

March 22, 2026

## **The Need for a Conference Committee on the “21<sup>st</sup> Century ROAD to Housing Act”**

Dear Colleagues,

As families across the U.S. face rising housing costs and a severe shortage of affordable housing, I am writing to share with you my views on why the House and Senate need to hold a conference committee to further improve and strengthen *H.R. 6644, the 21<sup>st</sup> Century ROAD to Housing Act*.

This landmark legislation, which I first introduced with Chairman Hill and Representatives Cleaver and Flood, passed the House in February with an overwhelmingly bipartisan vote of 390-9, demonstrating a shared recognition that our affordable housing crisis demands real solutions and that we can all come together to bring down costs and expand access to housing for all. The House-passed version of H.R. 6644 makes long overdue improvements to federal housing programs and includes key provisions that my fellow Democrats and I secured to broaden access to homeownership, expedite building of manufactured housing, make available small-dollar mortgages, better protect borrowers and families living in public or assisted housing, enhance federal oversight of housing providers, and lay the groundwork for the development of new affordable homes across America.

I appreciate the work of our Senate colleagues and have been clear in my support of their legislation as I worked diligently to include it in the National Defense Authorization Act. I have also been vocal about wanting to include more provisions from House Democrats to make this package more impactful for families struggling with the housing and homelessness crisis. Unfortunately, the Senate removed several critical housing and banking provisions that House Democrats fought hard to include and that make the legislation stronger. Additionally, we need to address stakeholder concerns that have been raised since passage in the Senate, especially about whether the bill now curtails the construction of new homes and creates other unintended consequences. Given these changes, we must reconcile the House and Senate versions to produce the strongest possible housing legislation for our communities at home.

Below are the requests I provided to the Senate after talking with House Financial Services Committee Democrats, along with a chart comparing the House and Senate bills for your convenience. Securing these provisions along with the Senate-passed bill and addressing the recent outstanding stakeholder concerns would represent a meaningful step towards creating long-term affordability and opportunity in housing.

Sincerely,

MAXINE WATERS  
 Ranking Member  
 Committee on Financial Services

<b>Committee Democrats Requested Changes to Senate Housing Bill</b>		
<b>House Bill / House Language / House Edit</b>	<b>Description</b>	<b>Location in House bill</b>
Add <a href="#">H.R. 6345</a> : Point-Access Housing Guidelines (Torres)	Introduced by Congressman Ritchie Torres, this provision would require HUD to issue best practices and technical guidance to allow for the greater use of permitting for point-access block residential buildings, or those with single staircases, which allow for more family-size units to fit in the building floorplans and lowers the cost of housing development.	Section 103
Add <a href="#">H.R. 6327</a> : Rural Housing Regulatory Relief Act (Vindman/ Gonzalez)	Introduced by Congressmen Eugene Vindman and Vicente Gonzalez, this provision would exempt certain rural housing construction or modification projects on existing infill sites from NEPA requirements.	Section 105(b)
Add <a href="#">H.R. 7344</a> : Affordable Housing Supply Chain Clarity Act (Garcia)	Introduced by Congresswoman Garcia, this provision would direct HUD to complete a review of the implementation of Build America, Buy America Act with respect to the HOME Program and issue updated guidance and submit a report to Congress to clarify its applicability.	Section 201(l)
Add <a href="#">H.R. 6773</a> : Databases of Publicly Owned Land Act (Waters)	Introduced by Ranking Member Maxine Waters, this provision would require communities receiving CDBG funds to maintain a publicly available database to identify parcels of undeveloped, publicly owned land.	Section 202(c)
Add <a href="#">H.R. 6774</a> : FHA Small Dollar Mortgages (Waters)	Introduced by Ranking Member Maxine Waters, this provision would require FHA to establish a pilot program to increase access to small-dollar mortgages under \$100,000 by providing grants to homebuyers, incentives to lenders, and outreach to promote the program.	Section 302

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Add <a href="#">H.R. 5889</a> : Eviction Helpline Act (Pressley)	Introduced by Congresswoman Ayanna Pressley, this provision would require the HUD Secretary to establish and promote a national hotline to support tenants of federally assisted rental dwelling units to access eviction-related assistance.	Section 406
Add <a href="#">H.R. 638</a> : Housing Temperature Safety Act (Torres)	Introduced by Congressman Ritchie Torres, this provision would require HUD to establish a pilot program to award grants to public housing authorities and owners of federally assisted rental housing to install temperature sensors in residential dwelling units to ensure such units remain in compliance with temperature requirements.	Section 407
Add provisions from <a href="#">H.R. 6344</a> : CAT Act (Torres) and <a href="#">H.R. 6825</a> (Velazquez)	Included as Section 502 of the House-passed version of H.R. 6644, this section includes public housing authority related provisions introduced by Representatives Torres and Velazquez which would increase transparency by requiring covered public housing agencies to publicly disclose information regarding each contract entered into by such covered public housing agency and require the HUD Inspector General to analyze the actions, compliance, and physical housing conditions of covered public housing agencies, including reviewing actions taken by their appointed receiver or Federal monitor and related private sector housing development partners.	Section 502
Add <a href="#">H.R. 975</a> : Credit Union Board Modernization Act (Vargas)	Introduced by Congressman Juan Vargas, this provision would reduce board meeting requirements for well-managed credit unions, aligning Federal standards with similar credit union board requirements for many states. This provision has passed the House several times with broad bipartisan support.	Section 605
Add <a href="#">H.R. 3716</a> : Systemic Risk Authority Transparency Act (Green)	Introduced by Congressman Al Green, this provision would require Government Accountability Office and banking regulators to issue reports if regulators invoke the systemic risk exception, as they did to manage the failures of Silicon Valley Bank and Signature Bank in 2023. These reports would provide Congress and the public an analysis to identify the causes of the bank failures, including any management, supervisory, or regulatory shortcomings.	Section 606

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Add <a href="#">H.R. 3709</a> : Advancing the Mentor-Protégé Program for Small FIs Act (Beatty)	Introduced by Congresswoman Joyce Beatty, this provision would codify the Treasury Department’s program to encourage partnerships and allow big banks to serve as mentors to community financial institutions, including CDFIs and MDIs. This has passed the House with broad bipartisan support.	Section 609
Add H.R. <a href="#">6556</a> : Failing Bank Acquisition Fairness Act (Lynch)	Introduced by Congressman Stephen Lynch, this provision would promote competition in banking by narrowing the exception that allows a megabank with more than 10% of U.S. total deposits or liabilities to bid to acquire a failing bank. Specifically, this bill would prevent such megabanks from bidding for a failed bank if there are other eligible bids from other well-capitalized and well-managed banks that meet FDIC’s typical requirements. Only when there are no such bids would these megabanks be permitted to acquire a failing bank.	Section 608
Add <a href="#">H.R. 4544</a> : American Access to Banking Act (Waters)	Introduced by Ranking Member Maxine Waters, this provision would promote the formation of new community banks and credit unions (known as <i>de novo</i> depository institutions), including new CDFIs, MDIs, and rural institutions to expand financial access in underserved communities. Federal banking and credit union agencies would be required to streamline application processes, minimize duplicative data requests, and review capital-raising challenges <i>de novos</i> face. It further requires the development of outreach and education programs, and Federal regulator engagement with stakeholders as well as coordination with State regulators to support them in chartering <i>de novo</i> firms.	Section 610
Add <a href="#">H.R. 1640</a> : HEIRS Act (Williams)	Introduced by Congresswoman Nikema Williams, this provision would establish grant programs for states and local governments that adopt the Uniform Partition of Heirs Property Act or similar measures for the purpose of improving the management and resolution of heirs' property issues.	Section 408(c) includes a version of this as a GAO study
Add <a href="#">H.R. 5916</a> : Grandfamilies	Introduced by Representatives Jim McGovern and Ayanna Pressley, this provision would require the HUD Secretary	

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Housing Act (McGovern & Pressley)	to create a pilot program that provides grants to owners of intergenerational dwelling units.	
Add <a href="#">H.R. 6125</a> : Housing Financial Literacy Act (Beatty)	Introduced by Congresswoman Joyce Beatty, this provision would require the HUD Secretary to discount FHA single-family mortgage insurance premium payments for first-time homebuyers who complete a financial literacy housing counseling program.	
Add Section 303 (c) from the House-passed <a href="#">H.R. 6644</a> (Waters)	Included in the House-passed version of H.R. 6644 and authored by Ranking Member Waters, this provision would require the OCC and Federal Reserve to study and publish routine reports on how public welfare investments are made and used to support communities.	Section 303(c)
Add <a href="#">H.R. 5508</a> : Mortgage Insurance Freedom Act (Meeks)	Introduced by Congressman Greg Meeks, this provision would amend the National Housing Act to restrict the collection of annual mortgage insurance premiums when a 78 percent loan-to value ratio is reached.	
Add <a href="#">H.R. 7647</a> : MORE Opportunities for Homeownership Act (Gonzalez)	Introduced by Congressman Vicente Gonzalez, this provision would amend the Federal Home Loan Bank Act to expand eligibility for federally insured credit unions, improving their access to low-cost liquidity without increasing the asset threshold from \$1 billion to \$10 billion.	
Add the updated discussion draft of H.R. 4568: SUPPLY Act (Liccardo)	This provision (available to be provided) is an updated draft of H.R. 4568: the SUPPLY Act, introduced by Congressman Sam Liccardo, and would direct the HUD Secretary to establish a program to insure certain second liens secured against property for the purpose of financing the construction of accessory dwelling units. The text includes feedback and technical assistance from HUD, per the direction of Chairman Hill's staff, and former Biden FHA staff who implemented ADU policies at FHA. It is a bipartisan bill co-led by Rep. Garbarino and six additional Republican and 34 Dem co-sponsors.	

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Add certain provisions from <a href="#">H.R. 5878</a> : HOME Reform Act (Clever)	Included in House-passed version of H.R. 6644 and co-led by Congressman Emanuel Cleaver, these provisions would remove duplicative environmental reviews and provide recognition of prior environmental reviews by responsible entities.	Subparagraph (f)(1) and (f)(3) from Section 201(k)(1)
Add language pertaining to cooperative housing (Velazquez)	These changes (text available to be provided) would add throughout the text of the bill, the word(s) “cooperative housing,” “cooperative housing developers,” or other similar language to allow housing cooperatives to be included in key programs and provisions within the package and mirror what was included in the base text of the House-passed version of H.R. 6644.	Included across several sections of the bill
Strike Section 201: Rental Assistance Demonstration Program of <a href="#">Senate version of H.R. 6644</a>	This change would maintain the existing cap and sunset date of RAD.	
Strike Section 504: New Moving to Work Cohort of <a href="#">Senate version of H.R. 6644</a>	This change would prevent the expansion of MTW participation.	
Strike Title 10: CBDC of <a href="#">Senate version of H.R. 6644</a>	This change would eliminate the pause on the Federal Reserve from issuing or creating a central bank digital currency (CBDC), with a sunset at the end of 2030.	
Add H.R. <a href="#">2840</a> : Housing Supply Frameworks (Pettersen)	Co-led by Congresswoman Brittany Pettersen, this provision would direct HUD to develop and publish best practices for state and local zoning frameworks, helping communities identify and overcome barriers to housing development and increase housing production for all income levels.	Section 101

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Add H.R. <a href="#">4659</a> : Identifying Regulatory Barriers to Housing Supply Act (Pettersen)	Co-led by Congresswoman Brittany Pettersen, this provision would require localities that receive Community Development Block Grant (CDBG) funding to submit plans every 5 years to track and report on the implementation of certain land use policies	Section 202(a)
Add <a href="#">H.R. 5263</a> : HUD primacy for MH safety and construction standards (Cleaver)	Co-led by Congressman Emanuel Cleaver, this provision would establish HUD as the primary federal authority for establishing and approving any federal manufactured home construction and safety standards, including standards related to a manufactured home’s construction, design, energy efficiency, and performance.	Section 301(g)
Add H.R. <a href="#">3234</a> : Keeping Deposits Local Act (Beatty)	Co-led by Congresswoman Joyce Beatty, this provision would increase the amount of reciprocal deposits exempted from certain restrictions, utilizing a tiered approach based on a bank’s size that favors smaller banks. Reciprocal deposits are part of a network run by a third-party where a bank provides more insurance for a customer, including small businesses, that is greater than \$250,000 (the current FDIC deposit insurance cap). The funds are distributed to other banks in the network, and those banks reciprocate and provide the originating bank matching funds so it may use the full amount of the deposit for lending or other purposes. When paired with <a href="#">deposit insurance reforms proposed by Ranking Member Maxine Waters</a> and supported by the Treasury Secretary Bessent, these reforms would provide a comprehensive update to the deposit insurance framework for the benefit of community financial institutions (including CDFIs and MDIs), small businesses, and their workers.	Section 602
Add <a href="#">H.R. 6547</a> : Least Cost Exception Act (Foster)	Co-led by Congressman Bill Foster, this provision would promote competition in banking by allowing the FDIC to waive the least cost resolution test when selecting a bid for a failed bank if the FDIC and Federal Reserve make a determination that risks to the FDIC’s Deposit Insurance Fund are outweighed by limiting the concentration in Global Systemically Important Banks (G-SIBs) if the	Section 607

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	FDIC chooses a bid from a bank other than a G-SIB. The alternative bid will need to meet certain criteria, including agreeing to pay the difference of their bid and that of a G-SIB, subject to discounts and other criteria established by the FDIC by rule.	
Add <a href="#">H.R. 4437</a> : Supervisory Modifications for Appropriate Risk-Based Testing (SMART) Act (Foster)	Co-led by Congressman Bill Foster, this provision would provide exam relief for well-managed and well-capitalized banks and credit unions with under \$6 billion in total assets. The bill includes an amendment offered by Ranking Member Maxine Waters that would further ensure well-experienced examiners lead these exams and requirements to improve communication between examiners and regulated entities.	Section 603
Add <a href="#">H.R. 4478</a> : Tailored Regulatory Updates for Supervisory Testing (TRUST) Act (Torres)	Co-led by Congressman Ritchie Torres, this provision would increase the asset threshold from \$3 billion to \$6 billion for well-capitalized and well-managed banks with less than that amount in total assets to qualify for an 18-month examination cycle instead of a 12-month exam.	Section 604