

Build More Housing Near Transit Act

Rep. Scott Peters (D-CA-50)
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Sen. Brian Schatz (D-HI)
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Issue Background

As of 2022, the U.S. was 3.85M homes short of meeting housing need.¹

Housing Underproduction - the gap between the housing we have and the housing we need - shows up in all 50 states.

Transportation costs represent the second-largest expenditure for many households after housing costs.²

Problem Statement

The U.S. Department of Transportation's Federal Transit Administration (FTA) invests billions of dollars annually in transit,³ yet many areas remain underdeveloped. Poor evaluation methods often overlook housing potential near transit, missing chances to reduce transportation costs and support smarter, more efficient development.

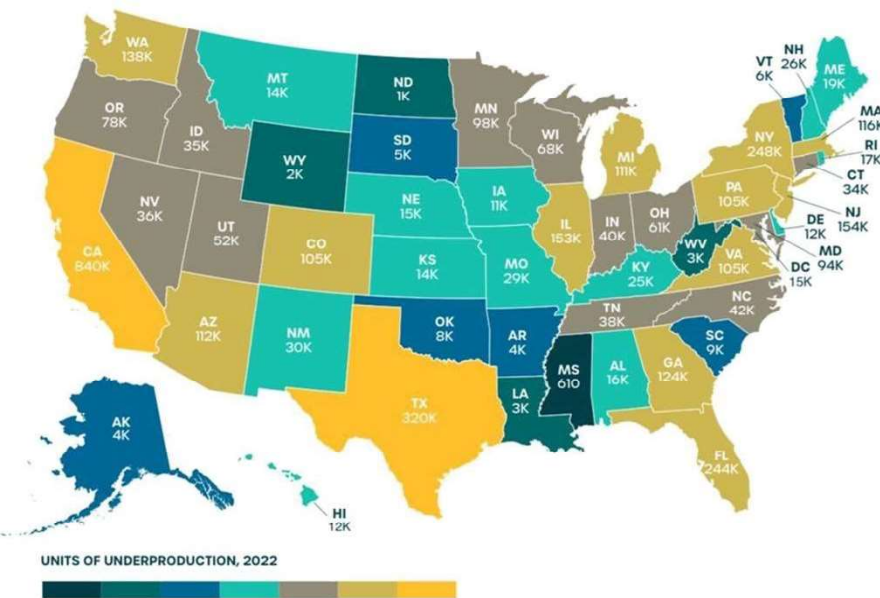
Legislative Solution

To help support the goal of building more housing near transit, this Act would:

- ✓ Direct DOT to boost a transit project's rating if the project includes pro-housing policies for areas along the project route
- ✓ Allows federal money for nearby affordable housing count toward the project's total cost when deciding the government's share.

Benefits

- ✓ **Increase Housing Supply:** Helps reduce underproduction by creating strong incentives to build affordable homes.
- ✓ **Reduces Costs For Families:** Aims to create communities where households have access to affordable housing and lower-cost transportation options.



Source: Housing Underproduction in the U.S. Report, 2024

¹ Up for Growth (2024). Housing Unproduction in the U.S. Retrieved from: <https://upforgrowth.org/apply-the-vision/housing-underproduction-reports/>

² Bureau of Labor Statistics. Consumer Expenditures (2023). Retrieved from: <https://www.bls.gov/news.release/cesan.nr0.htm>

³ Department of Transportation, Federal Transit Administration, Budget Estimates (2024). Retrieved from: https://www.transportation.gov/sites/dot.gov/files/2023-03/FTA_FY_2024_President_Budget_508.pdf