

S. 2651 (Scott & Warren) – ROAD to Housing Act of 2025

David Angel, Sr. Legislative Affairs Analyst
October 21, 2025

WWW.SCAG.CA.GOV

1

S. 2651 – ROAD to Housing Act of 2025

- Bipartisan package of 40 provisions that would: (1) increase housing supply, (2) improve affordability, and (3) streamline federal housing programs.
- S. 2651 passed in the Senate Housing Committee 24-0 and on the Senate Floor 77-20, as part of the NDAA.
- **Staff Recommendation:** Forward a “support” position to the Regional Council

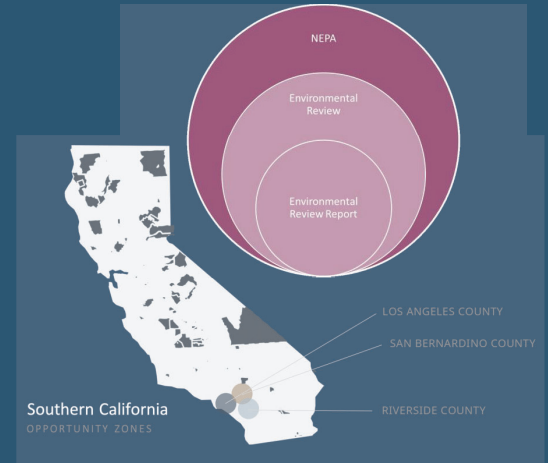


2

ROAD to Housing Act of 2025

- Of the 40 provisions, eight relate to SCAG and would help implement Connect SoCal, including:

- 1) Award bonus points to housing projects located in Opportunity Zones.
- 2) Authorize HUD to delegate NEPA review to state and local governments.
- 3) Create a \$1B Innovation Fund to award flexible funding to locals who have increased housing production.



3

ROAD to Housing Act of 2025

- 4) Award bonus points to CIG applicants for transit projects located in areas with pro-housing policies.
- 5) Create a pilot program within HOME to assist locals in converting idle commercial to housing.
- 6) Permanently reauthorize the PRICE grant to support manufactured housing preservation.



4

ROAD to Housing Act of 2025

- 7) Permanently authorize the Disaster Recovery CBDG and streamline reviews to expedite disaster recovery.
- 8) Reauthorize and modernize the HOME program, including expanding eligible activities.



Source: <https://www.hcd.ca.gov/about-hcd/newsroom/california-announces-1445-million-federal-awards-to-build-multi-family-rental-and-single-family-homes-and-support-local-housing-assistance-programs>

QUESTIONS?