

ROAD to Housing vs Housing for the 21st Century

Policy	Housing 21 st Century Section	ROAD to Housing Section	Related Legislation	Major Differences
Streamline Environmental Reviews for Certain Housing Activities	Sec. 104	Sec. 207 and 208	<ul style="list-style-type: none"> • H.R. 4660/S. 2390, the Unlocking Housing Supply Through Streamlined and Modernized Reviews Act* • H.R. 4810/S. 2391, the Better Use of Intergovernmental and Local Development (BUILD) Housing Act* 	No major differences.
Coordinate USDA and HUD Environmental Reviews	Sec. 105	Sec. 802	<ul style="list-style-type: none"> • H.R. 4989/S. 2423, the Streamlining Rural Housing Act* • H.R. 6327, the Rural Housing Regulatory Relief Act* (Only in 21st Century) 	<ul style="list-style-type: none"> • ROAD includes the creation of an advisory working group to support HUD and USDA in aligning and coordinating regulatory processes. • 21st Century exempts USDA assistance for infill housing development from environmental study and reporting requirements.
Direct GAO to Study Workforce Housing	Sec. 107	N/A	<ul style="list-style-type: none"> • H.R. 4856, the Revitalizing America's Housing Act 	This policy was not included in ROAD.
Raise the PWI Cap from 15 to 20 Percent	Sec. 303	Sec. 205	<ul style="list-style-type: none"> • H.R. 5913/S. 2464, the Community Investment and Prosperity Act* 	21st Century requires the Office of the Comptroller of the Currency and the Federal Reserve to report every two years on the details of public welfare investments made by banks.
Expand Rental Assistance Demonstration Program	N/A	Sec. 201	<ul style="list-style-type: none"> • H.R. 9990/S. 5027 (118th), the ROAD to Housing Act 	This policy was not included in 21st Century.



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Reform Homelessness Programs	N/A	Sec. 505	<ul style="list-style-type: none"> • S. 2234, the Reducing Homelessness Through Program Reform Act* 	This policy was not included in 21st Century.
Reform HOME Program	Sec. 201	Sec. 502	<ul style="list-style-type: none"> • H.R. 2031/S. 948, the HOME Investment Partnerships Reauthorization and Improvement Act (Only in ROAD) • H.R. 5878, the HOME Reform Act* (Only in 21st Century) 	<p>Both 21st Century and ROAD aim to improve the HOME program, but they take different approaches:</p> <ul style="list-style-type: none"> • 21st Century makes several changes to the HOME program, including expanding program eligibility, allowing greater flexibility in how program funds are used, and streamlining environmental reviews for HOME-related activities. It directs HUD to review BABA requirements and update guidance for HOME projects. It does not reauthorize the program. • ROAD reauthorizes the program and implements a separate set of reforms, including increasing allowances for administrative costs, providing more flexibility for owners of small-scale affordable housing, and allowing resale to community land trusts.

**denotes bipartisan sponsorship*

Adapted from Bipartisan Policy Center's [Comparing the ROAD to Housing Act and the Housing for the 21st Century Act](#) Explainer

