NATIONAL LOW INCOME HOUSING COALITION

March 9, 2026

Senator Tim Scott
Chair, Senate Committee on Banking, Housing and Urban Affairs
534 Dirksen Senate Office Building
Washington, D.C., 20510

Senator Elizabeth Warren
Ranking Member, Senate Committee on Banking, Housing, and Urban Affairs
534 Dirksen Senate Office Building
Washington, D.C., 20510

To Chair Scott and Ranking Member Warren:

On behalf of the National Low Income Housing Coalition, I write to thank you for your leadership and offer NLIHC's endorsement of the "21st Century ROAD to Housing Act." If enacted into law, this bill would be the largest bipartisan housing supply bill in decades, helping streamline federal programs to ensure federal dollars reach communities more efficiently and effectively.

The National Low Income Housing Coalition (NLIHC) is dedicated to achieving racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice. NLIHC's members include residents of public and assisted housing, people experiencing homelessness and other low-income people in need of affordable homes, housing providers, homeless services providers, fair housing organizations, state and local housing coalitions, public housing agencies, faith-based organizations, concerned citizens, and others. While our members include a spectrum of housing interests, we do not represent any one segment of the housing field. Rather, NLIHC works on behalf of and with low-income people who receive or need federal housing assistance, especially extremely low-income people and people who are homeless.

Crucially for NLIHC, the "21st Century ROAD to Housing Act" includes provisions that will help ensure federal housing and community development programs better serve the needs of the families, people, and communities with low incomes we represent:

- The "Reforming Disaster Recovery Act" contains critical reforms to help ensure HUD's Community Development Block Grant–Disaster Recovery (CDBG-DR) program, the federal government's long-term disaster recovery program, better serves disaster survivors with the lowest incomes, including by better targeting recovery resources to extremely low-, low-, and middle-income survivors, coordinating data sharing, research, and oversight, and encouraging communities to undergo mitigation and resiliency efforts.

- The "Rural Housing Service Reform Act" would help preserve affordable rental and homeownership opportunities for low-income people and families living in rural areas, reduce administrative barriers, and encourage public-private partnerships to

increase investment in the country's rural housing supply. Importantly, by decoupling rental assistance from maturing mortgages, the bill would help preserve affordable housing in rural areas and maintain housing access for 400,000 rural families.

- The bill also includes two provisions from the "Choice in Affordable Housing Act" related to streamlining inspections for the HCV program, reducing inspection delays and permitting new landlords participating in the program to request pre-inspections, making it faster and easier for HCV recipients to access housing.

Thank you again for your leadership. I look forward to continuing to work together to advance this legislation with NLIHC's priorities intact. If you have any questions, please do not hesitate to contact me at rwillis@nlihc.org or NLIHC's Senior Vice President of Policy, David Gonzalez Rice, at dgonzalez_rice@nlihc.org.

Sincerely,

Renee M. Willis
President and CEO
National Low Income Housing Coalition