

The 21st Century ROAD to Housing Act

At a glance for Cities, Counties & Regional Planners

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

CDBG grantees owe a searchable database of undeveloped public land by October 1, 2026, and entitlement cities and counties should have HUD's Build Now growth-rate letter around September 9, 2026 — the rest is opportunity, not mandate.

What changes for you

Sec. 102 Federal Guidelines for Point-Access Block Buildings Directs HUD to publish model code language, best practices, and technical guidance that states, territories, Tribes...

Sec. 103 Exemption on Construction or Modification of Residential Housing Located on an Infill Site Relieves USDA of any environmental study or report when it assists construction or modification of housing on an "infill site" under its main rural...

Sec. 104 Database of Publicly Owned Land Adds a new CDBG grantee certification: the grantee maintains a publicly accessible...

Sec. 107 Housing Supply Frameworks Directs HUD's Assistant Secretary for Policy Development and Research to publish guidelines and best practices for state and local zoning frameworks...

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 activity...

Dates that matter

DATE	WHAT IS DUE
Sep 9, 2026	Sec. 213 · HUD — Notify every eligible CDBG recipient of its "housing growth improvement rate" and...
Oct 1, 2026	Sec. 104 · HUD — New CDBG certification takes effect: each grantee must maintain a publicly...
Jan 7, 2027	Sec. 501 · HUD — Complete a review of how Build America, Buy America (BABA) applies to HOME-assisted...
Jan 11, 2027	Sec. 504 · HUD — After consulting FEMA, SBA, and other agencies, publish proposed rules to carry out...

First moves

1 NOW Stand up a public, searchable database of all undeveloped land your jurisdiction owns before October 1, 2026... · Sec. 104

2 NOW Entitlement cities and urban counties: look for HUD's Build Now notification of your housing-growth improvement rate... · Sec. 213

3 NOW Comment on HUD's CDBG-DR formula notice by September 14, 2026 and follow the Section 504 rulemaking (proposed rule... · Sec. 504



Full guide, sources and tracker

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

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Prepared from aihousers.com/road-to-housing · content reviewed August 29, 2026 · aihousers.com/road-to-housing/for/local-government