



## **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, and LOCUS: Responsible Real Estate Developers and Investors.

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 Madeleine Marr ([madeleine\\_marr@fetterman.senate.gov](mailto:madeleine_marr@fetterman.senate.gov)).

## Endorsing Groups:

American Planning Association (APA)	Asheville for All (Asheville, North Carolina)
Coalition for Home Repair (formerly ReFrame)	Bay Area Council (San Francisco, California)
Congress for the New Urbanism (CNU)	Bend YIMBY (Bend, Oregon)
Council for Affordable and Rural Housing (CARH)	CASA of Oregon (Oregon)
Council of Large Public Housing Authorities (CLPHA)	Dallas Neighbors for Housing (Dallas, TX)
Enterprise Community Partners	DC YIMBYs (Washington, DC)
Grounded Solutions Network	East Bay YIMBY (Oakland, California)
Habitat for Humanity International (HFHI)	Evolve Tri-Valley (Pleasanton, CA)
Housing Assistance Council (HAC)	Gainesville is for People (Gainesville, FL)
Leading Builders of America	Georgia Advancing Communities Together, Inc.
Local Initiatives Support Corporation (LISC)	Grow the Richmond (San Francisco, California)
LOCUS: Responsible Real Estate Developers and Investors	Habitat for Humanity of Northeast Michigan (Albion, Michigan)
National Affordable Housing Management Association (NAHMA)	Habitat for Humanity of Northern Michigan (Ann Arbor, Michigan)
National Apartment Association (NAA)	Hawai'i YIMBY (Hawaii)
National Association of Affordable Housing Lenders (NAAHL)	Housing Action Coalition
National Association of Hispanic Real Estate Professionals (NAHREP)	Housing Now Nashville (Nashville, TN)
National Association of Housing and Redevelopment Officials (NAHRO)	How to ADU (California)
National Association of Residential Property Managers (NARPM)	Huntsville YIMBY (Huntsville, Alabama)
National Community Stabilization Trust (NCST)	Lighthouse MI (Pontiac, Michigan)
National Council of State Housing Agencies (NCSHA)	Live To Thrive (Livonia, Michigan)
National Housing Conference (NHC)	Madison is for People (Madison, WI)
National Housing Trust (NHT)	Maine Affordable Housing Coalition (Maine)
National Leased Housing Association (NLHA)	More Homes Miami (Miami, Florida)
National Low Income Housing Coalition (NLIHC)	Napa-Solano for Everyone (Napa, California)
National Multifamily Housing Council (NMHC)	NEOurbanism (Cleveland, OH)
National NeighborWorks Association (NNA)	Northern Neighbors (San Francisco, California)
National Rental Home Council	Open New York (New York, New York)
National Urban League (NUL)	Orlando YIMBY (Orlando, Florida)
Prosperity Now	Palmetto YIMBY (Palmetto, South Carolina)
Smart Growth America	Peninsula for Everyone (Mountain View, California)
UnidosUS	Progress Noe Valley (San Francisco, CA)
Up for Growth	Pro-Housing Pittsburgh (Pittsburgh, Pennsylvania)
YIMBY Action	QUIMBY
(CU)rbanism Club (Champaign, IL)	RUPCO, Inc. (Kingston, New York)
15-Minute Fredericksburg	RVA YIMBY (Richmond, Virginia)
Abundant Housing Atlanta (Atlanta, Georgia)	San Francisco Bay Area Planning and Urban Research Association (San Francisco, California)
	San Francisco YIMBY (San Francisco, California)

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Santa Cruz YIMBY (Santa Cruz, California)	YIMBY Hampton Roads (Virginia Beach, Virginia)
Santa Rosa YIMBY (Santa Rosa, California)	YIMBY Jewish (United States)
Seattle YIMBY (Seattle, Washington)	YIMBY Latino (United States)
Servants, Inc. (Red Lion, Pennsylvania)	YIMBY Law (San Francisco, California)
SLOCo YIMBY (Templeton, California)	YIMBY Louisville (Louisville, Kentucky)
South Bay YIMBY (San Jose, California)	YIMBY Maryland (Baltimore, Maryland)
Southside Forward (San Francisco, California)	YIMBY Oakland County
Spokane Housing for All (Spokane, Washington)	YIMBY Tampa (Tampa, Florida)
Streets for People (San Francisco, California)	YIMBY Veterans
Tenderloin Housing Clinic (San Francisco, California)	YIMBY Women
Tucson for Everyone (Tucson, Arizona)	YIMBYana
Twin Cities YIMBY (Minneapolis, Minnesota)	YIMBYs of NoVA (Arlington, Virginia)
Urban Environmentalists (California)	Yolo YIMBY
Urban Environmentalists Bay Area (San Francisco, California)	ZIMBYs
Urban Environmentalists Illinois (Chicago, Illinois)	Abundant Housing Massachusetts (Massachusetts)
Urban Environmentalists Los Angeles (Los Angeles, California)	Boise Habitat for Humanity (Boise, Idaho)
Ventura County YIMBY (Ventura, California)	Fifth Avenue Committee (Brooklyn, New York)
YIMBY Delaware (Wilmington, Delaware)	HDC MidAtlantic (Lancaster, Pennsylvania)
YIMBY Denver (Denver, Colorado)	Home Forward (Portland, Oregon)
YIMBY Fort Collins (Fort Collins, Colorado)	

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