



THE 21ST CENTURY ROAD TO HOUSING: Unleashing Housing Supply

TOPLINE: To combat rising housing costs, the surest way to lower prices is to increase supply. The *21st Century ROAD to Housing Act* advances commonsense solutions that help America build again without government spending or preempting state and local zoning laws.

The *21st Century ROAD to Housing Act* focuses on unlocking private investment and cutting red tape and bureaucracy to make building houses cheaper, easier, and faster at no cost to the American taxpayer:

- **Community Investment and Prosperity Act:** Unlocks billions in affordable housing and community investment by allowing banks to responsibly invest, leveraging private capital rather than taxpayer dollars.
- **Increasing Housing in Opportunity Zones:** Allows HUD to give added weight to preservation and construction grants to applicants serving areas located in, or primarily serving, designated Opportunity Zones. This builds on the success of the *One Big Beautiful Bill*.
- **Build Now Act:** Uses a budget-neutral “sticks and carrots” approach within a subset of CDBG recipients to encourage housing growth where shortages are measurable, without preempting local zoning.
- **New Construction Under CDBG:** Expands CDBG eligibility to include “new construction” as an eligible activity. This streamlines local development funding and unlocks additional housing supply without creating new entitlement spending.
- **RESIDE Act:** Authorizes a pilot program to help convert vacant, dilapidated, and abandoned structures into housing by unlocking flexibilities in existing programs.

- **Housing Affordability Act:** Updates FHA multifamily loan limits for the first time in decades to help finance the construction of more affordable apartment buildings and expand supply.
- **Grants for Planning and Implementation:** Supports state and local governments in advancing their supply-focused reforms through a competitive pilot program.
- **Modular Housing Production Act:** Requires FHA to assess barriers to modular housing lending and directs HUD to examine financing improvements that can help modular construction scale.
- **Property Improvement and Manufactured Housing Loan Modernization Act:** Modernizes lending standards for manufactured housing and accessory dwelling units (ADUs) to expand attainable homeownership options.
- **Accelerating Home Building Act:** Helps communities use preapproved housing designs (pattern books) to speed local permitting and cut delays that slow construction.

Bottom line: The *21st Century ROAD to Housing Act* expands housing supply by removing barriers that slow private investment and drive-up costs, streamlining construction activities across programs, and supporting supply-focused local decision-making, without federal preemption. This legislation puts American families first and makes 2026 the Year of Affordability and Achieving the American Dream of Homeownership.