

NLC Statement on ROAD to Housing Act

The Honorable Elizabeth Warren

Senate Committee on Banking, Housing, and Urban Affairs

WASHINGTON, D.C. 20510

Dear Senator Warren,

On behalf of the National League of Cities (NLC) and the more than 19,000 cities, towns, and villages we represent, we write to thank you for your bipartisan leadership in advancing the ROAD to Housing Act of 2025. For the first time in more than a decade, we are seeing a strong, collaborative effort from this committee to address the housing affordability crisis through pragmatic, locally informed policy solutions, and your partnership in this moment is both timely and deeply appreciated.

NLC supports the overall objectives of the bill, which reflect many of the longstanding policy priorities sought by local governments: expanding housing supply, improving housing access and affordability, and preserving local flexibility. We are especially encouraged to see that the bill:

- Contains no unfunded mandates or preemptions of local authority;
- Invests directly in cities through flexible new grant programs tied to housing supply and infrastructure readiness;
- Supports evidence-based, community-driven zoning and land-use frameworks through HUD guidance, not top-down mandates; and
- Permanently authorizes CDBG-DR and enhances programs like HOME and Build More Housing Near Transit, which are essential tools for local governments.

We appreciate the bill's thoughtful approach to Sections 203 and 206, especially the recognition that local governments are key partners in the development of any sustainable, scalable housing solution. We also commend the inclusion of measures to streamline federal regulatory requirements, support modular and manufactured housing options, and address appraisal bias: issues that directly affect both municipal governments and the communities we serve.

As the Committee prepares for markup, NLC urges Congress to move quickly to pass this historic, bipartisan bill and help local leaders address the urgent housing needs in our communities.

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Thank you again for your leadership and commitment to ensuring that federal housing policy works for, not around, America's cities, towns, and villages.

Sincerely,

Irma Esparza Diggs

NLC Senior Executive and Director of Federal Advocacy