

The 21st Century ROAD to Housing Act

At a glance for Public Housing Authorities

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 changes how you run vouchers and RAD today, and it starts a clock on MTW reporting that HUD must meet by early January 2027 — but it authorizes no new money.

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. 404 Helping More Families Save Act Adds an "Escrow Expansion Pilot Program" to the Family Self-Sufficiency statute.

Sec. 602 Housing Unhoused Disabled Veterans Act Fixes a long-standing barrier for disabled veterans: VA disability compensation and pension (38 U.S.C. chapters 11 and...

Sec. 803 Improving Self-Sufficiency of Families in HUD-Subsidized Housing Orders a HUD study of work requirements that Moving to Work agencies adopted before enactment — their short...

Dates that matter

DATE	WHAT IS DUE
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...
Jan 7, 2027	Sec. 106 · HUD — Set eligibility criteria for PHAs and owners to join the temperature...
Jan 7, 2027	Sec. 505 · HUD — Submit the first comprehensive annual report to Congress on every...

First moves

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

3 90 DAYS Set up data-sharing agreements with your state HFA (LIHTC)... · Sec. 405

2 90 DAYS Amend your HCV Administrative Plan to implement the automatic deeming of qualifying LIHTC... · Sec. 405

4 90 DAYS Submit or refresh RAD Letters of Interest and portfolio plans... · Sec. 212



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

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