

MEMORANDUM

TO: Members of the Committee on Financial Services

FROM: Committee Majority Staff

DATE: July 3, 2025

SUBJECT: July 9, 2025, Subcommittee on Housing and Insurance Hearing: “HOME 2.0: Modern Solutions to the Housing Shortage”

On Wednesday July 9, 2025, at 2:00 p.m., the Subcommittee on Housing and Insurance will hold a hearing in Room 2128 of the Rayburn House Office Building titled “HOME 2.0: Modern Solutions to the Housing Shortage.” The following witnesses will testify:

- **Ms. Alison George**, Director, Colorado Division of Housing, Department of Local Affairs, on behalf of the Council of State Community Development Agencies (COSCDA) as Board President
- **Mr. Eric Oberdorfer**, Director of Policy and Legislative Affairs, National Association of Housing and Redevelopment Officials (NAHRO)
- **Mr. Jonathan Reckford**, Chief Executive Officer, Habitat for Humanity International
- **Ms. Tiffany Bohee**, President, Mercy Housing California

The HOME Investment Partnerships (HOME) Program, originally authorized under the *Cranston-Gonzalez National Affordable Housing Act of 1990*, is the federal government’s largest block grant program dedicated to creating affordable housing for low-income Americans.¹ The program, administered by the Department of Housing and Urban Development (HUD), provides formula-based funding to states and localities to build, rehabilitate, or preserve affordable rental and ownership housing. Since its creation, the program has been reauthorized only once, in the *Housing and Community Development Act of 1992*.²

Since its last reauthorization over three decades ago, the HOME Program’s efficacy has eroded as it has failed to keep pace with our current housing realities. As a result, the HOME Program’s ability to spur the development of critically new housing units has diminished. Additionally, several stakeholders, including local governments and housing developers, have cited regulatory inefficiencies in the use of HOME Program dollars that lead to delayed projects and poor outcomes in many jurisdictions. This hearing, as part of a collaborative effort by Housing and Insurance Subcommittee Chairman Mike Flood and Ranking Member Emanuel Cleaver, will explore bipartisan proposals to modernize the HOME Program to ensure it works more effectively for communities, developers, and taxpayers.

¹ *HOME Overview - HUD Exchange*, <https://www.hudexchange.info/programs/home/home-overview/> (last visited Jun. 25, 2025).

² Pub. L. No. 102-550 (1992).

Legislation Noticed

H.R. _____, *the Home Reform Act of 2025*: This discussion draft modernizes the HOME Program for our housing needs of today by easing the regulatory burden placed on HOME Program-funded projects by other federal mandates. It would also increase the participation in the program through higher individual income thresholds and updated definitions for eligible affordable single and multifamily housing projects. The discussion draft would also increase the amount of time communities have to commit HOME Project funds before they expire and allow communities greater flexibility as they can use funds for directly related infrastructure purposes.