



The Housing Supply and Affordability Act

Reps. Lisa Blunt Rochester (D-DE), Brian Fitzpatrick (R-PA), and Joyce Beatty (D-OH)

Endorsing Groups: Up for Growth, American Planning Association, BPC Action, Center for Community Progress, Congress for the New Urbanism, Local Initiatives Support Corporation, National Apartment Association, National NeighborWorks Association, Beacon Development Group, Fair Housing Center of Central Indiana, Lawrence CommunityWorks, Northwest Pilot Project, Regional Plan Association, Southwest Fair Housing Council, Sussex County Habitat for Humanity, Vision Long Island, YWCA Delaware, Housing Alliance Delaware, Delaware State Housing Authority, YIMBY Action (50+ affiliated organizations) and the National Multifamily Housing Council

Across the country, housing costs are skyrocketing, putting the American dream of owning a home out of reach for so many. A confluence of factors has led to this point, but experts across the ideological spectrum agree on one thing - increasing the *supply* of affordable housing is a straightforward, evidence-based way out of this crisis.

Regulatory barriers including restrictive zoning laws and harmful land use policies are significant drivers of the nation's severe housing shortage and affordability crisis. Many cities recognize the need to make these necessary policy changes but often lack the resources to do so.

The Housing Supply and Affordability Act:

- Creates a \$300 million competitive grant program each year over 5 years available to state and local governments that demonstrate rising housing costs or projected rising housing costs to develop a housing plan that would increase housing supply in an area while avoiding the displacement of residents in the area;
- Ensures that at least 10% of funds are awarded to rural areas;
- Prioritizes grants by housing plans that would increase affordable housing access for individuals of every race and income level, reduce barriers to affordable housing development; and avoid the displacement of residents;
- Requires the HUD Secretary to issue guidance with recommended policies, strategies, and reforms to encourage repurposing land for housing development, allow for a greater variety of housing types, revise land use policies to allow for the development of more housing, streamline the approval process for housing development, provide financial incentives to support affordable housing development, and support inclusive engagement of community members; and
- Requires routine reporting from applicants regarding the use of these grant funds.

In 2023, we were almost [4 million](#) homes short of meeting demand. The high cost of homes, largely driven by undersupply, is increasing demand for rental housing, and driving up costs for potential homeowners and renters alike. Now, the average American needs to earn [\\$23.67 per hour](#) for a modest one-bedroom rental home and [\\$28.58 per hour](#) for a modest two-bedroom rental home. The lowest-income workers are being hit the hardest, with over [20.8 million](#) renter households being housing cost-burdened in 2023. Addressing affordability starts with ensuring there are enough homes to meet demand. It is time to provide localities with the tools they need to address the housing supply crisis as best fits the needs of their community.

The Housing Supply and Affordability Act will make affordable housing accessible to everyone and provide more financial stability, reducing stress, improving health, and increasing job stability. If you would like to cosponsor this bill, contact Sophie Rapley with Rep. Blunt Rochester at Sophie.Rapley@mail.house.gov.