

119TH CONGRESS
1ST SESSION

H. R. 6132

To modify the multifamily loan limits under title II of the National Housing Act, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

NOVEMBER 19, 2025

Ms. DE LA CRUZ (for herself and Mr. TORRES of New York) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To modify the multifamily loan limits under title II of the National Housing Act, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Housing Affordability
5 Act”.

6 **SEC. 2. MULTIFAMILY LOAN LIMITS.**

7 Title II of the National Housing Act (12 U.S.C. 1707
8 et seq.) is amended—

9 (1) in section 206A (12 U.S.C. 1712a)—

(A) in subsection (a), in the matter following paragraph (7), by striking “(commencing in 2004” and all that follows through the period at the end and inserting the following: “, commencing on January 1, 2026. The adjustment of the Dollar Amounts shall be calculated by the Secretary using the percentage change in the Price Deflator Index of Multifamily Residential Units Under Construction released by the Bureau of the Census from March of the previous year to March of the year in which the adjustment is made.”; and

(B) by amending subsection (b) to read as follows:

“(b) PUBLICATION.—

“(1) IN GENERAL.—The Secretary shall publish in the Federal Register any adjustments made to the Dollar Amounts.

“(2) ROUNDING.—The dollar amount of any adjustment described in paragraph (1) shall be rounded to the next lower dollar.”;

(2) in section 207(c)(3)(A) (12 U.S.C. 1713(c)(3)(A))—

(A) by striking “\$38,025” and inserting “\$167,310”;

1 (B) by striking “\$42,120” and inserting
2 “\$185,328”;

3 (C) by striking “\$50,310” and inserting
4 “\$221,364”;

5 (D) by striking “\$62,010” and inserting
6 “\$272,844”;

7 (E) by striking “\$70,200” and inserting
8 “\$308,880”;

9 (F) by striking “, or not to exceed \$17,460
10 per space”;

11 (G) by striking “\$43,875” and inserting
12 “\$193,050”;

13 (H) by striking “\$49,140” and inserting
14 “\$216,216”;

15 (I) by striking “\$60,255” and inserting
16 “\$265,122”;

17 (J) by striking “\$75,465” and inserting
18 “\$332,046”; and

19 (K) by striking “\$85,328” and inserting
20 “\$375,443”;

21 (3) in section 213(b)(2) (12 U.S.C.
22 1715e(b)(2))—

23 (A) by striking “\$41,207” and inserting
24 “\$181,311”;

1 (B) by striking “\$47,511” and inserting
2 “\$209,048”;

3 (C) by striking “\$57,300” and inserting
4 “\$252,120”;

5 (D) by striking “\$73,343” and inserting
6 “\$322,709”;

7 (E) by striking “\$81,708” and inserting
8 “\$359,515”;

9 (F) by striking “\$43,875” and inserting
10 “\$193,050”;

11 (G) by striking “\$49,710” and inserting
12 “\$218,724”;

13 (H) by striking “\$60,446” and inserting
14 “\$265,962”;

15 (I) by striking “\$78,197” and inserting
16 “\$344,067”; and

17 (J) by striking “\$85,836” and inserting
18 “\$377,678”;

19 (4) in section 220(d)(3)(B)(iii)(I) (12 U.S.C.
20 1715k(d)(3)(B)(iii)(I))—

21 (A) by striking “\$38,025” and inserting
22 “\$167,310”;

23 (B) by striking “\$42,120” and inserting
24 “\$185,328”;

1 (C) by striking “\$50,310” and inserting
2 “\$221,364”;

3 (D) by striking “\$62,010” and inserting
4 “\$272,844”;

5 (E) by striking “\$70,200” and inserting
6 “\$308,880”;

7 (F) by striking “\$43,875” and inserting
8 “\$193,050”;

9 (G) by striking “\$49,140” and inserting
10 “\$216,216”;

11 (H) by striking “\$60,255” and inserting
12 “\$265,122”;

13 (I) by striking “\$75,465” and inserting
14 “\$332,046”; and

15 (J) by striking “\$85,328” and inserting
16 “\$375,443”;

17 (5) in section 221(d)(4)(ii)(I) (12 U.S.C.
18 1715l(d)(4)(ii)(I))—

19 (A) by striking “\$37,843” and inserting
20 “\$166,509”;

21 (B) by striking “\$42,954” and inserting
22 “\$188,997”;

23 (C) by striking “\$51,920” and inserting
24 “\$228,448”;

1 (D) by striking “\$65,169” and inserting
2 “\$286,744”;

3 (E) by striking “\$73,846” and inserting
4 “\$324,922”;

5 (F) by striking “\$40,876” and inserting
6 “\$179,854”;

7 (G) by striking “\$46,859” and inserting
8 “\$206,180”;

9 (H) by striking “\$56,979” and inserting
10 “\$250,708”;

11 (I) by striking “\$73,710” and inserting
12 “\$324,324”; and

13 (J) by striking “\$80,913” and inserting
14 “\$356,017”;

15 (6) in section 231(c)(2)(A) (12 U.S.C.
16 1715v(c)(2)(A))—

17 (A) by striking “\$35,978” and inserting
18 “\$166,509”;

19 (B) by striking “\$40,220” and inserting
20 “\$188,997”;

21 (C) by striking “\$48,029” and inserting
22 “\$228,448”;

23 (D) by striking “\$57,798” and inserting
24 “\$286,744”;

1 (E) by striking “\$67,950” and inserting
2 “\$324,922”;

3 (F) by striking “\$40,876” and inserting
4 “\$179,854”;

5 (G) by striking “\$46,859” and inserting
6 “\$206,180”;

7 (H) by striking “\$56,979” and inserting
8 “\$250,708”;

9 (I) by striking “\$73,710” and inserting
10 “\$324,324”; and

11 (J) by striking “\$80,913” and inserting
12 “\$356,017”; and

13 (7) in section 234(e)(3)(A) (12 U.S.C.
14 1715y(e)(3)(A))—

15 (A) by striking “\$42,048” and inserting
16 “\$185,011”;

17 (B) by striking “\$48,481” and inserting
18 “\$213,316”;

19 (C) by striking “\$58,469” and inserting
20 “\$257,263”;

21 (D) by striking “\$74,840” and inserting
22 “\$329,296”;

23 (E) by striking “\$83,375” and inserting
24 “\$366,850”;

1 (F) by striking “\$44,250” and inserting
2 “\$194,700”;

3 (G) by striking “\$50,724” and inserting
4 “\$223,186”;

5 (H) by striking “\$61,680” and inserting
6 “\$271,392”;

7 (I) by striking “\$79,793” and inserting
8 “\$351,089”; and

9 (J) by striking “\$87,588” and inserting
10 “\$385,387”.

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