financing that can be used by communities to address affordable homeownership, rental development, and tenant-based rental assistance. Sec. 201 of Housing21 makes important updates to the HOME program including streamlining environmental review processes and removing duplicative environmental review requirements.
- This section also directs HUD to review the implementation of Build America, Buy America Act (BABA) requirements and update its guidance to clarify the application of these requirements for HOME-funded projects. We further recommend that this section be strengthened to include a waiver of BABA for HOME-funded projects.

- **Improve USDA Rural Housing Services**

- Currently, both Housing 21 and ROAD include provisions that improve the USDA Rural Housing Services and we urge you to maintain Sec. 503 of ROAD in a final bill.
- Both ROAD and Housing21 contain provisions to improve federal rural housing programs and strengthen the supply of affordable housing in rural America. ROAD includes an important provision that would decouple rental assistance from mortgages which would allow for the preservation of affordable housing in rural communities.

- **Create a Family Self-Sufficiency Program Demonstration Project**

- Currently, Sec. 404 of Housing21 and Sec. 404 of ROAD are substantially similar and we urge you to maintain this language to expand the Family Self Sufficiency Program (FSS).
- The FSS program allows renters to build wealth to create long-term financial stability. This provision would expand the FSS program making it easier for more renters to save, build assets, and work toward homeownership.

- **Reform Community Development Block Grant Disaster Recovery (CDBG-DR)**

- Currently, ROAD includes Sec. 501 which would permanently authorize and reform HUD's Community Development Block Grant Disaster Recovery (CDBG-DR) program. We urge you to maintain Sec. 501 of ROAD in a final bill.

- Unlike other federal disaster recovery programs, such as FEMA, CDBG-DR is not permanently authorized and must in essence be created anew for each disaster. Permanent authorization is required to add speed and consistency to the federal government's approach to providing disaster aid.

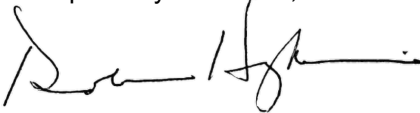
In addition to the many positive components of both bills, HPN has serious concerns with Sec. 901 in ROAD which would ban institutional investors from having an ownership interest in single family homes. This provision, as currently written, would negatively impact Housing Credit investment in single-family rental properties and Housing Credit-based lease purchase programs. The Housing Credit is a critical tool to address the supply of affordable rental homes and also a program with deep bipartisan support. In order to avoid harm to the Housing Credit through this ban, we recommend making the following changes:

- **Exempt the Housing Credit and Build-to-Rent Properties from Sec. 901**
 - The final bill needs to include an explicit exemption for all properties financed with the Housing Credit.
 - We also are in favor of an exemption for Build-to-Rent properties and remove the 7-year sales requirement currently. These changes are supported by many housing industry stakeholders.

Thank you for your leadership on housing affordability in the House Financial Services Committee and Senate Banking Committee. We appreciate all the members and staff who have worked on this potentially historic legislation and urge you to get this over the finish line.

HPN and our members stand ready to provide additional information and help needed to have bipartisan housing legislation become law this year.

Respectfully submitted,



Robin Hughes

President and CEO

Cc: Speaker Johnson
Minority Leader Jefferies
Majority Leader Thune
Minority Leader Schumer