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## **Senate Passes Comprehensive Bipartisan Affordable Housing Bill**

WASHINGTON – The U.S. Senate passed the [21st Century ROAD to Housing Act](#) today, a bipartisan housing bill that has provisions from a multitude of previously introduced affordable housing bills, including the Housing for the 21<sup>st</sup> Century Act that the U.S. House of Representatives passed a month ago as well as the ROAD to Housing Act that the Senate passed last October.

“The passage of bi-partisan housing bills in both chambers represents a significant acknowledgement that housing affordability is a major problem facing our country. Both the House and Senate bills attempt to reduce many of the regulatory barriers to affordable development,” said National Leased Housing Association (NLHA) Executive Director Denise Muha.

The bill includes such provisions as:

- Raising the cap on banks for public welfare investments
- Streamlining NEPA environmental reviews
- Updating and reauthorizing the HOME Investment Partnership Program
- Allowing new Housing Choice Voucher inspection flexibilities
- Eliminating the cap on the number of units that can be converted under the Rental Assistance Demonstration (RAD) program
- Decoupling USDA Section 521 Rental Assistance from maturing Section 515/514 multifamily mortgages (to preserve affordable housing)
- Authorizing a MTW expansion cohort
- Creating a pilot FSS program to help assisted renters grow their savings

NLHA continues to push for the U.S. Senate to enter conference negotiations with the House of Representatives on their version of H.R. 6644 to address problematic language that could stifle the provision of affordable single family rental homes as part of a Build to Rent (BTR) strategy. A conference is also needed to clean up verbiage for an increase in the Federal Housing Administration’s multifamily loan limits.

*Formed in 1972, the National Leased Housing Association (NLHA) is comprised of nearly 450 public and private sector providers of affordable rental housing. NLHA’s members are owners, developers, housing agencies, lenders, managers and consultants devoted to the development and preservation of quality rental housing across the nation.*