



## 21st Century ROAD to Housing

*Congresswoman Nikema Williams is fighting for affordable AND desirable housing with inclusions in the largest housing bill in 30 years*

On July 11, 2026, the **21st Century ROAD to Housing Act** became law, marking the largest housing bill to be enacted in over 30 years. Recognizing a generational housing crisis, with a **shortage of nearly 5.5 million units**, the bipartisan housing legislation includes 47 provisions that are aimed at boosting housing supply and improving affordability. The bill includes a number of priorities from authorizing Community Development Block Grant-Disaster Recovery program for three years and removing barriers for manufactured housing to be built at scale. It also includes a provision to **prohibit large institutional investors from purchasing any single family home**. The bill provides real solutions to state and local governments, developers and financial institutions to spur the building of new houses across the country.

*The 21<sup>st</sup> Century ROAD to Housing Act included **two provisions by Congresswoman Nikema Williams**:*

The bipartisan **Whole Home Repairs Act** will authorize a competitive grant program and loans to state and local governments to support homeowners and small landlords to make necessary modifications, repairs, or updates to their property. State and local governments who apply for the program must use the funds they receive under the program to award grants to homeowners and loans to landlords to make changes that address issues such as accessibility, habitability, and energy efficiency.

Congresswoman Nikema Williams has been a leader in heirs property and has authored the **HEIRS Act** to address tangled titles could strip families of collateral for loans, eligibility for disaster aid and putting their generational wealth preservation at risk. Within the housing package, she successfully **included a study provision focused on examining the current scope of heirs properties**, the occurrence and consequences to owners and recommendations on how to reduce the number of heirs properties.

