

The Honorable Mike Johnson
Speaker
United States House of Representatives
Washington, DC 20515

The Honorable Hakeem Jeffries
Minority Leader
United States House of Representatives
Washington, DC 20515

The Honorable French Hill
Chairman
Committee on Financial Services
Washington, DC 20515

The Honorable Maxine Waters
Ranking Member
Committee on Financial Services
Washington, DC 20515

The Honorable Mike Flood
Chairman
Subcommittee on Housing and Insurance
Washington, DC 20515

The Honorable Emanuel Cleaver
Ranking Member
Subcommittee on Housing and Insurance
Washington, DC 20515

July 14, 2026

Dear Speaker Johnson, Minority Leader Jeffries, Chairman Hill, Ranking Member Waters, Chairman Flood, and Ranking Member Cleaver,

On behalf of the Council of State Community Development Agencies (COSCDA), thank you for your stewardship of the 21st Century ROAD to Housing Act. This landmark housing and community development law could not have passed without your strong leadership. Housing affordability is a key concern for the American public. *ROAD* is a meaningful step toward helping families across the nation afford a place to live. We applaud the extraordinary efforts House leadership made to ensure *ROAD*'s enactment into law.

COSCDA is a national association comprised of state agencies that administer Department of Housing and Urban Development (HUD) grants. Our members have a wealth of experience with grants such as the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grants (ESG), and the CDBG Disaster Recovery (CDBG-DR) program. **We are pleased to see provisions in the final version of *ROAD* that will improve HUD's grant programs. COSCDA specifically applauds the inclusion of the sections listed below.**

Section 204: Addition of affordable housing construction as an eligible activity

This section will expand the flexibility of HUD's CDBG program. State and local CDBG recipients can now use up to twenty percent of their grants to support the construction of new affordable housing.

Section 206: Unlocking Housing Supply Through Streamlined and Modernized Reviews Act

This section streamlines cross-cutting environmental review (NEPA) requirements for small and infill housing projects. HOME, HTF, CDBG, and other grantees will benefit from the reduced administrative burden while still protecting the environment where necessary.

Section 501: HOME Investment Partnerships Reauthorization and Reform Act

This reauthorization and modernization of HOME aligns HUD's flagship housing supply program with current development realities. Section 501 streamlines outdated requirements, increases the flexibility of HOME grants, and preserves what works within the HOME program.

Section 503: Incentivizing Local Solutions to Homelessness

This section allows ESG recipients to apply for a waiver of the sixty percent cap on emergency shelter and street outreach activities. The waiver will provide additional flexibility for states and localities to respond to homelessness in their communities.

Section 504: Reforming Disaster Recovery Act

For the first time, this section authorizes the CDBG-DR program. The codification of CDBG-DR should expedite the delivery of disaster assistance to communities in need. It will also help grantees better understand the program and their administrative responsibilities.

COSCDAs members had the opportunity to testify before the Subcommittee on Housing and Insurance on both the HOME program¹ and the CDBG-DR program². We appreciate the Financial Services Committee's thoughtful engagement with stakeholders throughout the development of *ROAD*. **Over the next several years, COSCDA looks forward to working with HUD, Congress, and our state agency members to successfully implement *ROAD* and to make housing more affordable.**

Sincerely,



Tess Hembree
Executive Director
Council of State Community Development Agencies (COSCDA)

¹ July 16, 2025. [HOME 2.0: Modern Solutions to the Housing Shortage](#).

² June 10, 2026. [Examining Local Needs in Disaster Recovery](#).