

# The 21st Century ROAD to Housing Act

At a glance for Advocates & Tenants

## 119-101

### PUBLIC LAW

Became law without the President's signature, July 11, 2026

## 12 / 60

### TITLES / SECTIONS

Sec. 1 plus Secs. 101–1202 in the enrolled text

## 85–5

### FINAL SENATE VOTE

June 22, 2026 (Vote 182)

## 358–32

### FINAL HOUSE VOTE

June 23, 2026 (Roll Call 224) — cleared for the President

### THE ONE THING TO KNOW

**The Act adds guardrails (RAD tenant-protection enforcement, no work requirements or time limits in the new MTW cohort, anti-displacement conditions on ESG waivers) but no new deeply affordable housing money — the fights now are HUD rulemaking, appropriations, and monitoring.**

### What changes for you

- Sec. 101 Reforms to Housing Counseling and Financial Literacy Programs** Rewrites the rules for HUD's housing counseling grants.
- Sec. 202 Whole-Home Repairs Act** Authorizes a HUD pilot that funds states, localities, and Tribes ("implementing organizations") to run whole-home repair programs...
- Sec. 212 Rental Assistance Demonstration Program** Makes the Rental Assistance Demonstration (RAD) permanent by removing its September 30, 2029 end date, raises the public housing conversion cap from 455,000 to 555,000 units...
- Sec. 404 Helping More Families Save Act** Adds an "Escrow Expansion Pilot Program" to the Family Self-Sufficiency statute.
- Sec. 405 Choice in Affordable Housing Act** Streamlines Housing Choice Voucher inspections.
- Sec. 501 HOME Investment Partnerships Reauthorization and Reform Act** A top-to-bottom modernization of HOME, the block grant that states and larger localities use for affordable rental and homeownership housing.

### Dates that matter

| DATE                | WHAT IS DUE                                                                                                               |
|---------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Jan 7, 2027</b>  | Sec. 106 · HUD — Set eligibility criteria for PHAs and owners to join the temperature sensor pilot...                     |
| <b>Jan 7, 2027</b>  | Sec. 1001 · HUD — The Title X restriction on large institutional investors purchasing single-family homes takes effect... |
| <b>Jan 7, 2027</b>  | Sec. 1001 · HUD — Stand up a renter outreach resource: a toll-free number and public website where renters of homes...    |
| <b>Mar 31, 2027</b> | Sec. 1001 · HUD — Submit a public annual report to Congress aggregating disputes received through the renter outreach...  |

### First moves

- 1 NOW** Monitor RAD conversions locally: HUD must now assess and publish annually whether pre-conversion residents remain in or return to converted... · Sec. 212
- 2 90 DAYS** Ask your PHA when it will update its Administrative Plan for Section 405 (implementing the automatic recognition of recent LIHTC... · Sec. 405



#### Full guide, sources and tracker

[aihousers.com/road-to-housing/for/advocates-tenants](https://aihousers.com/road-to-housing/for/advocates-tenants)

**Make it yours.** Add **[Agency Name]**, **[Presenter]** and **[Date]** to the header before you circulate this to your board, members, and coalition partners. Section references (Sec. NNN) point to the enrolled text; the web guide links every fact to its source.

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