NARPM™
National Association of Residential Property Managers

What the 21st Century ROAD to Housing Act Means for Residential Property Managers

A NARPM® member handout | H.R. 6644 | July 2026

Congress passed the 21st Century ROAD to Housing Act in June 2026 as H.R. 6644. It is a broad, bipartisan housing package spanning 12 titles and more than 40 sections covering supply, finance, voucher operations, manufactured housing, rural programs, and oversight. Most provisions still depend on forthcoming HUD, USDA, CFPB, FHFA, and banking-regulator guidance and rulemaking, so operational details will keep developing over the coming year.

JUNE 2026	12 TITLES	40+ SECTIONS
Passed by Congress	Broad housing package	Implementation ahead

Top Provisions for Single-Family Managers

Institutional investor limits on single-family purchases (Sec. 1001). Restricts purchases of new single-family homes by large institutional investors that own at least 350 single-family homes. Preserves exceptions, including for build-to-rent activity, and creates a HUD renter outreach resource for tenants in institutionally owned homes. NARPM® was active in securing the build-to-rent exemption and in keeping the originally proposed 7-year sell-off requirement out of the final bill. This is the highest-interest item for members because it affects competition for single-family inventory and the future shape of the rental market.

Voucher inspection streamlining (Sec. 405). Units financed through LIHTC, HOME, or USDA Rural Housing Service that passed inspection in the last year can satisfy Housing Choice Voucher inspection requirements. New landlords may also request advance inspections. Reduces leasing delays and eases voucher participation.

Whole-home repairs for owners and landlords (Sec. 202). A HUD pilot supporting state, local, and tribal programs that provide grants and forgivable loans to homeowners and landlords for repairs and modifications. Directly useful for small operators and scattered-site owners managing aging stock.

Small-dollar mortgage expansion (Secs. 105, 401, 402). HUD may create an FHA pilot for mortgages of $100,000 or less on 1- to 4-unit owner-occupied properties, and CFPB must study loan-originator compensation and points-and-fees rules affecting small-dollar lending. Could improve acquisition and disposition liquidity in lower-cost markets and older housing stock.

Manufactured and off-site construction reforms (Title III). Removes the permanent chassis requirement, updates manufactured housing finance limits, and pushes modular financing review and rulemaking. May open new supply and financing channels in lower-cost and rural single-family markets.

CDBG flexibility and production incentives (Secs. 204, 213). Allows CDBG funds to support new affordable housing construction and ties some local CDBG outcomes to production performance. Local supply policy affects rent pressure, rehab opportunities, and development pipelines.

COMPLETE SECTION INVENTORY

The Full Act at a Glance

Title I - Counseling, Supply Frameworks, and Pilots

- **101** - Housing counseling reforms; strengthens HUD oversight, training, and certification of counseling agencies and counselors.
- **102** - Point-access block guidance; HUD model guidance for single-stair buildings up to six stories, with possible pilot funding.
- **103** - USDA infill review exemption from certain environmental review requirements.
- **104** - Public land database; CDBG grantees must maintain a searchable database of undeveloped land they own.
- **105** - FHA small-dollar mortgage pilot for loans under $100,000.
- **106** - Temperature sensor pilot in federally assisted rental housing.
- **107** - HUD zoning and land-use best-practice frameworks for states and localities.

Title II - Supply, Financing, and Local Incentives

- **201** - Opportunity Zone prioritization for certain HUD grants.
- **202** - Whole-Home Repairs Act; repair pilot with grants and forgivable loans to homeowners and landlords.
- **203** - Raises the bank public-welfare investment cap from 15% to 20%.
- **204** - CDBG eligible-use expansion to support new affordable housing construction.
- **205** - BUILD Housing Act; simplifies NEPA compliance and expands environmental review delegation.
- **206** - Expands categorical exclusions to speed federal housing-related reviews.
- **207** - Planning and implementation grants for governments and regional entities.
- **208** - Innovation Fund; competitive grants rewarding measurable supply increases.
- **209** - Accelerating Home Building Act; funds pre-reviewed designs such as ADUs, duplexes, and townhouses.
- **210** - RESIDE Act; pilot grants converting vacant commercial or industrial buildings to affordable housing.
- **211** - Updates FHA multifamily loan limits and the setting formula.
- **212** - RAD expansion; raises the cap by 100,000 units and extends tenant protections.
- **213** - Build Now Act; links part of some local CDBG funding to housing-production performance.

Title III - Manufactured and Modular Housing

- **301** - Removes the permanent chassis requirement; addresses manufactured home energy-efficiency authority and standards.
- **302** - Directs HUD to review FHA barriers to modular construction financing and begin rulemaking.
- **303** - Raises FHA-insured manufactured housing loan limits, allows ADUs under property improvement loans, and studies off-site construction cost effectiveness.
- **304** - PRICE Act; reauthorizes manufactured home and community repair and preservation grants for seven years.

Title IV - Small-Dollar Lending, Appraisals, and Voucher Operations

- **401** - CFPB study on whether loan-originator compensation affects small-dollar mortgage availability.
- **402** - CFPB evaluation of whether points-and-fees thresholds inhibit small-dollar lending.
- **403** - Appraisal Industry Improvement Act; updates licensing, training, FHA appraiser standards, and workforce grants.
- **404** - Helping More Families Save Act; opt-out enrollment demonstration in the Family Self-Sufficiency program.
- **405** - Choice in Affordable Housing Act; reduces voucher-inspection delays and allows advance inspections for new landlords.

Title V - HOME, Rural Housing, Homelessness, and Disaster Recovery

- **501** - Reauthorizes and reforms HOME; broadens eligible uses and streamlines environmental review.
- **502** - Rural Housing Service reform; updates USDA programs, rental assistance, preservation, and staffing.
- **503** - Allows ESG recipients to seek waivers from the 60% cap on shelter and outreach spending.
- **504** - Authorizes CDBG-DR for three years and reforms disaster recovery delivery.
- **505** - Authorizes a new Moving to Work cohort focused on economic opportunity.

Titles VI-XII - Veterans, Oversight, Coordination, Banking, and Miscellaneous

- **Title VI (601-603)** - Veteran housing and mortgage disclosures; VA loan awareness, HUD-VASH income treatment for disabled veterans, and improved FHA disclosures.
- **Title VII (701-704)** - Oversight and accountability; annual HUD testimony and reporting, appraisal reconsideration procedures, and a GAO database feasibility study.
- **Title VIII (801-805)** - Interagency coordination, PHA accountability, and mandated GAO studies.
- **Title IX (901-909)** - Community banking provisions; deposit and exam adjustments, new-bank and mentor-protege support, and rural depository studies.
- **Title X (1001)** - Homes Are for People, Not Corporations; the single-family investor restrictions described on page 1.
- **Title XI (1101)** - Bars the Federal Reserve from issuing a central bank digital currency through 2030.
- **Title XII (1201-1202)** - Miscellaneous; severability and no additional funds authorized.

Operational Watchpoints

Implementation is the next phase. Many of the provisions members will care about most - the investor limits, voucher inspection changes, whole-home repairs, small-dollar mortgages, and manufactured/modular reforms - require agency guidance, pilot design, or rulemaking before the operational details are settled. NARPM® will track implementation from HUD, USDA, CFPB, FHFA, and the banking regulators and update members as specifics emerge.

Agencies to Monitor

HUD	USDA	CFPB	FHFA	BANKING REGULATORS

Member takeaway: The statutory framework is in place, but day-to-day effects will depend on agency implementation. Watch for NARPM® updates as guidance, pilots, and rules take shape.