



THE 21ST CENTURY ROAD TO HOUSING: A SWEEPING DEREGULATORY BILL

TOPLINE: Regulations account for roughly 25% of costs for a single-family housing construction project and 40% for a multifamily housing project. At its core, the *21st Century ROAD to Housing Act* is a bill that tackles high housing costs by eliminating unnecessary, burdensome, and outdated red tape.

That's why the *21st Century ROAD to Housing Act* is landmark deregulatory housing legislation:

- **Eliminates the Rental Assistance Demonstration Program Cap:** Unlocks substantial private investment to improve dilapidated public housing nationwide.
- **Housing Supply Expansion Act:** Repeals the permanent chassis requirement for manufactured homes, reducing costs by up to \$15,000 per unit, according to industry estimates.
- **BUILD Housing and Unlocking Housing Supply through Streamlined and Modernized Reviews Acts:** Streamlines environmental reviews by slashing red tape for states and local governments and right-sizing reviews for small and infill housing projects.
- **HUD-USDA-VA Interagency Coordination Act:** HUD, USDA, and VA to identify areas for collaboration to improve the implementation of housing programs.
- **Choice in Affordable Housing Act:** Streamlines inspection requirements for housing units financed by multiple programs, including Section 8.

- **Creating Incentives for Small-Dollar Loan Originators and Small-Dollar Mortgage Points and Fees:** Increases flexibility for small-dollar financing by streamlining regulations for small-dollar loan originations and points and fees for mortgages under \$100,000.
- **Appraisal Industry Improvement Act:** Improves appraiser workforce capacity by eliminating barriers that make it challenging to recruit and retain appraisers.
- **Incentivizing Local Solutions to Homelessness:** Provides temporary flexibility for communities responding to homelessness to expand shelter capacity and get people off the streets.
- **HOME Reform:** Modernizes the largest federal source of affordable housing construction funds, which has not been updated in over 30 years, by cutting red tape and updating it for the 21st century.

Bottom line: The *21st Century ROAD to Housing Act* advances a comprehensive, bipartisan and bicameral deregulatory agenda to lower housing costs in America. By streamlining outdated rules and empowering local solutions, *ROAD* reduces the frictions that keep supply limited and affordability out of reach— so more Americans can achieve homeownership.