

December 15, 2025

The Honorable French Hill
Chairman
Financial Services Committee
U.S. House of Representatives
Washington, D.C. 20515

The Honorable Maxine Waters
Ranking Member
Financial Services Committee
U.S. House of Representatives
Washington, D.C. 20515

Dear Chairman Hill and Ranking Member Waters:

I am writing on behalf of the National Housing Conference (NHC) to express our support for the House Financial Services Committee's *Housing for the 21st Century Act*. We applaud your leadership, as well as the contributions of Housing and Insurance Subcommittee Chairman Mike Flood (R-NE) and Ranking Member Emanuel Cleaver (D-MO), in advancing this comprehensive, bipartisan housing and community development legislation.

The housing shortage did not happen overnight. We got into this crisis one unit at a time, and we will get out of it the same way: one unit at a time, through a range of coordinated strategies that expand supply, reduce costs, and improve access to affordable homes. There is no magic wand to fix this crisis, but the *Housing for the 21st Century Act* is an important step forward. By modernizing outdated housing programs, reducing unnecessary barriers to development, and increasing flexibility for local communities, the *Housing for the 21st Century Act* helps create the conditions needed to build and preserve more affordable homes across America. The bill also appropriately emphasizes transparency, consumer protections, and accountability.

In particular, NHC is pleased that the *Housing for the 21st Century Act* includes the following provisions:

- The HOME Reform Act to modernize the U.S. Department of Housing and Urban Development (HUD)'s HOME Investment Partnerships Program by expanding income-based eligibility, increasing flexibility for local participating jurisdictions, and streamlining requirements including environmental review for certain small-scale projects.
- The Identifying Regulatory Barriers to Housing Supply (IRBHS) Act, which requires localities receiving Community Development Block Grant (CDBG) funding to prepare and submit a plan for tracking and addressing any local policies that act as barriers to housing affordability and availability, including overly burdensome zoning, permitting, land-use, and other policies.
- The Community Investment and Prosperity Act to increase the Public Welfare Investment (PWI) cap to allow national banks and state member banks to increase their investments in projects that benefit the public good from 15 percent to 20 percent of their capital and surplus, which would have a significant impact on affordable housing investment.
- The Housing Supply Frameworks Act, which would direct HUD to publish guidelines for states and localities on best practices for zoning and land-use policies to help spur local development and construction.
- Foreclosure mitigation counseling provisions that provide for the Mutual Mortgage Insurance Fund to pay the fair-market cost of counseling for Federal Housing Administration Title II and Section 184 or 184a (Indian and Native Hawaiian Home Loan Guarantee programs) borrowers who are 30 days or more delinquent.
- Provisions that expand manufactured housing, including expanding the federal definition of a manufactured home to include those built with or without a permanent chassis,

updating standards and certifications to ensure manufactured homes without a chassis are treated the same as traditional HUD-code homes for financing, sale, installation, and title purposes, and making HUD the primary federal authority for approving the construction and safety standards for manufactured homes.

Every community is affected by the housing affordability crisis, regardless of politics or geography. NHC's report, "Priced Out: When a Good Job Isn't Enough,"¹ shows that middle-class Americans are facing a housing affordability crisis once assumed to be a concern only for low-income households. With the median U.S. household income now enough to buy a home in only 128 MSAs (down from 287 in 2019), the American Dream of homeownership is slipping away. Without significant policy action to expand supply and stabilize costs, affordability pressures will continue to deepen, displacing workers and constraining economic opportunity.

Addressing the shortage of affordable housing will require sustained bipartisan action. We are grateful to the House Financial Services Committee for prioritizing housing and considering the *Housing for the 21st Century Act*. We urge the members of the Committee to support the legislation and advance it to the floor. NHC looks forward to working with Congress to advance bipartisan housing legislation and help ensure it moves forward with the broadest possible support.

Sincerely,



David M. Dworkin
President and CEO

About the National Housing Conference

The National Housing Conference has been defending the American Home since 1931. NHC is a diverse continuum of affordable housing stakeholders that convene and collaborate through dialogue, advocacy, research, and education, to develop equitable solutions that serve our common interest – an America where everyone is able to live in a quality, affordable home in a thriving community. Politically diverse and nonpartisan, NHC is a 501(c)3 nonprofit organization.

¹ National Housing Conference, *Priced Out: When a Good Job Isn't Enough* (September 2025), <https://nhc.org/priced-out-when-a-good-job-isnt-enough/>