



## **Reducing Regulatory Barriers to Housing Act**

*Senator John Fetterman and Congresswoman Lisa Blunt Rochester*

**Endorsing Organizations:** 115+ organizations including Up for Growth, American Planning Association, National Apartment Association, National Housing Trust, Local Initiatives Support Corporation, National Leased Housing Association, National Low Income Housing Coalition, National Rental Home Council, UnidosUS, YIMBY Alliance, National Association of Hispanic Real Estate Professionals, LOCUS: Responsible Real Estate Developers and Investors, Delaware League of Local Governments and Housing Alliance Delaware

Homeowners and renters across the country – from our major cities to rural communities – are feeling the impact of the housing crisis. Rising home prices mean people can no longer afford the American dream of owning their home. Climbing rents mean more renters are paying as high as fifty percent of their income on housing. Communities are adding new high-paying jobs but struggle to find employees to fill them as housing costs increase beyond the reach of workers. Even if builders are ready to construct and meet demand, there are barriers in their way.

Some of those barriers can be found in the zoning and land use codes that dictate what kind of housing can be built and where. Restrictions – height limits, setbacks, rules against duplexes or accessory-dwelling units (“granny flats”), parking minimums – make it harder and more expensive to build. That drives up the cost of the units that do get built and limits the ability to provide the options that residents need. It also drives down the number of units built at all.

If we want to address the housing crisis, we must reduce the regulatory barriers that make it expensive and time-consuming to build new housing at costs attainable for all income levels. Removing this red tape could lead to the construction of hundreds of thousands of new homes each year and would allow the market to better match current housing needs. While we need to support construction and address the lack of funding for new housing, without zoning reform we would be throwing money into a rigged game.

The federal government helped establish the initial framework for zoning with the Standard State Zoning Enabling Act, a model law for states to enable zoning regulations in their jurisdictions. A similar conceptual framework will help states and localities move toward the regulatory structure needed for the housing industry of the 21<sup>st</sup> century.

Many communities want to take these steps but do not have the capacity to overhaul the lengthy documents and processes that make up land use regulations. **The Reducing Regulatory Barriers to Housing Act** would establish dedicated resources at HUD to help communities who need technical assistance and additional capacity to rehaul their zoning and land use regulations. The bill also establishes a program to support the expedited building of affordable missing middle housing and a grant to support research projects that digitize zoning codes. By channeling national expertise, HUD will assist localities in breaking down barriers and increasing the supply of affordable housing.

To cosponsor the **Reducing Regulatory Barriers to Housing Act**, please contact Sophie Rapley (Rep. Blunt Rochester) at [sophie.rapley@mail.house.gov](mailto:sophie.rapley@mail.house.gov).