

What the New Federal Housing Law Means

for Home Buyers

The **21st Century ROAD to Housing Act** is the most significant federal housing law in more than 30 years.

Here's what it could mean for homebuyers.



1

FEWER BIG INVESTORS COMPETING FOR HOMES

Limits large institutional investors from buying more existing single-family homes.



What it means for you

Less competition from the biggest buyers could give you a better chance to buy the home you want.

2

MORE HOMES BUILT IN PLACES YOU LOVE

Speeds up environmental reviews for building between existing properties and supports zoning to allow more homes.



What it means for you

More new homes in established neighborhoods can increase choices without expanding city limits.

3

FASTER APPROVALS FOR NEW HOMES

Funds “pattern book” designs – preapproved home plans that need fewer approvals before construction begins.



What it means for you

Streamlines the building process, which can help get more homes built sooner and at lower costs over time.

4

MORE AFFORDABLE HOME OPTIONS

Removes outdated requirements for manufactured homes and directs support for modular housing production.



What it means for you

Lower construction costs could mean more affordable homes for first-time and move-up buyers.

5

MORE FINANCING IN RURAL COMMUNITIES

Expands local financing options for affordable housing and studies ways to support rural banks.



What it means for you

More local lending opportunities could help more buyers in rural areas achieve homeownership.