

Identifying Regulatory Barriers to Housing Supply Act

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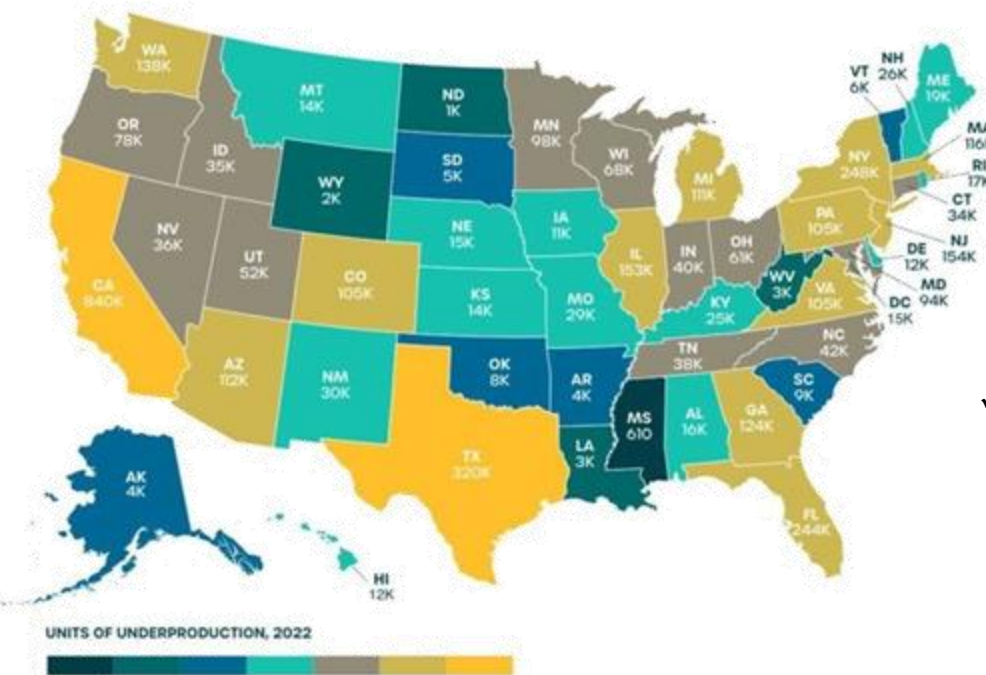
Issue Background

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.

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

Housing Underproduction by State



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

Problem Statement

Exclusionary land use policies — including zoning and density restrictions, onerous parking requirements, and other burdensome development regulations — drive a severe housing shortage and affordability crisis.

Housing underproduction also increases the cost of living for families, inhibits geographic mobility, burdens renters and buyers, and stifles economic productivity. According to one estimate, from 1964 to 2009, our national housing shortage lowered aggregate economic growth by 36 percent.³

Legislative Solution

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

The Identifying Regulatory Barriers to Housing Act promotes housing development by:

- ✓ **Enhancing Transparency in Local Zoning:**
 - ✓ Requiring communities receiving federal Community Development Block Grant (CDBG) funds to publicly report on their progress in removing onerous land-use policies. This disclosure sheds light on burdensome practices.
- ✓ **Reducing Regulatory Barriers to Development:**
 - ✓ Provides a framework for communities to address the housing crisis by identifying and removing restrictive regulations.

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

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%20of%20nearly%20one,both%20renter%20and%20homeowner%20households.>

³ Hsieh, Chang-Tai, and Enrico Moretti. 2019. "Housing Constraints and Spatial Misallocation." American Economic Journal: Macroeconomics 11 (2): 1–39.