HUB

21st Century ROAD to Housing Act Implementation Tracker

The 21st Century ROAD to Housing Act became law on July 11, 2026. Spanning 12 titles and 60 sections, this comprehensive bipartisan package touches nearly every dimension of housing policy—housing supply, manufactured and rural housing, homeownership access, program reform, veterans housing, oversight and accountability, and community banking.

The law requires new and expanded federal programs, regulatory changes, new studies and reports to Congress, and coordination across agencies. Most of that work falls to HUD, which must implement dozens of statutory directives—many with tight deadlines—with limited staff capacity. Full implementation could take years.

On this hub, BPC will provide ongoing updates and resources to help housing stakeholders, federal agencies, and policymakers at every level of government understand this landmark legislation, track its implementation, and evaluate its impact.

Key Agencies and Offices Involved in Implementation

- ***Abbreviation***
  CFPB
  CPD
  FDIC
  FHFA
  FHA
  GAO
  HUD
  NCUA
  OCC
  PD&R
  PIH
  RHS
  SEC
  SBA
  USDA
  USICH
  VA

- ***Full Name***
  Consumer Financial Protection Bureau
  Office of Community Planning and Development (HUD)
  Federal Deposit Insurance Corporation
  Federal Housing Finance Agency
  Federal Housing Administration (HUD)
  Government Accountability Office
  Department of Housing and Urban Development
  National Credit Union Administration
  Office of the Comptroller of the Currency
  Office of Policy Development and Research (HUD)
  Office of Public and Indian Housing (HUD)
  Rural Housing Service (USDA)
  Securities and Exchange Commission
  Small Business Administration
  Department of Agriculture
  U.S. Interagency Council on Homelessness
  Department of Veterans Affairs

New and Expanded Programs

The 21st Century ROAD to Housing Act directs or authorizes federal agencies to establish more than a dozen new programs, including grant programs, pilots, and demonstrations. Some are mandated—with Congress directing a federal agency to establish the programs, typically within a specific timeframe. Other sections of the law simply grant the relevant agency new authority without a requirement to act. Importantly, nearly all these programs will depend on future congressional appropriations to operate. These programs, their purpose, the lead agency responsible for them, and their funding status are noted below.

Point-Access Block Building Grant Program | §102 | HUD

- Allows HUD to award competitive grants for pilot projects testing the safety, feasibility, or effectiveness of single-stair multifamily buildings.

- HUD may also coordinate with the International Code Council to encourage incorporation of point-access block building standards into the International Building Code.
- Sunsets seven years after enactment (July 11, 2033).
- No funding authorized.

FHA Small-Dollar Mortgage Pilot | §105 | HUD-FHA

- Allows HUD to establish a pilot program to expand access to mortgages under $100,000 backed by FHA, with the pilot program sunsetting after four years.
- Authority to establish the pilot expires three years after enactment (by July 11, 2029), and the pilot itself runs four years from the date of establishment (July 11, 2033 at the latest).
- No funding authorized.

***Temperature Sensor Pilot Program* |** §106 | HUD

- Directs HUD to create a pilot program for three years (until July 11, 2029) to provide grants to public housing authorities and owners of federally assisted rental housing to install temperature sensors, encouraging compliance with temperature-related housing quality standards.
- Directs HUD to establish eligibility criteria, define key terms, and issue personally identifiable information standards within 180 days of enactment (January 7, 2027).
- No funding authorized.

Whole-Home Repairs Pilot | §202 | HUD

- Directs HUD to create a pilot program to support state, local, and tribal whole-home repair programs, which provide grants and forgivable loans to homeowners and landlords for home repairs and modifications.
- Directs HUD's Office of Inspector General to complete at least two assessments of the pilot's implementation, and HUD to report annually to Congress summarizing

outcomes.

- Sunsets October 1, 2031, as specified in statute.
- No funding authorized.

Planning and Implementation Grant Program | §207 | HUD-CPD

- Directs HUD to establish a competitive grant program to help state, local, and tribal governments, as well as regional planning agencies, implement planning and community development activities.
- These activities include updating regulatory processes, increasing capacity to conduct inspections, and coordinating housing development with transportation planning.
- Must be established within one year of enactment (July 11, 2027) and sunsets five years after enactment (July 11, 2031).
- No funding authorized.

Innovation Fund | §208 | HUD-CPD

- Directs HUD to establish a $200 million annual competitive grant program for local governments and tribes that demonstrate measurable increases in housing supply, incentivizing reforms such as streamlined permitting, density bonuses, and zoning changes.
- Individual grants range from $250,000 to $10 million.
- Must be established within one year of enactment (July 11, 2027) and sunsets seven years after enactment (July 11, 2033).
- $200 million per year authorized to be appropriated for fiscal years 2027 to 2031.

Pattern Book Grant Program | §209 | HUD-CPD

- Allows HUD to award grants to local governments and tribes to select and implement pre-reviewed housing designs—such as accessory dwelling units, duplexes, or townhouses—to streamline affordable housing construction, with 10% of total funding reserved for rural areas and a five-year window for adoption.

- Requires that local governments and tribes receiving grants to select and implement pre-reviewed housing designs report to HUD on their activities and HUD collect and disseminate best practices regarding selected designs via its website.
- No sunset specified.
- No funding authorized.

Revitalizing Empty Structures into Desirable Environments (RESIDE) Conversion Grant Pilot | §210 | HUD-CPD (HOME)

- Allows HUD to establish a pilot grant program to help local governments convert vacant commercial or industrial buildings into affordable housing, prioritizing economically distressed areas and Opportunity Zones.
- Individual grants range from $1 million–$10 million.
- Effectively sunsets September 30, 2031 (end of fiscal year 2031). HUD must report to Congress within 180 days of the pilot's termination (by approximately March 31, 2032).
- No funding authorized.

Preservation and Reinvestment for Community Enhancement (PRICE) Grant Program | §304 | HUD

- Reauthorizes PRICE grants for seven years (until July 11, 2033) to fund the repair, preservation, and improvement of existing manufactured homes and manufactured housing communities.
- HUD may provide set-asides for tribes and the Department of Hawaiian Home Lands.
- Requires HUD to issue regulations establishing criteria for selection of PRICE grant recipients.
- No funding authorized.

Family Self-Sufficiency (FSS) Escrow Expansion Pilot | §404 | HUD

- Authorizes HUD to implement a multi-year demonstration project that will test and evaluate an opt-out approach to the Family Self-Sufficiency program, among other program changes.
- Up to 25 entities serving no more than 5,000 families may participate.
- HUD must report to Congress on outcomes after the conclusion of the pilot program.
- Sunsets 10 years after enactment (July 11, 2036).
- No funding authorized.

Long-Term Disaster Recovery Fund and Office of Disaster Management and Resiliency—Community Development Block Grant Disaster Recovery (CDBG-DR) Program | §504 | HUD-CPD

- Provides statutory authorization for HUD's CDBG-DR program, establishing a dedicated Long-Term Disaster Recovery Fund in the Treasury Department, which HUD will administer, to receive and disburse disaster recovery grants to help low- and moderate-income households recover from major disasters.
- Directs HUD to establish a new Office of Disaster Management and Resiliency, responsible for overseeing and coordinating all departmental disaster preparedness and response responsibilities, including coordinating with FEMA, SBA, and other HUD offices.
- Directs HUD to establish data sharing agreements with FEMA and SBA to prevent duplication of benefits and expedite assistance.
- Requires a proposed rule within six months of enactment (January 11, 2027) and a final rule within one year of enactment (July 11, 2027).
- Program is appropriations-dependent and no funding is authorized beyond its three-year authorization window (sunsets July 11, 2029).

New Moving to Work (MTW) Expansion Cohort | §505 | HUD-PIH

- Authorizes a new MTW program cohort—the Economic Opportunity and Pathways to Independence Cohort—with specific eligibility and reporting requirements, adding up to 25 public housing agencies selected competitively with geographic diversity requirements.
- HUD may add high performing agencies after completing an initial report covering all existing MTW cohort agencies, due within 180 days of enactment (January 7, 2027).
- Directs HUD to continue ongoing research on MTW cohort outcomes and make completed work publicly available for at least five years.
- Agencies use existing formula funding allocations rather than a dedicated funding stream.

Reforms to Existing Programs and Policies

The 21st Century ROAD to Housing Act makes significant changes to existing federal housing programs and policies—from adjusting statutory thresholds to reforming administrative processes. While many of these changes are self-executing, taking effect with enactment of the law, others will require agencies to issue or revise regulations, guidance, and other program materials to be fully operationalized.

Reforms to Housing Counseling and Financial Literacy Programs | §101 | HUD

- Clarifies the authority of HUD to evaluate the performance of housing counseling agencies and counselors, to require additional training, and to revoke certifications.
- Requires rulemaking before HUD may exercise new termination-of-assistance authority.
- Requires that borrowers 30 or more days delinquent on covered federally insured mortgage loans be given the opportunity to participate in available housing counseling.

NEPA Infill Exemption for Rural Housing | §103 | USDA

- Exempts USDA assistance for infill housing development from federal environmental review requirements.
- The exemption takes effect upon enactment, but USDA will need to update its National Environmental Policy Act (NEPA) implementing regulations and issue guidance to field staff before the change is fully operational in practice.

Database of Publicly Owned Land | §104 | HUD-CPD

- Requires all Community Development Block Grant (CDBG) recipients to publish a searchable, publicly accessible online database of undeveloped land parcels owned by the grantee.
- Effective October 1, 2026, as specified in statute.

Increasing Housing in Opportunity Zones | §201 | HUD

- Allows HUD to prioritize projects based in or primarily serving communities designated as Opportunity Zones for any competitive grants relating to housing development or preservation.
- Authority effective upon enactment, though HUD would likely need to update competitive grant funding opportunities and guidance to apply this preference.

Community Investment and Prosperity Act | §203 | OCC and Fed

- Raises the cap on bank public welfare investments, including those in affordable housing and community development projects, from 15% to 20%.
- Self-executing upon enactment, with OCC and the Federal Reserve expected to issue updated supervisory guidance.

Addition of Affordable Housing Construction as an Eligible Activity | §204 | HUD-CPD

- Allows CDBG funding to be used for the construction of new affordable housing, capped at 20% of a recipient's allocation.
- Self-executing upon enactment for future appropriations, though HUD will likely issue a notice to grantees.

BUILD Housing Act | §205 | HUD

- Authorizes HUD to treat certain housing assistance as "special projects" to help streamline NEPA compliance.
- Expands HUD's authority to delegate certain environmental review responsibilities to states, local governments, and tribes.
- HUD may implement via Federal Register notice.

Unlocking Housing Supply Through Streamlined and Modernized Reviews Act | §206 | HUD

- Streamlines the NEPA review process for a broad range of federally supported, housing-related activities by expanding categorical exclusions, which will require a rulemaking.
- HUD must report to Congress annually for five years, beginning two years after enactment (July 11, 2028).

Housing Affordability Act | §211 | HUD-FHA

- Updates statutory maximum loan limits for FHA multifamily mortgages and reforms the formula used to set them.
- Requires FHA to calculate and publish annual adjustments using a Price Deflator Index, starting July 1, 2025 (predating enactment).
- Requires FHA to conduct a study on multifamily loan limits relative to current market conditions prior to reporting findings to Congress within three years of enactment (July 11, 2029).

Rental Assistance Demonstration (RAD) Program | §212 | HUD-PIH

- Lifts the RAD program cap by 100,000 units and extends protections for tenants in RAD buildings, which will likely be reflected in updated program guidance.
- Effective upon enactment, though HUD-PIH is expected to update the RAD program notice accordingly, with no specific deadline in statute.

Build Now Act | §213 | HUD-CPD

- Ties some localities' CDBG funding to their housing production, including bonuses for accelerated homebuilding and small funding reductions for lagging grantees.
- Takes effect beginning the third full fiscal year after enactment (FY2030) through FY2043.

Housing Supply Expansion Act | §301 | HUD

- Eliminates the permanent chassis requirement for manufactured homes, establishes HUD as the primary authority on energy efficiency standards for manufactured homes, and requires HUD to establish minimum energy efficiency standards for manufactured homes.
- The chassis definition change is self-executing upon enactment, but HUD must issue revised construction and safety standards for homes built without a permanent chassis through a rulemaking.
- States must submit certifications attesting to parity treatment of non-chassis homes within one year of enactment (July 11, 2027), with a two-year window for states with biennial legislatures (July 11, 2028).
- HUD must coordinate with other federal agencies to ensure consistent treatment of the updated definition across federal programs.
- Energy efficiency standards require a rulemaking within one year of enactment (July 11, 2027), with updates required at least every three years thereafter.

Modular Housing Production Act | §302 | HUD-FHA

- Directs HUD to conduct a review of FHA construction financing programs to identify barriers for modular housing developers and administrative opportunities to reduce any such barriers.
- Review due within one year of enactment (July 11, 2027), with a related rulemaking to address these barriers initiated within 120 days of its publication.

- Allows HUD to fund a study on the utility of a standardized code for modular homes.

Property Improvement and Manufactured Housing Loan Modernization Act | §303 |HUD

- Increases the loan limits of FHA-insured manufactured housing loans and adds the construction of accessory dwelling units as an acceptable use for FHA-insured property improvement loans.
- Loan limit increases are self-executing upon enactment; an interim indexing method specified in statute applies until HUD establishes a permanent methodology within one year of enactment (July 11, 2027).
- HUD must issue updated mortgagee letters or guidance implementing new loan limits and terms.
- Directs HUD-PD&R to conduct and report to Congress on the cost-effectiveness of off-site construction techniques within one year of enactment (July 11, 2027).

Creating Incentives for Small-Dollar Loan Originators | §401 | CFPB

- Directs the CFPB to study and report within 270 days of enactment (April 7, 2027) on mortgage loan originator compensation practices and their impact on the availability of small-dollar mortgages of $100,000 or less.

Small-Dollar Mortgage Points and Fees | §402 | CFPB

- Requires the CFPB, in consultation with HUD and FHFA, to evaluate the impact of current points and fee thresholds on small-dollar mortgage lending.
- Evaluation due within 270 days of enactment (April 7, 2027).

Appraisal Industry Improvement Act | §403 | HUD-FHA

- Reforms appraisal licensing and training, enhances standards for FHA-approved appraisers, adds flexibility for trainee appraisers, and authorizes grants to support appraisal workforce development.
- HUD must issue a mortgagee letter within 240 days of enactment (March 8, 2027); takes effect 180 days after issuance.

Choice in Affordable Housing Act | §405 | HUD-PIH

- Aims to reduce delays in HUD inspections by allowing units financed through certain federal housing programs—the Low-Income Housing Tax Credit (LIHTC), the HOME Program, and the USDA Rural Housing Service—to automatically meet Housing Choice Voucher (HCV) inspection requirements if they have passed an inspection within the past year.
- Allows new landlords to request advance inspections, helping to expand housing options for voucher holders and incentivizing greater landlord participation in the HCV program.
- HUD is expected to issue implementing guidance.

HOME Investment Partnerships Reauthorization and Reform Act | §501 | HUD-CPD

- Reauthorizes the HOME Investment Partnerships (HOME) program.
- Makes administrative reforms to support housing production, including expanding program eligibility and allowing jurisdictions greater flexibility in using HOME funds for housing-related infrastructure.
- Streamlines the NEPA review process for HOME program activities by removing duplicative requirements and establishing statutory categorical exemptions—effective upon enactment—for small-scale housing projects, including infill development, acquisition of real property for affordable housing, certain rehabilitation projects, and new construction of 15 units or less.
- Directs HUD to review the implementation of Build America, Buy America Act (BABA) requirements and to update its guidance to clarify the application of these requirements for HOME-funded projects.
- Requires two rulemakings within one year of enactment (July 11, 2027) and a BABA implementation review due within 180 days of enactment (January 7, 2027).

Rural Housing Service Reform Act | §502 | USDA-RHS

- Makes changes to USDA's Rural Housing Service programs, including decoupling rental assistance from maturing mortgages, permanently establishing the Housing

Preservation and Revitalization program for multifamily rental housing, and authorizing technology improvements and increased staffing.

- Requires a rulemaking within 180 days of enactment (January 7, 2027) and an interim final rule within one year of enactment (July 11, 2027), along with additional updates to RHS program regulations without a statutory deadline.
- USDA's RHS is expected to issue updated lender guidance, program notices to operationalize program changes, and annual written notices to owners of maturing multifamily properties describing preservation options.
- Other changes in the section—such as technology improvements and increased staffing—are appropriations-dependent.

Incentivizing Local Solutions to Homelessness | §503 | HUD

- Allows Emergency Solutions Grant (ESG) funding recipients to request a waiver of the statutory 60% spending cap on emergency shelter beds and street outreach.
- Waiver authority available for FY2027 through FY2030.

Military Service Question | §601 | FHFA

- Adds a disclosure to the Uniform Residential Loan Application (URLA) informing applicants that they may be eligible for a VA Home Loan to increase awareness of and access to the program.
- FHFA must direct Fannie Mae and Freddie Mac, through rulemaking or order, to add the disclosure within six months of enactment (January 11, 2027).
- Fannie and Freddie will then need to update the form and issue updated seller-servicer guidance.

Housing Unhoused Disabled Veterans Act | §602 | HUD and VA

- Excludes disability benefits received by veterans for the purpose of determining income eligibility for the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program.
- HUD and VA are expected to issue joint implementing guidance.

Veterans Affairs Loan Informed Disclosure (VALID) Act | §603 | HUD-FHA and FHFA

- Requires FHA to include a VA loan financing cost comparison in an update to the Informed Consumer Choice Disclosure Notice, though lenders are not required to determine whether the borrower is eligible for a VA loan.
- Directs FHFA to require Fannie Mae and Freddie Mac to add a standalone military service question to the URLA within six months of enactment (January 11, 2027).

Appraisal Modernization Act | §704 | USDA, VA, HUD-FHA, and FHFA

- Requires USDA, VA, FHA, and FHFA to establish procedures for lenders of federally backed mortgages to have review and resolve consumers' requests for value reconsiderations or second appraisals.
- No specific deadline for agency implementation of reconsideration of value procedures.
- Requires GAO to report to Congress on the feasibility of creating a public appraisal database within 240 days of enactment (March 8, 2027).

Community Bank Deposit Access | §901 | FDIC

- Clarifies that custodial deposits at smaller banks should not be considered "brokered" deposits or be subject to the same regulations.
- Self-executing upon enactment, though FDIC will need updated regulations and guidance to operationalize the change.

Keeping Deposits Local | §902 | FDIC

- Allows banks to exclude a larger percentage of reciprocal deposits from being considered "brokered" based on a bank's total liabilities.
- Self-executing upon enactment, though FDIC will need updated regulations and guidance to operationalize the change.
- Directs FDIC to jointly study reciprocal deposits with the Fed within six months of enactment (January 11, 2027).

Tailored Regulatory Updates for Supervisory Testing | §903 | FDIC, OCC, and Fed

- Raises the asset limit for financial institutions eligible for a longer examination cycle from $3 billion to $6 billion.
- Self-executing upon enactment, though FDIC, OCC, and the Fed will need to update examination schedules, systems, and guidance.

Credit Union Board Modernization | §904 | NCUA

- Allows boards of well-run federal credit unions to meet as few as six times a year rather than monthly.
- Self-executing upon enactment, though NCUA is expected to issue updated guidance to federally chartered credit unions.

Advancing the Mentor-Protégé Program for Small Financial Institutions | §906 | Treasury

- Codifies a Treasury program that pairs large financial institutions with small, rural banks and minority depository institutions to help smaller institutions prepare to serve as financial agents and improve capacity to serve their customers.
- Treasury must issue guidance or regulations establishing a process for excluding participants from the program.
- Treasury must hold at least one annual outreach event to promote participation and report annually to Congress on program activities.

American Access to Banking | §907 | OCC, Fed, FDIC, and NCUA

- Directs federal banking regulators to streamline the de novo institution application process, reduce duplicative information requests, and designate caseworkers to guide applicants through the process.
- Requires agencies to review capital-raising restrictions for nonaccredited investors in consultation with the SEC.
- Agencies must report to Congress annually for five years, beginning one year after enactment (July 11, 2027), and submit a state and stakeholder engagement plan to

Congress within two years of enactment (July 11, 2028), updated every five years thereafter.

Promoting New Bank Formation | §908 | OCC, Fed, and FDIC

- Allows federal banking agencies to establish a two-year phase-in period for qualifying community banks chartered between January 1, 2026, and December 31, 2028, to meet federal capital requirements, and permits those institutions to request modifications to their approved business plans during that period (which agencies must respond to within 180 days).
- Agencies must jointly study and report to Congress on de novo institution formation within one year of enactment (July 11, 2027) and on the pilot program by December 31, 2031.

Statutory Deadlines and Sunset Dates

The law establishes dozens of statutory deadlines by which federal agencies are directed or authorized to complete specific actions—from issuing regulations to completing reports to standing up new grant programs to entering interagency agreements. It also sets termination dates for some of the programs and pilots created or authorized in statute. Many of these deadlines are not legally enforceable, but they do demonstrate congressional intent and are an important oversight tool. Some requirements in the law are also not tied to a fixed deadline but are instead triggered by a specific event; these are noted separately at the end of this section.

30 days after enactment (August 10, 2026):

- Issue notice with CDBG-DR formula allocation methodologies (HUD-CPD) (§504)

60 days after enactment (September 9, 2026):

- Notification of housing growth improvement rate (HUD-CPD) (§213)

90 days after enactment (October 9, 2026):

- Report to Congress on the timeliness of eligibility determinations for Sec. 502 and 504 rural housing loan and grant applications, including recommendations to shorten processing timelines to 90 days (and annually thereafter until USDA achieves 90-day processing for all applications during a preceding five-year period) (USDA) (§502)

180 days after enactment (January 7, 2027):

- Establish temperature sensor pilot eligibility criteria, key terms, and standards (HUD) (§106)
- Complete Build America, Buy America Act (BABA) implementation review (and issue updated guidance 90 days after) (HUD-CPD) (§501)
- Publish an advance notice of proposed rulemaking on RHS reforms (and publish an interim final rule no later than one year after enactment) (USDA) (§502)
- Report to Congress on each Moving to Work cohort (and annually thereafter) (HUD-PIH) (§505)
- Report to Congress on interagency housing collaboration (HUD, USDA, and VA) (§801)
- Enter into MOU on joint environmental reviews (HUD and USDA) (§802)
- Institutional investor purchase ban takes effect (§1001)
- Large institutional investors must notify HUD they meet the definition of large institutional investor, identifying how many single-family homes they have direct or indirect investment control of and their location unless the investor owns 10 or fewer-single family homes in a given city (and no later than December 31 annually thereafter) (§1001)
- Establish renter outreach resource (HUD) (§1001)

6 months after enactment (January 11, 2027):

- Report to Congress on the Section 521 program, including total subsidy amounts provided to Section 502 borrowers, subsidy recapture rates, and time and costs associated with recapture (USDA) (§502)

- Issue proposed rule on CDBG-DR reforms (HUD-CPD) (§504)
- Direct Fannie Mae and Freddie Mac to add a disclosure to the Uniform Residential Loan Application informing applicants that they may be eligible for a VA Home Loan (FHFA) (§601)
- Direct Fannie Mae and Freddie Mac to add a standalone military service question to the URLA (FHFA) (§603)
- Report to Congress on reciprocal deposits (FDIC) (§902)

240 days after enactment (March 8, 2027):

- Release mortgagee letter on appraiser eligibility standards, taking effect 180 days after issuance (HUD-FHA) (§403)
- Report to Congress on the feasibility of a publicly available appraisal database (GAO) (§704)

270 days after enactment (April 7, 2027):

- Report to Congress on small-dollar loan originator compensation (CFPB) (§401)
- Evaluate small dollar points-and-fees regulations, in consultation with HUD and FHFA (CFPB) (§402)
- Report to Congress on BABA review and guidance (HUD-CPD) (§501)

1 year after enactment (July 11, 2027):

- Establish small-dollar mortgage pilot (HUD-FHA) (§105)
- Establish Planning and Implementation Grant Program (HUD-CPD) (§207)
- Establish Innovation Fund (HUD-CPD) (§208)

- States must submit initial manufactured home certifications to HUD (deadline extended to two years for legislatures that meet biennially) (§301)
- Adopt minimum energy efficiency standards for manufactured homes (and update not less frequently than every three years thereafter) (HUD-Office of Housing) (§301)
- Report on barriers to modular housing in FHA financing programs (HUD-FHA) (§302)
- Develop or choose one or more methods of indexing of certain dollar amount limitations (HUD-FHA) (§303)
- Report to Congress on the cost effectiveness of offsite construction housing (HUD-PD&R) (§303)
- Issue rules to carry out new flexibility to use HOME funds for housing-related infrastructure (HUD) (§501)
- Issue rules to coordinate environmental review responsibilities with other federal agencies and avoid duplicative reviews for HOME-funded projects (HUD) (§501)
- Report to Congress on RHS technology (GAO) (§502)
- Issue final rule on CDBG-DR reforms (HUD-CPD) (§504)
- Report to Congress on dually funded housing projects (HUD and USDA) (§802)
- Report to Congress on work requirement initial findings (conditional on feasibility determination) (HUD-PD&R) (§803)
- Report to Congress on middle-income housing, elderly and disabled housing, residential proximity to Superfund sites, and residential heirs' property (GAO) (§804)
- Require each public housing agency to publicly disclose contracts (HUD) (§805)
- Report to Congress and publish a public website on streamlining the application process and review of capital raising by de novo regulated institutions (and annually for five years thereafter) (OCC, Fed, FDIC, NCUA, and CFPB) (§907)

- Provide public information and directions on how to request or serve as a mentor in the Mentor-Protégé Program (OCC, Fed, FDIC, NCUA, and CFPB) (§907)
- Report to Congress on de novo insured depository institutions (OCC, Fed, and FDIC) (§908)
- Report to Congress on rural depository institutions (OCC, Fed, and FDIC) (§909)
- Report to Congress on rural credit unions (NCUA) (§909)

18 months after enactment (January 11, 2028):

- Issue federal point-access block building guidelines (HUD) (§102)
- Report to Congress on addition of disclosure to Uniform Residential Loan Application that they may be eligible for a VA Home Loan (GAO) (§601)

2 years after enactment (July 11, 2028):

- Publish draft zoning guidelines in Federal Register and establish task force (HUD-PD&R) (§107)
- Report to Congress on public welfare investments (and every two years thereafter) (OCC and Fed) (§203)
- Begin annual reporting to Congress on streamlining the NEPA review process (continuing annually for five years through July 11, 2032) (HUD) (§206)
- Issue regulations establishing a process for adjusting Rural Development Voucher amounts following interim and annual reviews (USDA) (§502)
- Submit to Congress a state and stakeholder engagement plan (and every five years thereafter) (OCC, Fed, FDIC, and NCUA) (§907)

Beginning of FY2029 (October 1, 2028):

- Begin adjusting CDBG allocations based on housing growth improvement, remaining in effect through FY2043 (HUD-CPD) (§213)

2 years and 180 days after enactment (January 7, 2029):

- Report to Congress on the impact of the institutional investor ban on housing availability and affordability (and again 10 years after the ban effective date) (GAO) (§1001)
- Report to Congress on the impact of the institutional investor ban on institutional investors and recommendations (and again 10 years after the ban effective date) (HUD, in consultation with Treasury, USDA-RHS, VA, SEC, and FHFA) (§1001)

3 years after enactment (July 11, 2029):

- Final date to establish small-dollar mortgage pilot (HUD-FHA) (§105)
- Sunset of Temperature Sensor Pilot Program (HUD) (§106)
- Publish final zoning and land-use guidelines (and report to Congress within five years of publication) (HUD-PD&R) (§107)
- Report to Congress on updates to maximum loan limits for FHA multifamily mortgages (HUD-FHA) (§211)
- Sunset of CDBG-DR program authorization (HUD-CPD) (§504)

September 30, 2030:

- ESG waiver authority expires (HUD-CPD) (§503)

December 31, 2030:

- Sunset of central bank digital currency prohibition (Fed) (§1101)

5 years after enactment (July 11, 2031):

- Report to Congress on NEPA infill exemption implementation (USDA) (§103)
- Sunset of Planning and Implementation Grant Program (HUD-CPD) (§207)

September 30, 2031:

- Sunset of RESIDE Conversion Grant Pilot, with a pilot outcomes report to Congress within 180 days of termination (HUD-CPD) (§210)

October 1, 2031:

- Sunset of Whole-Homes Repair Pilot (HUD) (§202)

December 31, 2031:

- Report to Congress on the new bank formation two-year phase-in pilot (OCC, Fed, and FDIC) (§908)

7 years after enactment (July 11, 2033):

- Sunset of point-access guideline pilot grant program (HUD) (§102)
- Sunset of Innovation Fund (HUD-CPD) (§208)
- Sunset of PRICE Grant Program (HUD) (§304)

10 years after enactment (July 11, 2036):

- Sunset of FSS Pilot Program (§404)

15 years and 180 days after enactment (January 7, 2042):

- Termination of institutional investor ban (§1001)

End of FY2043 (September 30, 2043):

- Termination of CDBG allocation adjustments based on housing growth improvement (HUD-CPD) (§213)

Monthly after enactment:

- Report to Congress on the Mutual Mortgage Insurance Fund capital ratio (HUD-FHA) (§702)

Annually after enactment:

- Report to Congress on FHA small-dollar mortgage pilot outcomes, beginning one year after pilot establishment and ending one year after pilot sunset (HUD-FHA) (§105)
- Report to Congress on Temperature Sensor Pilot outcomes beginning 12 months after pilot establishment and against 36 months after its conclusion (HUD) (§106)
- Report to Congress summarizing Whole-Home Repairs Pilot data (HUD) (§202)
- Provide notice of maturing loan to owners of property financed under Section 514, 515, or 516 maturing within four years and tenants of property beginning at least two years before loan maturity (USDA-RHS) (§502)
- Publish notice requiring that owners of property financed under Section 514, 515, or 516 submit a preservation plan before approval of a rental assistance contract extension (USDA-RHS) (§502)
- Report to Congress and publish on the USDA website a report on rural housing programs (USDA-RHS) (§502)
- Conduct performance reviews and audits of CDBG-DR grantees and publish a summary of status reports on a public dashboard (HUD) (§504)
- HUD secretary must testify to Congress on agency operations, oversight, and program performance (HUD) (§701)
- Report to Congress and the president on homelessness oversight (USICH) (§703)
- USICH must testify to Congress on homelessness reduction plan if requested (USICH) (§703)
- Require each covered public housing agency submit a notice on federal monitors (HUD) (§805)
- Each receiver or federal monitor appointed to oversee a covered public housing agency must provide Congress with a written assessment of their management and oversight activities by October 1 of each year (§805)
- Report to Congress on the Mentor-Protégé Program and hold at least one annual outreach event to promote participation (Treasury) (§906)

- Report to Congress on renter outreach resource (no later than March 31 of each year) (HUD) (§1001)
- Each large institutional investor must provide written notice to renters about the renter outreach resource at move-in and annually thereafter (§1001)

Note: some annual or ongoing requirements are reported above with their initial implementation date or deadline.

Biennially after enactment:

- Update monitoring report on zoning guideline adoption (HUD-PD&R) (§107)

Conditional and Triggered Requirements

Read Next

ISSUE BRIEF