

21st Century ROAD to Housing Act

A Historic Step Toward Solving the Housing Crisis

The Most Significant Federal Housing Package in Decades



By the Numbers:

50+ housing policy reforms included in the legislation

311K listings under \$261k are missing nationally to reach a balanced market

4.7M homes still needed nationwide – including more than 100k in Ohio

~50% of Ohio homes were built before 1980

\$90,360 produced in local economic activity, by each home sale in Ohio



ROAD to Housing Act Highlights

HOUSING PRODUCTION

- **Housing Supply Frameworks:** Provide communities with best practices to identify and remove local barriers to housing development
- **Innovation Fund:** Create flexible funding to support new housing and infrastructure
- **Accelerating Home Building Act:** Supports the use of pre-approved home designs to streamline approvals and speed construction – aligning with Ohio REALTORS®' Housing Ohio | Tools for Development

PRESERVATION & REDEVELOPMENT

- **Increasing Housing in Opportunity Zones:** Encourages redevelopment and housing investment in communities with revitalization potential
- **Whole-Home Repairs Act:** Helps preserve Ohio's aging housing stock through grants and forgivable loans for critical home repairs
- **RESIDE Act:** Supports the conversion of vacant commercial or industrial buildings into attainable housing

LOCAL TOOLS & RESOURCES

- **Planning & Implementation Grants:** Provides state and local governments with resources to plan for future housing needs and support community-driven growth
- **HOME Investment Partnership Program:** Modernizes a longstanding federal housing program to help communities more effectively support affordable housing

EXPANDING HOMEOWNERSHIP

- **Homes are for People, Not Corporations:** Limits certain purchases of existing single-family homes by large institutional investors to increase opportunities for homebuyers
- **Mortgage Financing and Housing Innovation:** Strengthens access to mortgage financing and homeownership through FHA, VA, and USDA reforms, including support for manufactured and modular homes as well as properties with ADUs.