

# Key Multifamily Provisions of the ROAD to Housing Act

<u>Section of the Act</u>	<u>What it does</u>	<u>Potential Impact for Affordable Housing</u>
201 – Rental Assistance Demonstration (RAD)	Lifts the cap on RAD.	Unlocks more PHA conversions to long-term Section 8, enabling recapitalization with private debt/equity.
207 – BUILD Housing Act	Streamlines environmental reviews by empowering states/localities/tribes.	Shorter NEPA-related timelines for multifamily.
210 – Accelerating Home Building Act	HUD grants for pre-approved pattern-book designs.	Can speed local approvals for low- to mid-rise multifamily typologies where adopted.
211 – Build More Housing Near Transit	Improves FTA CIG ratings for projects in pro-housing TOD areas.	Jurisdictions that upzone near transit gain an edge. A potential big boost when coupled with the MBTA Communities Act in MA.
213 – Housing Affordability Act	FHA to study and HUD to adjust multifamily loan limits via rulemaking.	Could raise FHA loan sizing (esp. high-cost areas), impacting 221(d)(4)/223(f) leverage and feasibility.
302 – Modular Housing Production Act	FHA to assess barriers; HUD to modify draw schedules for modular builds.	Better construction financing mechanics for modular multifamily.
504 – New Moving to Work Cohort	Authorizes an MTW expansion with targeted flexibilities.	PHAs can pilot policies affecting project-based vouchers and mixed-finance multifamily operations.