



U.S. HOUSE COMMITTEE ON FINANCIAL SERVICES
– RANKING MEMBER MAXINE WATERS –
FACT SHEET
H.R. 6644, THE “HOUSING FOR THE 21ST CENTURY ACT”

H.R. 6644, the “Housing for the 21st Century Act”, introduced by Ranking Member Waters, Chairman Hill, and Representatives Cleaver and Flood, passed out of the House Financial Services Committee on December 17, 2025 with overwhelming bipartisan support. It updates and improves existing federal housing programs by expanding local development opportunities and modernizing existing housing programs across America. The bill on the floor also includes several provisions to help community financial institutions – including community banks, credit unions, community development financial institutions (CDFIs) and minority depository institutions (MDIs) – grow to better meet the housing needs of their communities.

The bill includes key housing provisions that House Democrats secured to broaden access to homeownership, including by expanding manufactured housing and small-dollar mortgages, protecting borrowers and families in federally subsidized housing, enhancing federal oversight of housing providers, and encouraging the development of affordable homes in all communities. Below is a summary of the provisions in the bill led by Committee Democrats:

1. **H.R. 5907**, the “*Accelerating Home Building Act*” or **Section 102**, introduced by **Congresswoman Janelle Bynum (OR-05)**, which would establish a pilot grant program within the Department of Housing and Urban Development (HUD) to fund the creation of pattern books, or pre-approved, standardized housing plans and designs for local governments to speed up the permitting and home building process and lower costs for homebuyers;
2. **H.R. 6345**, the “*Point-Access Housing Guidelines Act*” or **Section 103**, introduced by **Congressman Ritchie Torres (NY-15)**, which would require HUD to issue best practices and technical guidance to allow for the greater use of permitting of 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;
3. **H.R. 4810**, the “*Better Use of Intergovernmental and Local Development (BUILD) Housing Act*” or **Section 104(b)**, introduced by **Congressman Sam Liccardo (CA-16)**, which would streamline the National Environmental Policy Act (NEPA) review process for certain housing projects and services funded by HUD to increase housing development;
4. **H.R. 6327**, the “*Rural Housing Regulatory Relief*” or **Section 105(b)**, introduced by **Congressmen Vicente Gonzalez (TX-34) and Eugene Vindman (VA-7)**, which would exempt certain rural housing construction or modification projects on existing infill sites from NEPA requirements;

5. [H.R. 5798](#), the “*HOME Reform Act of 2025*” introduced by **Congressmen Emanuel Cleaver (D-MO)** and **Mike Flood (R-NE)**, or **part of Section 201**, which would overhaul HUD’s 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. The provision would streamline regulations to strengthen public-private partnerships and encourage the construction of more housing and rental properties to reduce housing costs;
6. [H.R. 2031](#), the “*HOME Investment Partnerships Reauthorization and Improvement Act*, a **part of which is in Section 201**, introduced by **Congresswoman Joyce Beatty (OH-3)** which would make additional key improvements to the HOME program, including recognizing community land trust as eligible recipients of HOME funds, ease compliance for small properties, and improve the efficiency of program funding;
7. [H.R. 7344](#), the “*Affordable Housing Supply Chain Clarity Act*”, or **Section 201(l)**, introduced by **Congresswoman Sylvia Garcia (TX-29)**, which 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;
8. [H.R. 5077](#), the “*Strengthening Housing Supply Act*”, or **Section 202(b)**, introduced by **Ranking Member Maxine Waters (CA-43)**, which would provide greater flexibility to states and local governments by authorizing the use of Community Development Block Grants (CDBG) funds for the development of affordable housing and would establish a maximum limit for affordable rents;
9. [H.R. 6773](#), the “*Databases of Publicly Owned Land Act*”, or **Section 202(c)**, introduced by **Ranking Member Maxine Waters (CA-43)**, which would require communities receiving CDBG funds to develop and maintain a publicly available database to identify parcels of undeveloped, publicly owned land to aid housing developers;
10. [H.R. 6768](#), the “*Housing Our Communities Act*”, or **Section 203**, introduced by **Congresswoman Rashida Tlaib (MI-12)**, which would establish a competitive HUD grant pilot program to support regional planning and implementation of affordable housing activities. The provision would support states, cities, and counties and regional planning agencies to strengthen affordable housing plans, update zoning codes, increase inspection capacity, reduce barriers to housing supply, and better coordinate housing with transportation and community development goals;
11. [H.R. 1981](#), the “*Choice in Affordable Housing Act*”, or **Section 205**, introduced by **Congressman Emanuel Cleaver (MO-5)**, which would make several improvements to streamline the Housing Choice Voucher (HCV) program including reducing HUD inspection delays, allowing new landlords to request pre-inspections to increase access to housing for voucher holders, and encouraging landlord participation;

12. **H.R. 6774**, the “*FHA Small Dollar Mortgages Act*”, or **Section 302**, introduced by **Ranking Member Maxine Waters (CA-43)**, which would require Federal Housing Administration (FHA) to establish a pilot program to increase access to small-dollar mortgages under \$100,000 by providing grants to interested homebuyers, incentives to lenders, and outreach to promote the program;
13. **H.R. 965**, the “*Housing Unhoused Disabled Veterans Act*”, or **Section 401**, introduced by **Congressman Brad Sherman (CA-32)**, which would help more veterans experiencing homelessness access housing by permanently excluding veterans’ disability payments from annual income calculations under the HUD-Veterans Affairs Supportive Housing (HUD-VASH) Program;
14. **H.R. 4385**, the “*Helping More Families Save Act*”, or **Section 404**, introduced by **Congressman Ritchie Torres (NY-15)**, which would establish a pilot program under HUD’s Family Self-Sufficiency (FSS) initiative to enroll up to 5,000 families living in public housing or receiving rental assistance in an escrow savings program which would deposit increases in rent due to income growth into an interest-bearing account on their behalf. Households would be able to opt-out at any time;
15. **H.R. 6726**, the “*Reforms to Housing Counseling and Financial Literacy Program Act*”, or **Section 405**, introduced by **Congressman David Scott (GA-13)**, which would enhance the quality, accountability and effectiveness of housing counseling services by providing HUD with more oversight authority and provide funding for HUD-approved housing counseling of delinquent borrowers with certain federally insured or guaranteed mortgages;
16. **H.R. 5889**, the “*Eviction Helpline Act*”, or **Section 406**, introduced by **Congresswoman Ayanna Pressley (MA-7)**, which would require the HUD Secretary to establish and promote a national eviction hotline to support tenants of federally assisted rental dwelling units to access eviction-related assistance;
17. **H.R. 638**, the “*Housing Temperature Safety Act*”, or **Section 407**, introduced by **Congressman Ritchie Torres (NY-15)**, which 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;
18. **Section 408(c)**, which would require the Government Accountability Office (GAO) to study and report on key provisions included in **H.R. 1640**, the “*HEIRS Act*”, introduced by **Congresswoman Nikema Williams (GA-5)** including examining and defining residential heirs property, reviewing related model state law, identifying available resources for impacted owners and heirs, and offering recommendations to reduce the number of residential heirs properties;
19. **H.R. 6344**, the “*CAT Act*”, introduced by **Congressman Ritchie Torres (NY-15)**, which is incorporated in part of **Section 502** and 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

20. [H.R. 6825](#), introduced by **Congresswoman Nydia Velazquez (NY-7)**, which is also part of **Section 502** and would 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.

Additionally, H.R. 6644 includes housing bills that House Democrats co-led, including:

21. [H.R. 2840](#), the “*Housing Supply Frameworks Act*,” or **Section 101**, co-led by **Congresswoman Brittany Pettersen (CO-7)**, which 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;

22. [H.R. 4660](#), the “*Unlocking Housing Supply Through Streamlined and Modernized Reviews Act*”, or **Section 104(a)**, co-led by **Congressman Sam Liccardo (CA-16)**, which would streamline the National Environmental Policy Act (NEPA) by excluding housing-related activities such as small-scale construction, rehabilitation, and infill development;

23. [H.R. 4989](#), the “*Streamlining Rural Housing Act*”, or **Section 105(a)**, co-led by **Congresswoman Brittany Pettersen (CO-7)**, which would direct HUD and USDA to coordinate on joint environmental reviews for housing projects funded by both agencies;

24. [H.R. 6132](#), the “*Housing Affordability Act*”, or **Section 106**, co-led by **Congressman Ritchie Torres (NY-15)**, which would update the statutory maximum loan limits for FHA mortgage insurance for residential multifamily construction to reflect current costs and provide for the use of an inflation adjustment formula that aligns with housing construction costs for setting those limits moving forward;

25. [H.R. 4659](#), the “*Identifying Regulatory Barriers to Housing Supply Act*,” or **Section 202(a)**, co-led by **Congresswoman Brittany Pettersen (CO-7)**, which 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;

26. **Section 204**, which includes four provisions from [H.R. 4957](#), the “*Rural Housing Service Reform Act*”, co-led by **Congressman Emanuel Cleaver (MO-5)**, which would expand the eligibility of USDA’s Section 504(a) Home Repair Program to include low-income homeowners to allow more funds to be used and would raise the current cap of loans secured by only a promissory note. It would also require Rural Housing Services (RHS) to annually report on the health of its programs, report on how to shorten the application processing times for its Section 502 and 504 programs, and require GAO to report on the status of the use of technology at RHS;

27. [H.R. 6293](#), the “*Housing Supply Expansion Act*”, or **Section 301(a-f)**, co-led by **Congressmen Emanuel Cleaver (MO-5), Scott Peters (CA-50), and Luis Correa (CA-46)**, which would amend the federal definition of “manufactured home” to allow housing built with or without a permanent chassis. It

would also require updated standards and state certifications so manufactured homes without a chassis are treated on par with traditional HUD-code homes for financing, sale, installation and title;

28. **H.R. 5263**, or **Section 301(g)**, co-led by **Congressman Emanuel Cleaver (MO-5)** which 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;
29. **H.R. 5913**, the “*Community Investment and Prosperity Act*”, or **Section 303**, co-led by **Congresswoman Joyce Beatty (OH-3)**, which would increase the public welfare investment cap for the Office of the Comptroller of the Currency (OCC) and the Federal Reserve from 15% to 20% enhancing the capacity of banks to make investments in affordable housing and would require the OCC and Federal Reserve to study and publish routine reports on how these investments are made and used to support communities;
30. **H.R. 2362**, the “*VA Home Loan Awareness Act*”, or **Section 402**, co-led by **Representatives Al Green (TX-9), Brittany Pettersen (CO-7), Joyce Beatty (OH-3), Josh Gottheimer (NJ-5), Josh Harder (CA-9), and Deborah K. Ross (NC-2)**, which would require the Uniform Residential Loan Application used by most mortgage lenders to include a disclosure informing military veterans that they may be eligible for a Department of Veteran Affairs (VA) home loan;
31. **H.R. 5429**, the “*HUD-USDA-VA Interagency Coordination Act*”, or **Section 403**, co-led by **Congresswoman Joyce Beatty (OH-3)**, which would direct HUD, USDA, and VA to enter into a memorandum of understanding to strengthen interagency coordination regarding housing-related research, data, and market information; and
32. **H.R. 3774**, the “*HUD Accountability Act*”, or **Section 501**, co-led by **Congressman Emanuel Cleaver (MO-5)**, which would require the HUD Secretary to testify before Congress on an annual basis regarding the Department’s operations, oversight activities, and program performance.

In addition to housing provisions, H.R. 6644 also includes 12 provisions relating to supporting community financial institutions that help meet the housing needs for their local communities. Provisions led by Committee Democrats include:

1. **H.R. 975**, the “*Credit Union Board Modernization Act*,” or Section 605, introduced by **Congressman Juan Vargas**, 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;
2. **H.R. 3716**, the “*Systemic Risk Authority Transparency Act*,” or Section 606, introduced by **Congressman Al Green**, 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;

3. [H.R. 3709](#), “*Advancing the Mentor-Protégé Program for Small Financial Institutions Act*,” or Section 609, introduced by **Congresswoman Joyce Beatty**, 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;
4. [H.R. 6556](#), the “*Failing Bank Acquisition Fairness Act*,” or Section 608, introduced by **Congressman Stephen Lynch**, 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; and
5. [H.R. 4544](#), the “*American Access to Banking Act*,” or Section 610, introduced by **Ranking Member Waters**, would promote 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. Federal banking and credit union agencies would be required to streamline application processes, minimize duplicative data requests, and review capital-raising challenges *de novos* 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 *de novo* firms.

Additionally, community financial institution bills that Congressional Democrats co-led include:

6. [H.R. 3234](#), the “*Keeping Deposits Local Act*,” or Section 602, **co-led by Congresswoman Joyce Beatty**, 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 [deposit insurance reforms proposed by Ranking Member Waters](#) 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;
7. [H.R. 6547](#), the “*Least Cost Exception Act*,” or Section 607, introduced by **co-led by Congressman Bill Foster**, 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 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;

8. **H.R. 4437**, the **Supervisory Modifications for Appropriate Risk-Based Testing (SMART) Act**, or Section 603, **co-led by Congressman Bill Foster**, 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 Waters** that would further ensure well-experienced examiners lead these exams and requirements to improve communication between examiners and regulated entities; and
9. **H.R. 4478**, the **Tailored Regulatory Updates for Supervisory Testing (TRUST) Act**, or Section 604, **co-led by Congressman Ritchie Torres**, 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.