

The 21st Century ROAD to Housing Act

At a glance for All housers

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 21st Century ROAD to Housing Act is law: 12 titles and 60 sections that reform how federal housing programs run — with almost no new money — and a clock that has already started.

What changes for you

Sec. 405 Choice in Affordable Housing Act Streamlines Housing Choice Voucher inspections.

Sec. 212 Rental Assistance Demonstration Program Makes the Rental Assistance Demonstration (RAD) permanent by removing its September 30, 2029 end date...

Sec. 505 New Moving to Work Cohort Authorizes HUD to add up to 25 high-performing public housing agencies to a new Moving to Work (MTW) cohort...

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...

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

Sec. 213 Build Now Act Ties a slice of CDBG entitlement money to housing production.

Dates that matter

DATE	WHAT IS DUE
Sep 9, 2026	Sec. 213 · HUD — Notify every eligible CDBG recipient of its "housing growth..."
Oct 1, 2026	Sec. 104 · HUD — New CDBG certification takes effect: each grantee must maintain a...
Oct 1, 2026	Sec. 805 · Other — Each receiver or federal monitor currently overseeing a covered...
Oct 1, 2026	Sec. 805 · HUD — HUD must require each covered public housing agency to send an annual...

First moves

1 NOW PHAs — Brief your board on the Act: Sections 212 (RAD), 405 (HCV inspections), 505 (MTW)... · Secs. 212, 405, 505 +7

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

2 90 DAYS HFAs — Update HOME homeownership program guidelines: 100% AMI income limit... · Sec. 501

4 NOW Lenders — Community banks under \$10 billion: re-check brokered-deposit classification of... · Secs. 901, 902, 903 +2



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

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