The 21st Century ROAD to Housing Act

What the new federal housing law means for you and your clients

Law effective July 11, 2026

PASSED WITH RARE BIPARTISAN MARGINS

SENATE 85–5

HOUSE 358–32

A bipartisan package built on four goals

01 Build More, Cut Red Tape

Dozens of provisions to reduce regulatory barriers, streamline environmental review, reform zoning guidance, and reward communities that build.

02 Open Doors to Ownership

Small-dollar mortgage pilots, appraisal reform, family savings programs, and clearer VA/FHA loan disclosures.

03 Support Housing Innovation

Modernized rules and financing for manufactured and modular homes and new construction technologies.

04 Families Over Corporations

New limits on large institutional investors buying single-family homes, protecting individual buyers.

Six things to tell your clients

1. **Institutional investor limits**
   New single-family purchases by investors owning 350+ homes are restricted, with a build-to-rent exemption.
2. **Small-dollar mortgages**
   FHA pilot for sub-$100K loans plus CFPB studies could finally make financing affordable homes easier.
3. **Manufactured housing overhaul**
   No more permanent chassis requirement, higher FHA loan limits, ADU financing -- huge for Louisiana.
4. **Appraisal relief**
   Workforce development plus a right to value reconsideration/second appraisals means fewer deals killed by low or delayed appraisals.
5. **Disaster recovery authorized**
   CDBG-DR gets formal authorization -- steadier hurricane and flood rebuild funding for Louisiana.
6. **VA loan awareness**
   New loan-application disclosures ensure veteran buyers know about VA financing.

Why this hits home for Louisiana

~30%
of new single-family homes in Louisiana are manufactured — among the highest shares in the U.S.

~260,000
manufactured/mobile homes statewide, roughly 12.5% of all housing stock.

$17B+
in CDBG disaster-recovery funds allocated to Louisiana after past storms — the largest CDBG-DR total of any state.

"Does this ban investors from buying homes?"

Not exactly. Title 10 restricts new single-family purchases by the very largest institutional investors — it does not touch local landlords, small investors, or the typical mom-and-pop rental owner.

Local landlords & small/mid-size investors	350+ homes owned
Unrestricted	New for-sale purchases restricted*

*Build-to-rent exemption applies — large investors can still buy or build new single-family homes for the rental market. The law also creates a HUD renter-outreach resource for tenants of institutionally owned homes.

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