

119TH CONGRESS
1ST SESSION

H. R. 6228

To amend titles 23 and 49, United States Code, to direct the Secretary of Transportation to establish creditworthiness standards for residential and mix-use development projects to be eligible for TIFIA funds and RRIF funds, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

NOVEMBER 20, 2025

Ms. SCHOLTEN (for herself, Mr. BRESNAHAN, and Ms. MCBRIDE) introduced the following bill; which was referred to the Committee on Transportation and Infrastructure

A BILL

To amend titles 23 and 49, United States Code, to direct the Secretary of Transportation to establish creditworthiness standards for residential and mix-use development projects to be eligible for TIFIA funds and RRIF funds, 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 “Unlocking Affordable
5 Housing Act”.

1 **SEC. 2. CREDITWORTHINESS OF RESIDENTIAL AND MIXED-**
2 **USE DEVELOPMENT ACTIVITIES FOR PUR-**
3 **POSES OF ELIGIBILITY FOR TIFIA AND RRIF**
4 **FUNDS.**

5 (a) TIFIA CREDITWORTHINESS OF RESIDENTIAL
6 AND MIXED-USE DEVELOPMENT ACTIVITIES.—

7 (1) IN GENERAL.—Section 602(a)(2) of title
8 23, United States Code, is amended—

9 (A) in subparagraph (A) by striking “To
10 be eligible” and inserting “Except as provided
11 in subparagraph (C), to be eligible”;

12 (B) in subparagraph (B), by striking
13 “Notwithstanding subparagraph (A)” and in-
14 serting “Except as provided in subparagraph
15 (C), notwithstanding subparagraph (A)”; and

16 (C) by adding at the end the following new
17 subparagraph:

18 “(C) RESIDENTIAL DEVELOPMENT ACTIVI-
19 TIES.—To be eligible for assistance under the
20 TIFIA program, a project described in section
21 601(a)(12)(E) that includes residential develop-
22 ment activities (which may include mixed-use
23 development activities) shall satisfy such credit-
24 worthiness standards as the Secretary, in con-
25 sultation with the Secretary of Housing and

Urban Development, determines to be appropriate to—

“(i) safeguard the financial stability of the TIFIA program; and

“(ii) align, to the extent practicable, such creditworthiness standards with any similar requirements established by the Secretary of Housing and Urban Development with respect to eligibility for assistance for such activities under programs of the Department of Housing and Urban Development.”.

(2) CONFORMING AMENDMENTS.—

(A) TIFIA DEFINITIONS.—Section 601(a) of title 23, United States Code, is amended—

(i) in paragraph (6)(D) by striking “TIFIA program” and inserting “TIFIA program applicable to the project”;

(ii) in paragraph (10)(D) by striking “agreement, including” and inserting “agreement, including, if applicable”; and

(iii) in paragraph (12)(E)(ii) by striking “, by not later than September 30, 2026,”.

(B) RATING LETTER REQUIREMENTS.—

1 (i) IN GENERAL.—Section 602(b)(3)
2 of title 23, United States Code, is amended
3 by striking “each project applicant” and
4 inserting “each applicant for TIFIA assist-
5 ance for a project for which an investment-
6 grade rating is required under subsection
7 (a)(2)”.

8 (ii) SECURED LOANS REQUIRE-
9 MENTS.—Section 603(a)(3) of title 23,
10 United States Code, is amended by strik-
11 ing “each rating letter” and inserting “any
12 rating letters”.

13 (iii) LINES OF CREDIT REQUIRE-
14 MENTS.—Section 604(a) of title 23, United
15 States Code, is amended—

16 (I) in paragraph (3)—

17 (aa) by striking “section
18 602(b)(3)” and inserting “section
19 602(b)(3), if any”; and

20 (bb) by striking “the rating
21 opinion letter” and inserting
22 “any such rating opinion letters”;
23 and

24 (II) in paragraph (4) to read as
25 follows:

1 “(4) CREDITWORTHINESS OF SENIOR OBLIGA-
2 TIONS.—

3 “(A) INVESTMENT-GRADE RATING RE-
4 QUIREMENT.—Except as provided in subpara-
5 graph (B), the funding of a line of credit under
6 this section shall be contingent on the senior
7 obligations of the project receiving an invest-
8 ment-grade rating from 2 rating agencies.

9 “(B) REQUIREMENTS FOR RESIDENTIAL
10 DEVELOPMENT ACTIVITIES.—The funding of a
11 line of credit under this section for a project de-
12 scribed in section 601(a)(12)(E) that includes
13 residential development activities (which may
14 include mixed-use development activities) shall
15 be contingent on such evidence of creditworthi-
16 ness of the senior obligations of the project as
17 the Secretary, in consultation with the Sec-
18 retary of Housing and Urban Development, de-
19 termines appropriate to—

20 “(i) safeguard the financial stability
21 of the TIFIA program; and

22 “(ii) align, to the extent practicable,
23 requirements relating to such evidence of
24 creditworthiness with any similar require-
25 ments established by the Secretary of

1 Housing and Urban Development with re-
2 spect to assistance for such activities under
3 programs of the Department of Housing
4 and Urban Development.”.

5 (b) RRIF CREDITWORTHINESS OF RESIDENTIAL
6 AND MIXED-USE DEVELOPMENT ACTIVITIES.—Section
7 22402(f)(3) of title 49, United States Code, is amended—

8 (1) in subparagraph (C) by striking “guarantee
9 is greater” and inserting “guarantee for any project
10 other than a project described in subsection
11 (b)(1)(F) that includes residential development
12 (which may include mixed-use development) is great-
13 er”; and

14 (2) by adding at the end the following new sub-
15 paragraph:

16 “(E) With respect to any project described
17 in subsection (b)(1)(F) that includes residential
18 development (which may include mixed-use de-
19 velopment), such evidence of creditworthiness as
20 the Secretary, in consultation with the Sec-
21 retary of Housing and Urban Development, de-
22 termines to be appropriate—

23 “(i) to align, to the extent practicable,
24 such creditworthiness standards with any
25 similar requirements established by the

1 Secretary of Housing and Urban Develop-
2 ment with respect to eligibility for assist-
3 ance for such activities under programs of
4 the Department of Housing and Urban
5 Development; and

6 “(ii) to safeguard the financial sta-
7 bility of the program under this chapter.”.

8 (c) REGULATIONS.—Not later than 180 days after
9 the date of enactment of this section, the Secretary of
10 Transportation, in consultation with the Secretary of
11 Housing and Urban Development, shall prescribe regula-
12 tions to carry out—

13 (1) sections 602(a)(2)(C) and 604(a)(4)(B) of
14 title 23, United States Code, as added by this sec-
15 tion; and

16 (2) section 22402(f)(3)(E) of title 49, United
17 States Code, as added by this section.

18 (d) EFFECTIVE DATE; APPLICABILITY.—The amend-
19 ments made by subsections (a) and (b) shall take effect
20 on the date that is 180 days after the date of enactment
21 of this section and shall apply with respect to any loan
22 or line of credit issued under the TIFIA program or chap-
23 ter 224 of title 49, United States Code, on or after such
24 date.

1 (e) TIFIA PROGRAM DEFINED.—The term “TIFIA
2 program” shall have the meaning given such term in sec-
3 tion 601(a) of title 23, United States Code.

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