

Reducing Regulatory Barriers to Housing Act

Sen. Fetterman (D-PA)
Rep. Blunt Rochester (D-DE)

Issue Background

As of 2021, the U.S. was 3.89M homes short of meeting housing need.¹

All 50 U.S. states and the District of Columbia have a gap between the housing they have and the housing they need.

One-third of U.S. households are cost-burdened.²

Problem Statement

Onerous land use and regulatory barriers can outright prohibit or make it too expensive to build certain types of new homes, especially affordable ones. These barriers account for 28% of the current average sale prices of single-detached homes³ and 41% of multifamily developments.⁴

Many communities would like to facilitate the construction of new housing. Yet, they often need more capacity or access to the technical expertise required to update local codes appropriately.

Legislative Solution

To help support the goal of facilitating more home building, this act would:

Direct HUD's Office of Policy Development and Research to

- Provide technical assistance on zoning and land use
- Coordinate housing development efforts across the federal government
- Research best practices, and develop non-preemptive guidelines for states to encourage housing production

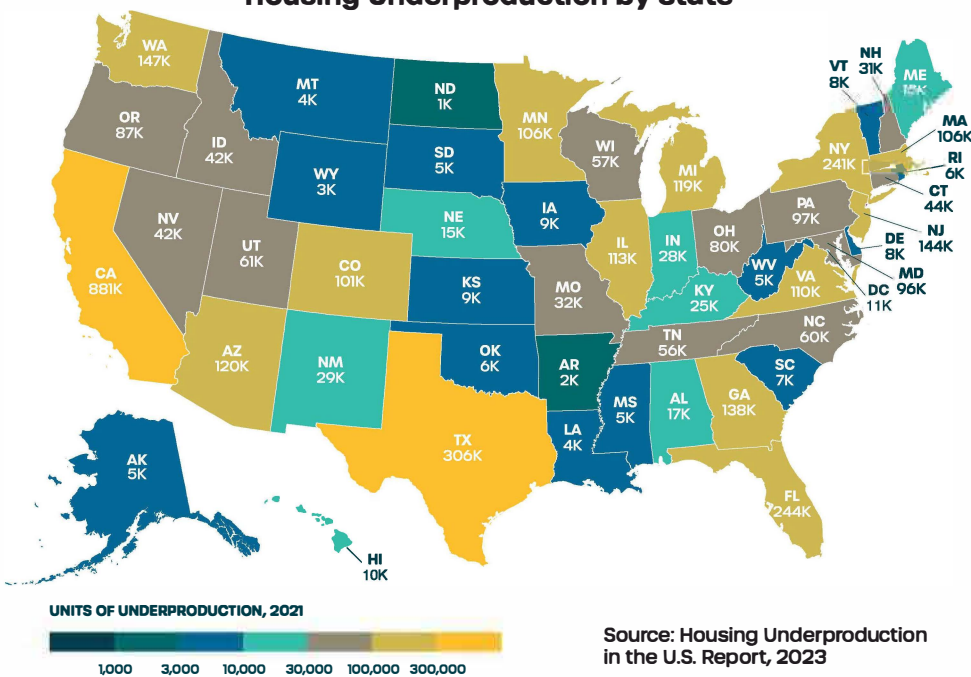
Create New Grant Programs

- Digitize zoning codes by district
- Help local governments establish pre-approved designs for affordable housing units

Develop Standardized Models and Promote Best Practices

- Provide model legislation, codes, and processes for local reform, including mechanisms to encourage adoption.

Housing Underproduction by State



¹ Up for Growth (2023). Housing Unproduction in the U.S. Retrieved from: <https://upforgrowth.org/apply-the-vision/2023-housing-underproduction/>

² Joint Center for Housing Studies of Harvard University (2024). Retrieved from: <https://www.jchs.harvard.edu/blog/more-42-million-us-households-were-cost-burdened-2022#:~:text=As%20a%20result%2C%20nearly%20one,both%20renter%20and%20homeowner%20households.>

³ National Association of Home Builders (2021). Regulatory Costs Add a Whopping \$93,870 to New Home Prices. Retrieved from: <https://www.nahb.org/blog/2021/05/regulatory-costs-add-a-whopping-93870-to-new-home-prices/#:~:text=Share%3A,a%20new%20study%20by%20NAHB.>

⁴ National Multifamily Housing Council, National Association of Home Builders (2022). NMHC-NAHB Cost of Regulations Report. Retrieved from: <https://www.nmhc.org/research-insight/research-report/nmhc-nahb-cost-of-regulations-report/>