

Up for Growth Action
1627 Eye Street NW, Suite 1130
Washington, DC 20006

December 11, 2024

The Honorable Mike Flood
343 Cannon House Office Building
United States House of Representatives
Washington, DC 20515

The Honorable Lisa Blunt Rochester
1724 Longworth House Office Building
United States House of Representatives
Washington, DC 20510

Dear Representatives Blunt Rochester and Flood:

Our organizations write to express strong support for the *Housing Supply and Innovation Frameworks Act of 2024*. This bipartisan legislation is essential for developing best practices to unlock housing opportunities at the state and local level. We applaud you for your continued leadership on this issue and encourage you to work with your colleagues to ensure its passage.

The United States suffers from a severe housing shortage and affordability crisis. According to Up for Growth's research, as of 2022, the U.S. is 3.85 million homes short of meeting housing needs. The nation's housing deficit has led to a sharp increase in rental expenses. While roughly half of all renter households in the United States are burdened by housing costs, spending more than thirty percent of their income on housing, three-quarters of America's lowest-income renters are severely cost-burdened, spending more than half of their income on housing. Moreover, young people and middle-income earners are struggling to become homeowners, and homelessness has increased to its highest level on record. These trends reflect inadequate housing opportunities and pose significant societal and economic risks to our communities.

Regulatory barriers such as restrictive zoning and onerous land use regulations remain a significant barrier to solving our nation's critical housing deficit. Many localities would benefit greatly by improved guidance from the federal government on how best to pursue locally-initiated reforms to catalyze new home construction.

The *Housing Supply and Innovation Frameworks Act* will address this issue by requiring HUD to convene a diverse task force of community advocates, developers, land use professionals, and local zoning experts to develop best practices and a policy frameworks that can be used by state and local officials as they work through their unique challenges.

Zoning and land use reform is a critical part of any comprehensive solution to the nation's housing crisis, and this legislation allows communities to confidently examine onerous regulatory barriers and implement policies that will help their regions grow and flourish. By establishing this task force and creating these frameworks, the federal government provides essential leadership while allowing local flexibility and control.

The *Housing Supply and Innovation Frameworks Act* is a smart bipartisan solution needed to improve quality of life for millions of people. Its passage will empower communities across the country to enable more housing for all people. Thank you again for your diligence on this critical legislation, and we look forward to working with you to pass it.

Sincerely,

American Planning Association (APA)
Coalition For Home Repair
Council for Affordable and Rural Housing
Enterprise Community Partners
Grounded Solutions Network
Habitat For Humanity International, Inc.
Housing Assistance Council (HAC)
Inclusive Abundance Initiative
Leading Builders of America
Local Initiatives Support Corporation (LISC)
LOCUS: Responsible Real Estate Developers and Investors
Modular Housing Institute (MHI)
National Affordable Housing Management Association (NAHMA)
National Apartment Association (NAA)
National Association of Realtors (NAR)
National Association of Residential Property Managers (NARPM)
National Association of Hispanic Real Estate Professionals (NAHREP)
National Leased Housing Association (NLHA)
National Low Income Housing Coalition (NLIHC)
National Multifamily Housing Council (NMHC)
National NeighborWorks Association (NNA)
National Rental Home Council
National Urban League (NUL)
Niskanen Center
Smart Growth America
UnidosUS
Up For Growth Action
YIMBY Action