

## MESSAGING GUIDANCE: THE RENEWING OPPORTUNITY IN THE AMERICAN DREAM (ROAD) TO HOUSING ACT

[\*\*Download: ROAD Act Fact Sheet \(NLIHC\)\*\*](#)

The Renewing Opportunity in the American Dream (ROAD) to Housing Act (S. 2651) was approved, 24-0, by the Senate Banking, Housing, and Urban Affairs Committee in late July. The Alliance endorsed the ROAD to Housing Act because it was a serious, bipartisan effort to generate more affordable housing and make low-cost and even no-cost fixes to housing and homelessness programs. Senate Banking Committee Chairman Tim Scott (R-SC) led the effort to craft the ROAD to Housing Act, working closely with Ranking Member Elizabeth Warren (D-MA) as well as the other twelve Republican and ten Democratic Senators on the committee.

### Provisions of interest to the Alliance:

- **INCLUDES THE RURAL HOUSING SERVICES REFORM ACT:** Makes reforms to the USDA Sec 515 program to preserve affordable housing while also allowing rental assistance to be decoupled from a housing project once the loan matures.
- **INCENTIVIZING LOCAL SOLUTIONS TO HOMELESSNESS:** Allows HUD to issue waivers of the statutory 60 percent spending cap on emergency shelter beds and street outreach.
- **HOUSING CHOICE VOUCHER CALCULATIONS:** Allows for third party income calculations from another federal program if they are within the last 12 months, as long as there have been no changes with that individual's income.
- **IMPROVING COORDINATION BETWEEN HEALTH CARE SYSTEMS AND SUPPORTIVE SERVICES:** Requires HUD and HHS to conduct an evidence-based nonpartisan analysis that would result in policy and program recommendations for improving access to health care and housing, health care and housing outcomes, possible cost savings and efficiencies, and best practices.
- **INCORPORATES THE REDUCING HOMELESSNESS THROUGH PROGRAM REFORM ACT.** This legislation would make low-cost and no-cost fixes to the Emergency Solutions Grants (ESG), Continuum of Care (CoC), and Housing Choice Voucher programs that would promote planning and coordination, establish a permanent two-year CoC competition process, help people get housed more quickly, and more. Key provisions of the bill can be found [here](#).
- **ADOPTS THE “BUILD MORE HOUSING NEAR TRANSIT” ACT:** This proposal would give a scoring boost to Department of Transportation projects that are located in communities with good zoning and land use policies.

## Top Line Messaging

- [The ROAD to Housing Act](#) was recently approved by the Senate Banking, Housing, and Urban Affairs Committee with full bipartisan support. This is the Senate committee that works mostly on legislation specifically related to housing and homelessness. Senate Banking Committee Chairman Tim Scott (R-SC) led the effort to craft the ROAD to Housing Act in partnership with Ranking Member Elizabeth Warren (D-MA).
- This is the first significant federal housing legislation being seriously considered by Congress in almost a decade.
- This housing package is the result of a genuine bipartisan effort to find a path to common ground. It proposes reforms to a broad array of U.S. Department of Housing and Urban Development (HUD) programs (including Homeless Assistance Grants programs) that would largely reduce administrative burdens and increase access to resources.
- A House markup of this bill is expected in the fall. We urge lawmakers on both sides of the aisle in the House and Senate to quickly pass this bipartisan housing package.

## Tailored Messaging

- If your senator is on the [Senate Banking, Housing, and Urban Affairs Committee](#), thank them for their bipartisan work to craft and pass this legislation.
- Share 1–2 elements of [the ROAD to Housing Act](#) that would be most helpful in your district's and state's efforts to respond to homelessness and why.