U.S. HOUSE COMMITTEE ON FINANCIAL SERVICES
– *RANKING MEMBER MAXINE WATERS* –
H.R. 6644, THE "21ST CENTURY ROAD TO HOUSING ACT"

Section-By-Section

updated 6/17/26

Section 1. Short Title

- This section establishes the short tile of the bill as the "21st Century ROAD to Housing Act."

Title I – Opportunities for Housing

Section 101. Reforms to Housing Counseling and Financial Literacy Programs

- This section allows HUD to review the performance of housing counseling agencies and counselors, require further training and oversight, and under certain conditions requires counseling for related delinquent borrowers to be paid for by the Mutual Mortgage Insurance Fund.

Section 102. Federal Guidelines for Point Access Block Buildings

- This provision establishes federal guidelines and best practices to allow for the greater use of permitting point-access block residential buildings, or those with single staircases, and includes language ensuring Davis Bacon prevailing wage requirements.

Section 103. Exemption on Construction or Modification of Residential Housing Located on an Infill Site

- This section exempts certain rural housing construction or modification projects on existing infill sites from National Environmental Policy Act (NEPA) requirements.

Section 104. Database of Publicly Owned Land

- This section requires communities receiving Community Development Block Grant (CDBG) funds to maintain a publicly available database to identify parcels of undeveloped, publicly owned land. It also allows grantees to use their CDBG funds to comply with the new database requirement.

Section 105. FHA Small-Dollar Mortgages

- This section requires the Federal Housing Administration (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 106. Temperature Sensor Pilot Program

- This section establishes a pilot program to award grants to public housing authorities (PHA) 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. This section also applies Davis Bacon prevailing wage requirements.

Section 107. Housing Supply Frameworks

- This section directs HUD to develop and public 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.

Title II – Building More in America

Section 201. Increasing Housing in Opportunity Zones

- This section allows HUD to prioritize applicants located in, or primarily serving, communities in Opportunity Zones for any competitive grants relating to housing development or preservation.

Section 202. Whole-Home Repairs Act

- This section establishes a 5-year pilot program at HUD to provide grants and forgivable loans to low-and moderate-income homeowners and qualifying landlords for home repairs that improve housing accessibility, remediate health hazards, and address safety standards.

Section 203. Community Investment and Prosperity Act

- This section increases the public welfare investment cap for the Office of Comptroller of the Currency (OCC) and the Federal Reserve from 15% to 20%, which will enhance banks' capacity to make investments in affordable housing.

Section 204. Addition of Affordable Housing Construction as an Eligible Activity

- This section authorizes the use of CDBG funds to support the development of affordable housing and establish a maximum limit for affordable rents.

Section 205. Better Use of Intergovernmental and Local Development (BUILD) Housing Act

- This section streamlines the NEPA review process for certain housing projects and services funded by HUD to increase housing development.

Section 206. Unlocking Housing Supply Through Streamlined and Modernized Reviews Act

- This section streamlines the NEPA requirements by excluding housing-related activities such as small-scale construction, rehabilitation, and infill development.

Section 207. Grants for Planning and Implementation Associated with Affordable Housing

- This section establishes a competitive grant program under HUD to support regional planning and implementation of affordable housing activities.

Section 208. Innovation Fund

- This section authorizes a $200 million annual competitive grant program for five years for communities to improve community infrastructure, build housing, and supplement water and sewer grants. The program sunsets after seven years.

Section 209. Accelerating Home Building Act

- This section establishes a grant program under HUD to assist communities to create pre-approved housing designs, or pattern books, to help streamline and expedite local construction and build more homes.

Section 210. Revitalizing Empty Structures into Desirable Environments (RESIDE) Act

- This section creates a pilot grant program to help local governments convert vacant commercial or industrial buildings into affordable housing when appropriations for the HOME program exceed $1.35 billion, prioritizing economically distressed areas and Opportunity Zones.

Section 211. Housing Affordability Act

- This provision would authorize HUD to increase the multifamily loan limits to better match housing market costs and increase affordability. This section also requires the Federal Housing Administration (FHA) to study and report on the authority of the FHA Commissioner to increase loan limits and the impacts of the loan limit increases.

Section 212. Rental Assistance Demonstration Program

- This section would codify the Rental Assistance Demonstration (RAD) program, increase the cap by 100,000 units, and require that such properties be used only for affordable housing purposes. This section also codifies tenant protections.

Section 213. Build Now Act

- This section would incentivize housing production by increasing or decreasing the Community Development Block Grant (CDBG) funding based on housing supply growth in that community and includes protections for disaster-hit areas for three years.

Title III – Manufactured Housing for America

Section 301. Housing Supply Expansion Act

- This section would amend the federal definition of "manufactured home" to include housing built with or without a permanent chassis to lower construction costs of manufactured homes. This section also ensures that no energy efficiency standards for manufactured housing take legal effect until adopted by HUD and requires HUD to adopt and update minimum standards.

Section 302. Modular Housing Production Act

- This section requires HUD to conduct a review of FHA's construction financing programs to identify barriers for modular housing developers and administrative opportunities to reduce any barriers.

Section 303. Property Improvement and Manufactured Housing Loan Modernization Act

- This section increases loan limits of FHA-insured manufactured housing loans, adds the construction of accessory dwelling units (ADUs) as an acceptable use for financing, and directs HUD to study the cost effectiveness and long-term value of supporting factory-built housing.

Section 304. PRICE Act

- This section authorizes for seven years HUD's Preservation and Reinvestment Initiative for Community Enhancement (PRICE) program, which provides grants to manufactured housing communities to preserve affordability, address critical infrastructure needs and create new homeownership opportunities.

Title IV – Accessing the American Dream

Section 401. Creating Incentives for Small Dollar Loan Originators

- This section requires the Consumer Financial Protection Bureau (CFPB) to submit a report to Congress regarding loan originator compensation practices, including those by community development financial institutions (CDFIs), to determine ways to expand the availability of small-dollar mortgage loans.

Section 402. Small Dollar Mortgage Points and Fees

- This section requires the CFPB and the Federal Housing Finance Agency (FHFA) to evaluate the impact of existing regulations that limit points and fees that lenders can charge on qualified mortgage (QM) loans.

Section 403. Appraisal Industry Improvement Act

- This section reforms appraisal licensing and training, strengthens standards for FHA-approved appraisers, adds flexibility for trainee appraisers, and authorizes grants to support appraisal workforce development. This section also allows state appraiser certifying and licensing agencies and post-secondary institutions to access workforce and training grants.

Section 404. Helping More Families Save Act

- This section establishes a pilot program under HUD's Family Self-Sufficiency (FSS) program that provides escrow accounts for up to $5,000 to families living in public housing or receiving rental assistance. This pilot would allow households to opt-out at any time.

Section 405. Choice in Affordable Housing Act

- This section reduces HUD inspection delays by allowing units that are financed through other federal housing programs to automatically satisfy voucher requirements if inspected within the past 12 months. It would also allow new landlords to request pre-inspections to increase access to housing for voucher holders and encourage landlord participation.

Title V – Program Reform

Section 501. HOME Investment Partnerships Reauthorization and Reform Act

- This section reforms and reauthorizes the HOME Investment Partnerships Program, which is the largest federal block grant to state and local governments designed exclusively to create and preserve affordable housing for low-income households. It would improve program administration and facilitate the construction of more affordable homes. This section also directs HUD to update its guidance related to HOME and compliance with the Build America Buy America Act.

Section 502. Rural Housing Service Reform Act

- This section makes several reforms to the existing Rural Housing Service (RHS), including permanently decoupling USDA's Section 521 Rental Assistance (RA) from maturing Section 515 mortgage loans, which will allow USDA to renew RA contracts, keep rural residents stably housed, and maintain tenant protections and housing affordability.

Section 503. Incentivizing Local Solutions to Homelessness

- This section allows states and localities that receive Emergency Solutions Grant funding to request a waiver of the statutory 60% spending cap on emergency shelter beds and street outreach.

Section 504. Reforming Disaster Recovery Act

- This section authorizes for three years and reforms the Community Development Block Grant-Disaster Recovery (CDBG-DR) program, which provides flexible funding primarily for low-and moderate-income communities recovering from major disasters.

Section 505. New Moving to Work Cohort

- This section adds up to 25 additional public housing authorities (PHA) to the Moving To Work (MTW) program. This section prohibits new MTW PHAs from imposing work requirements and time limits, implementing certain rent increases, and waiving safe harbor protections that limit the impact of harmful

policy waivers. It also requires HUD to conduct ongoing and publicly available assessments of all new and existing MTWs, evaluate the effectiveness of MTW policies, and provide additional oversight.

Title VI – Veterans and Housing

Section 601. Military Service Question

- This section requires Fannie Mae and Freddie Mac to add a disclosure to the Uniform Residential Loan Application to ensure veterans are made aware of their home loan benefits through the Department of Veteran Affairs (VA), which may provide a more affordable lending option.

Section 602. Housing Unhoused Disabled Veterans Act

- This section permanently excludes veterans' disability compensation from annual income calculations under the HUD-VASH program to help more veterans experiencing homelessness access housing.

Section 603. Veterans Affairs Loan Informed Disclosure (VALID) Act

- This section improves transparency for veteran homebuyers by requiring FHA mortgage disclosures to include cost comparison information. It also addresses potential liability concerns by allowing applicants to self-identify their military service status.

Title VII – Oversight and Accountability

Sec. 701. Requiring Annual Testimony and Oversight from Housing Regulators

- This section requires annual testimony from the head of HUD relating to the status of federal housing programs and other issues.

Sec. 702. FHA Reporting Requirements on Safety and Soundness

- This section requires HUD to report monthly to Congress on the Mutual Mortgage Insurance Fund capital ratio and notify Congress when it falls below statutorily required levels.

Sec. 703. United States Interagency Council on Homelessness (USICH) Oversight

- This section requires USICH to submit an annual report to the President and Congress on the status of the Strategic Plan to End Homelessness and testify annually at the discretion of Congress.

Sec. 704. Appraisal Modernization Act

- This section requires mortgage lenders to maintain procedures to allow consumer-initiated requests for second appraisals, or reconsiderations of value, when they believe there may be an issue with their appraised home value. It would also require GAO to issue a report to Congress on the feasibility of a publicly available appraisal database.

Title VIII – Accountability, Coordination, Studies, and Reporting

Section 801. HUD-USDA-VA Interagency Coordination Act.

- This section directs HUD, U.S. Department of Agriculture (USDA), and the VA to identify areas for collaboration to streamline and improve housing program implementation.

Sec. 802. Streamlining Rural Housing Act

- This section directs HUD and USDA to coordinate on joint environmental reviews for housing projects funded by both agencies.

Sec. 803. Improving Self-Sufficiency of Families in HUD-Subsidized Housing

- This section directs HUD to conduct a study on the implementation of work requirements by public housing authorities (PHAs) with an assessment of the challenges and benefits of work requirements on PHAs and families, including the effects on homelessness, poverty, asset building, job attainment, and PHA administrative capacity.

Sec. 804. GAO Studies

- This section directs GAO to study how to develop new workforce housing; how to remove barriers and improve housing for elderly and disabled residents; identify and report on housing located near Environmental Protection Agency–designated Superfund sites; and increase awareness of available heirs property resolution tools and make recommendations on how to assist families of heirs properties.

Sec. 805. Improving Public Housing Agency Accountability

- This section requires certain PHAs to notify HUD regarding the status of their work, publicly disclose information regarding contracts entered into, and require the HUD Inspector General to analyze their physical housing conditions, compliance and actions, including those taken by their appointed receiver or Federal monitor and related private sector housing development partners.

Title IX – Strengthening Community Banks' Role in Housing

Section 901. Community Bank Deposit Access

- This section lowers funding costs and enhances lending capacity through a custodial deposit exemption from brokered deposit restrictions for eligible community banks with less than $10 billion in assets.

Sec. 902. Keeping Deposits Local

- This section expands banks' ability to provide deposit insurance above the $250,000 Federal Deposit Insurance Corporation (FDIC) limit when distributing excess amounts across the reciprocal deposit network by providing a tiered system of additional reciprocal deposit capacity. This section effectively

increases the maximum reciprocal deposit exemption from $5 billion up to $30 billion per qualifying agent bank.

Sec. 903. Tailored Regulatory Updates for Supervisory Testing

- This section increases 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.

Sec. 904. Credit Union Board Modernization

- This section would reduce certain board meeting requirements for well-managed credit unions, aligning Federal standards with similar credit union board requirements for many states.

Sec. 905. Systemic Risk Authority Transparency

- This section requires GAO and banking regulators to issue reports if regulators invoke the systemic risk exception again, as they did to manage the failures of Silicon Valley Bank and Signature Bank in 2023. These reports would help identify any management, supervisory, or regulatory shortcomings that caused the failure.

Sec. 906. Advancing the Mentor-Protégé Program for Small Financial Institutions

- This section codifies the Treasury Department's program to encourage partnerships and allow big banks to serve as mentors to community financial institutions, including CDFIs, minority depository institutions (MDIs), and rural depository institutions.

Sec. 907. American Access to Banking

- This section promotes the formation of new community banks and credit unions (known as *de novo* depository institutions), including new CDFIs, MDIs, and rural institutions, to expand financial access in underserved communities. Among other reforms, Federal prudential regulators would be required to streamline application processes, minimize duplicative data requests, and review capital-raising challenges that *de novos* face.

Sec. 908. Promoting New Bank Formation

- This section creates a pilot program where bank regulators could phase in capital requirements and expedite consideration of business plan changes for *de novo* banks with less than $10 billion in assets. The pilot program would sunset two years after the last *de novo* bank is chartered by December 31, 2028, requires several reports to Congress on how reforms could further support the formation of new banks.

Sec. 909. Rural Depositories Revitalization Study.

- This section requires Federal regulators to study ways for policymakers to better support a variety of rural depository institutions, including those that are CDFIs and MDIs, as well as the formation of new rural depository institutions.

Title X—Homeownership for Main Street America

Section 1001. Homes Are for People, Not Corporations

- This section prohibits large institutional investors that own more than 350 single-family homes from purchasing additional single-family homes while allowing for certain exempted purchases, including "build-to-rent" properties.
- This section creates a renter resource center, including a national hotline and public website, for reporting, monitoring, and resolving renter disputes with institutional investor landlords, establishes procedures for timely responses by regulators and institutional investor landlords, and connects renters with State authorities. This section requires annual Congressional reports on such reported renter disputes and annual notifications to HUD by institutional investor landlords about the number and location of their properties.
- Treasury is authorized to issue rules to minimize market disruption and mitigate negative impacts on consumers and communities, such as ensuring: 1) there is no impact on military, student, disability, or LIHTC-supported housing; 2) nonprofits and community land trusts are excluded from the definition of large institutional investors; 3) large institutional investors are prohibited from purchasing properties with land contracts; and 4) large institutional investors may only purchase federally-backed foreclosed properties after a First Look period is provided to individuals and approved nonprofits.

Title XI— Central Bank Digital Currency

Section 1101. Central Bank Digital Currency

- This section creates a statutory definition of central bank digital currencies (CBDCs) that are focused on a limited subset of CBDCs, specifically retail CBDCs that are broadly available to the general public and are issued on a cryptographically secured distributed ledger. This section temporarily prohibits the Federal Reserve from issuing such statutory CBDCs with a sunset of December 31, 2030 and includes a rule of construction clarifying that new legislation would be needed for the Fed to issue statutory CBDCs before the prohibition expires in 2030.

Title XII— Miscellaneous

Section 1201. Severability.

- This section provides a severability clause for the legislation.

Section 1202. No Additional Funds Authorized.

- This section ensures that certain legislative requirements are met.

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