

HR 6644

21st Century ROAD to Housing Act

Congress: 119 (2025–2027, Current)

Chamber: House

Policy Area: Housing and Community Development

Introduced: Dec 11, 2025

Current Status: Message on Senate action sent to the House.

Latest Action: Message on Senate action sent to the House. (Mar 16, 2026)

Official Text: <https://www.congress.gov/bill/119th-congress/house-bill/6644>

Sponsor

Name: Rep. Hill, J. French [R-AR-2]

Party: Republican • **State:** AR • **Chamber:** House

Cosponsors (31 total)

Cosponsor	Party / State	Role	Date Joined
Rep. Cleaver, Emanuel [D-MO-5]	D · MO		Dec 11, 2025
Rep. Flood, Mike [R-NE-1]	R · NE		Dec 11, 2025
Rep. Waters, Maxine [D-CA-43]	D · CA		Dec 11, 2025
Rep. Green, Al [D-TX-9]	D · TX		Dec 15, 2025
Rep. Beatty, Joyce [D-OH-3]	D · OH		Jan 15, 2026
Rep. Bynum, Janelle S. [D-OR-5]	D · OR		Jan 15, 2026
Rep. De La Cruz, Monica [R-TX-15]	R · TX		Jan 15, 2026
Rep. Downing, Troy [R-MT-2]	R · MT		Jan 15, 2026
Rep. Fields, Cleo [D-LA-6]	D · LA		Jan 15, 2026
Rep. Garbarino, Andrew R. [R-NY-2]	R · NY		Jan 15, 2026
Rep. Garcia, Sylvia R. [D-TX-29]	D · TX		Jan 15, 2026
Rep. Haridopolos, Mike [R-FL-8]	R · FL		Jan 15, 2026
Rep. Kim, Young [R-CA-40]	R · CA		Jan 15, 2026
Rep. Lawler, Michael [R-NY-17]	R · NY		Jan 15, 2026
Rep. Liccardo, Sam T. [D-CA-16]	D · CA		Jan 15, 2026
Rep. Meuser, Daniel [R-PA-9]	R · PA		Jan 15, 2026
Rep. Moore, Tim [R-NC-14]	R · NC		Jan 15, 2026
Rep. Moskowitz, Jared [D-FL-23]	D · FL		Jan 15, 2026
Rep. Nunn, Zachary [R-IA-3]	R · IA		Jan 15, 2026
Rep. Pettersen, Brittany [D-CO-7]	D · CO		Jan 15, 2026
Rep. Pressley, Ayanna [D-MA-7]	D · MA		Jan 15, 2026
Rep. Rose, John W. [R-TN-6]	R · TN		Jan 15, 2026
Rep. Salazar, Maria Elvira [R-FL-27]	R · FL		Jan 15, 2026
Rep. Scott, David [D-GA-13]	D · GA		Jan 15, 2026
Rep. Sessions, Pete [R-TX-17]	R · TX		Jan 15, 2026
Rep. Sherman, Brad [D-CA-32]	D · CA		Jan 15, 2026
Rep. Steil, Bryan [R-WI-1]	R · WI		Jan 15, 2026
Rep. Stutzman, Marlin A. [R-IN-3]	R · IN		Jan 15, 2026
Rep. Tlaib, Rashida [D-MI-12]	D · MI		Jan 15, 2026
Rep. Torres, Ritchie [D-NY-15]	D · NY		Jan 15, 2026
Rep. Velázquez, Nydia M. [D-NY-7]	D · NY		Jan 15, 2026

Committee Activity

Committee	Chamber	Activity	Date
Financial Services Committee	House	Referred To	Dec 11, 2025
Financial Services Committee	House	Markup By	Dec 17, 2025
Financial Services Committee	House	Reported By	Jan 15, 2026
Veterans' Affairs Committee	House	Referred To	Dec 11, 2025
Veterans' Affairs Committee	House	Discharged From	Jan 15, 2026

Subjects & Policy Tags

Policy Area:

Housing and Community Development

Related Bills

Bill	Relationship	Last Action
119 S 4020	Related bill	Mar 5, 2026: Read twice and referred to the Committee on Banking, Housing, and Urban Affairs.
119 HR 7108	Related bill	Jan 15, 2026: Referred to the House Committee on Financial Services.
119 HR 6772	Related bill	Dec 17, 2025: Referred to the House Committee on Financial Services.
119 HR 6774	Related bill	Dec 17, 2025: Referred to the House Committee on Financial Services.
119 HR 6825	Related bill	Dec 17, 2025: Referred to the House Committee on Financial Services.
119 HR 6768	Related bill	Dec 16, 2025: Referred to the House Committee on Financial Services.
119 HR 6726	Related bill	Dec 15, 2025: Referred to the House Committee on Financial Services.

Summary (as of Jan 15, 2026)

Housing for the 21st Century Act

This bill revises federal housing programs, including by expanding available financing for affordable housing and providing grants for planning and community development activities.

For example, the bill increases the statutory maximum loan limits for mortgage insurance programs administered by the Federal Housing Administration for multifamily homes and requires the use of a more specific inflation index for such loans.

The bill also increases the maximum eligible income for the Department of Housing and Urban Development's (HUD's) HOME Investment Partnerships Program (grants to states and localities to support housing for low-income households) and establishes a grant program to assist regional, state, and local entities with strategies to support affordable housing.

In addition, the bill

- exempts certain housing-related activities from the environmental review process, including certain construction, improvement, or rehabilitation of residential buildings;
- excludes veterans' disability benefits from being considered as income for purposes of determining eligibility for the Veterans Affairs Supportive Housing (VASH) program;
- establishes a pilot program to provide grants to public housing agencies (PHAs) and other owners of federally assisted housing to test the efficacy of temperature sensors to support compliance with temperature requirements;
- eliminates the requirement that manufactured homes must be constructed with a permanent chassis; and
- authorizes HUD to conduct performance reviews of organizations that provide housing counseling services.

The bill also expands oversight of HUD and PHAs, such as by requiring PHAs to post information about contracts on their websites.

For more information about this bill, see [CRS Report R48849](#).

- **Mar 11, 2026:** Cloture invoked in Senate by Yea-Nay Vote. 82 - 11. Record Vote Number: 52. (CR S1005)
- **Mar 11, 2026:** Considered by Senate. (consideration: CR S969, S1004-1005)
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- **Mar 10, 2026:** Motion by Senator Thune to commit to Senate Committee on Banking, Housing, and Urban Affairs with instructions to report back forthwith with the following amendment (SA 4313) fell when cloture was invoked on amendment SA 4308 in Senate.
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 - **Mar 4, 2026:** Motion to proceed to consideration of measure agreed to in Senate by Yea-Nay Vote. 90 - 8. Record Vote Number: 45. (CR S773)
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- **Jan 15, 2026:** Reported (Amended) by the Committee on Financial Services. H. Rept. 119-457, Part I.
- **Jan 15, 2026:** Reported (Amended) by the Committee on Financial Services. H. Rept. 119-457, Part I.
- **Jan 15, 2026:** Committee on Veterans' Affairs discharged.
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- **Jan 15, 2026:** Placed on the Union Calendar, Calendar No. 392.
- **Jan 15, 2026:** Reported (Amended) by the Committee on Financial Services. H. Rept. 119-457, Part I.
- **Jan 15, 2026:** Reported (Amended) by the Committee on Financial Services. H. Rept. 119-457, Part I.
- **Jan 15, 2026:** Committee on Veterans' Affairs discharged.

Dec 11, 2025: Introduced in House

- **Dec 11, 2025:** Referred to the Committee on Financial Services, and in addition to the Committee on Veterans' Affairs, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned.
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