

21st Century ROAD to Housing Act *Policy Background*

At a Glance:

- On March 12, 2026, the Senate passed the **21st Century ROAD to Housing Act** by a bipartisan 89-10 vote.
- The legislation is designed to expand housing supply and affordability by streamlining regulations, modernizing finance options, and promoting innovative construction methods.
- Of particular note to pastors, the bill would convert vacant properties into homes, repair homes, expand the supply of starter homes, prioritize development in Opportunity Zones, and improve vouchers and small-dollar mortgage access.

Key Provisions:

- Allows the Department of Housing and Urban Development to prioritize housing development and preservation grants for projects based in Opportunity Zones.
- Restricts the purchase of new single-family homes by large institutional investors that own at least 350 single-family homes.
- Creates a pilot grant program to help local governments convert vacant commercial or industrial buildings into affordable housing.
- Provides grants to local governments to select and implement pre-reviewed housing designs to streamline affordable housing construction.
- Allows Community Development Block Grant funds to be used for the construction of new affordable housing.

Why it Matters for Pastors:

- Increases housing supply, streamlines production and financing.
 - Obsolete buildings and underused properties may become available for affordable housing development.
 - Major beneficiaries could include Opportunity Zones, neighborhoods with aging housing stock, and families relying on vouchers or modest mortgages.
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