



UNITED STATES HOUSE COMMITTEE ON
FINANCIAL SERVICES
CHAIRMAN FRENCH HILL

The Housing for the 21st Century Act

The bipartisan Housing for the 21st Century Act, sponsored by full Committee Chairman French Hill (AR-02), Ranking Member Maxine Waters (CA-43), Subcommittee on Housing and Insurance Chairman Mike Flood (NE-01), and Subcommittee on Housing and Insurance Ranking Member Emanuel Cleaver (MO-05), streamlines housing development and affordability by updating outdated programs, removing unnecessary federal requirements, and increasing local flexibility.

Why Is the Housing for the 21st Century Act Needed?

- Housing production has not kept pace with increasing demand.
- The delta between supply and demand has resulted in affordability challenges for Americans looking to purchase a home.
- Cost inflation, regulatory delays, and outdated zoning constraints have contributed to the shortage and increased cost.

The Housing for the 21st Century Act Modernizes Standards to Boost Housing Production:

- Expands housing supply by modernizing and streamlining federal and local housing processes to reduce barriers to building homes.
- Improves federal housing programs through updated standards, better administration, and support for innovation in manufactured and factory-built housing.
- Strengthens local housing operations and community capacity to produce more affordable homes across both urban and rural areas.

The Housing for the 21st Century Act Strengthens Programs to Improve Housing Access:

- Enhances the usability of federal housing and community development programs to help communities more effectively address affordability challenges.
- Increases access to affordable homeownership by expanding financing pathways for manufactured homes and small-dollar mortgages.
- Improves coordination and oversight across federal housing agencies to boost program effectiveness.

The Housing for the 21st Century Act Supports Transparency and Consumer Protection:

- Increases clarity and consumer protections for homeowners, borrowers, and families navigating affordability pressures.
- Strengthens oversight to ensure housing providers and federal partners deliver safe, cost-effective, and accountable services.
- Enhances protections for veterans and vulnerable households while ensuring federal programs support stable, affordable housing.