

The 21st Century ROAD to Housing Act

At a glance for Developers & Owners

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 lowers process cost for HUD-assisted projects (NEPA tiers, HOME exemptions, FHA multifamily limits, bank public-welfare cap) but builds nothing itself; the one hard date for owners is the January 7, 2027 institutional-investor purchase ban.

What changes for you

Sec. 204 Addition of Affordable Housing Construction as an Eligible Activity For the first time, makes new construction of affordable housing (as defined in HOME Section 215) an eligible CDBG...

Sec. 205 Better Use of Intergovernmental and Local Development (BUILD) Housing Act Lets HUD designate any assistance it administers as a "special project" for environmental review, which allows states...

Sec. 206 Unlocking Housing Supply Through Streamlined and Modernized Reviews Act Directs HUD to rewrite its environmental review regulations (24 CFR parts 50 and 58) through notice-and-comment...

Sec. 207 Grants for Planning and Implementation Associated with Affordable Housing Creates a competitive HUD grant program — to be established within one year — for states, insular areas...

Sec. 208 Innovation Fund Authorizes \$200 million a year for FY2027–FY2031 for competitive HUD grants to metropolitan cities, urban counties...

Sec. 209 Accelerating Home Building Act Authorizes HUD grants to local governments, municipal membership organizations...

Dates that matter

DATE	WHAT IS DUE
Oct 1, 2026	Sec. 104 · HUD — New CDBG certification takes effect: each grantee must maintain a...
Jan 7, 2027	Sec. 501 · HUD — Complete a review of how Build America, Buy America (BABA) applies to...
Jan 7, 2027	Sec. 502 · USDA-RHS — Publish an advance notice of proposed rulemaking and consult...
Jan 7, 2027	Sec. 802 · HUD — HUD and USDA sign a memorandum of understanding to evaluate...

First moves

1 NOW Talk to bank LIHTC and community-development investors about capacity... · Sec. 203

2 90 DAYS Owners with LIHTC, HOME, or USDA-assisted units: a passing inspection from the prior 12 months... · Sec. 405



Full guide, sources and tracker
aihousers.com/road-to-housing/for/developers

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