



TEAM: COMMUNITY RESOURCES

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SUBJECT: HOUSING FOR THE 21ST CENTURY ACT (H.R. 6644) AND ROAD TO HOUSING ACT (S. 2651) FINAL BILL COMPROMISE

REQUESTED ACTION:

- Retain key provisions from H.R. 6644 and S. 2651 in the final compromise bill to reform programs, streamline environmental reviews, and allow needed program flexibility.
- Include provisions of the proposed H.R. 7062 Build Hubs Act into H.R. 6644 final compromise bill to produce 100,000 housing units near transit with underutilized existing lending authority.

HOW THIS SUPPORTS BUSINESSES:

The Capital Region faces intensifying housing shortages, infrastructure strain, and climate impacts that threaten long-term economic competitiveness. Congress should finalize and enact the Housing for the 21st Century Act (H.R. 6644) and the Road to Housing Act (S. 2651) to align federal investment, streamline permitting, and provide funding certainty. These reforms treat infrastructure as the backbone of regional growth and position the Capital Region as a national model for connected, competitive communities.

Enacting H.R. 6644 Sec. 201 (Rental Assistance Demonstration) and S. 2651 Sec. 505 (Reducing Homelessness through Program Reform Act) will preserve affordable housing, stabilize local markets, and strengthen workforce reliability—core drivers of business growth. Retaining key housing stabilization components reduces displacement and market volatility, supporting employers who depend on a stable labor force.¹



The H.R. 6644 Sec. 201 (HOME Reform) will streamline permitting, reduce duplicative National Environmental Policy Act (NEPA) reviews, and accelerate housing and infrastructure delivery. The Choice in Affordable Housing provisions under H.R. 6644 Sec. 205 will improve Housing Choice Voucher (HCV) efficiency and landlord participation, reducing vacancy timelines and increasing predictability for property owners.² At the same time, S. 2651 Sec. 209 (Innovation Fund) and S. 2651 Sec. 501 (Reforming Disaster Recovery Act) provide critical infrastructure and disaster recovery investments that accelerate housing production and protect communities from recurring climate disruptions.³ Further, S. 2651 Sec. 409 (Demonstration Authority) supports coordinated infrastructure and service delivery that will reduce strain on emergency and healthcare systems.⁴

Incorporating H.R. 7062 (Build Hubs Act) into the final version of H.R. 6644 would leverage billions of underutilized federal lending authority to catalyze thousands of new transit-oriented housing developments, drive federal and private co-investment, and create high-wage jobs that connect urban, suburban, and rural economies.⁵

HOW THIS SUPPORTS RESIDENTS OF OUR REGION:

For residents, federal housing and infrastructure reform is essential to affordability, safety, and opportunity. Preserving affordable housing and modernizing homelessness response systems prevents displacement, expands access to stable homes, and ensures vulnerable residents are not left behind in a tightening housing market.

Streamlining housing development and improving voucher program efficiency will help families secure housing more quickly and reduce unnecessary delays. Investments in infrastructure and coordinated healthcare services strengthen outcomes for individuals experiencing homelessness, reduce repeat emergency calls, and improve overall system effectiveness.

Finally, long-term disaster recovery funding and transit-oriented development strategies enhance flood resilience, protect housing as critical infrastructure, and improve regional connectivity. By accelerating broadband, water, energy, housing, and transportation projects, these reforms lower household costs, expand access to jobs and services, and ensure the Capital Region remains resilient, inclusive, and economically competitive for current and future generations.



APPENDIX:

1. Sandra Larson. December 10, 2025. "What We Can Learn From Cambridge's Public Housing Overhaul". Retrieved from https://shelterforce.org/2025/12/10/what-we-can-learn-from-cambridges-publichousingoverhaul/?utm_source=weekly&utm_medium=email&utm_campaign=12152025&utm_id=newsletter.
2. Michael Stegman & Dennis Shea. March, 2024. "Reforming the Inspections Process, A Necessary Step for a Stronger Housing Choice Voucher Program". Retrieved from https://www.urban.org/sites/default/files/2024-03/Reforming_the_Inspections_Process.pdf.
3. South Sacramento County flooding along the Cosumnes River regularly impacts the communities of Galt, Wilton, and Herald, leaving residents stranded and isolating entire areas within the Cosumnes Community Services District's (CSD) jurisdiction. Funding is needed for both immediate emergency response capabilities and preventive infrastructure investments to improve regional connectivity and resilience during flood events.
4. Demonstration funding would enable the Cosumnes CSD's Mobile Integrated Health pilot program currently to better support homeless community members by connecting them with medical, mental health, and social services, while reducing the strain on emergency response systems.
5. Lawler, M. January 20, 2026. "Lawler Introduces Bicameral, Bipartisan Bill to Spur Housing Construction Near Transportation Hubs". Office of Congressman Mike Lawler. Retrieved from <https://lawler.house.gov/news/documentsingle.aspx?DocumentID=5347>

Bill Sections to Retain in the Final Version:

H.R. 6644

- **Sec. 201 (HOME Reform)**
- **Sec. 205 (Choice in Affordable Housing)**

S. 2651

- **Sec. 201 (Rental assistance demonstration)**
- **Sec. 505 (Reducing Homelessness through Program Reform Act)**
- **Sec. 405 (Choice in Affordable Housing)**
- **Sec. 209 (Innovation Fund)**
- **Sec. 409 (Demonstration Authority)**
- **Sec. 501 (Reforming Disaster Recovery Act)**

H.R. 7062

- **Build Housing, Unlock Benefits and Services Act (Build Hubs Act)**



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