

21st Century ROAD to Housing Act

Landmark Housing Bill Signed into Law

- In a major win for NAHB and the housing industry, Congress passed landmark legislation to boost housing supply, expand homeownership and rental opportunities, and help bring down housing costs.
- The 21st Century ROAD to Housing Act contains more than 50 provisions focused on housing supply, financing, disaster recovery and other key priorities.
- Although the new law addresses long-standing structural challenges in the housing market and aims to lower costs over time, many provisions may take months—or even years—to implement.
- NAHB helped shape several key provisions, including these member priorities:
 - **Land use and zoning:** Directs HUD to work with stakeholders, including builders and developers, to identify best practices, help governments increase housing production and reward pro-supply policies.
 - **Aging housing stock:** Authorizes grants and forgivable loans for home repairs and health-hazard mitigation in older homes.
 - **Multifamily financing:** Raises FHA-insured multifamily loan limits for the first time in 12 years and indexes them to inflation, better reflecting construction costs and supporting new apartment development.

- **Environmental reviews:** Streamlines NEPA reviews for small and infill housing projects, helping them move to construction faster.
- **Community banks:** Strengthens community banks and expands access to housing credit for builders who rely on these lenders.

NAHB Helps Remove Build-to-Rent Mandate from Final Bill

- NAHB worked with lawmakers to keep a burdensome build-to-rent (BTR) sales mandate out of the final package.
- The mandate would have forced institutional investors to sell BTR single-family homes within seven years.
- NAHB and Urban Institute estimates found the mandate could have reduced single-family rental investment and cut production by 40,000 to 72,000 homes each year.
- BTR housing accounts for 10% to 12% of single-family construction starts and serves an important need for renters.

Additional background: <https://www.nahb.org/blog/2026/06/housing-bill-passage>