

## **Senator Warnock's Housing Priorities** *In the 21<sup>st</sup> Century ROAD to Housing Act*

Since coming to the Senate in 2021, Senator Reverend Warnock has worked to increase affordable housing and illuminate a path to homeownership. As a leader on the Senate Banking, Housing, and Urban Affairs Committee, Senator Warnock helped shape the defining provisions of the bipartisan *21<sup>st</sup> Century ROAD to Housing Act*, the largest housing package to pass Congress in a generation. In addition to his private equity housing ban, the legislation also included the following provisions championed by Senator Warnock:

- **Appraisal Modernization Act:** This legislation includes a modified version of Senator Warnock's *Appraisal Modernization Act*, novel legislation that guarantees homeowners the option to request a second appraisal to combat appraisal bias. This is the only fair housing provision in the *21<sup>st</sup> Century ROAD to Housing Act*.
- **Local Government Housing Innovation Fund:** This provision, adopted from Senator Warnock's flagship *American Housing and Economic Mobility Act*, authorizes \$1 billion in grants to local governments to incentivize actions and policies that increase housing supply. Grant funding can be used for water, sewer, transportation, housing, and more.
- **Rural Housing Service Reform Act:** This bill, which Senator Warnock has [co-led for years](#), updates and improves the Department of Agriculture's rural housing programs to help preserve 406 properties, ensuring housing for over 15,000 Georgians making an average income of just under \$16,500 per year. In total, this bill would preserve housing for 400,000 families across the country.
- **Community Development Block Grant (CDBG) Improvements:** Senator Warnock championed several provisions that increase federal funding for the construction of new affordable housing and condition portions of this funding on local housing growth. Georgia communities received over \$83 million in CDBG funding in FY26.
- **Permitting Reform & Streamlining:** Senator Warnock supported several provisions that relaxes federal permitting and environmental review requirements for affordable housing projects, including giving local governments more control over environmental reviews for certain housing projects.
- **Whole Home Repairs Act:** This bill, cosponsored by Senator Warnock, establishes a new pilot program to provide grants and forgivable loans to help homeowners and small landlords repair and weatherize their properties. According to the Census Bureau, 6.7 million households live in substandard homes with multiple structural deficiencies or lacking basic features such as electricity, plumbing, or heat.