

NEW DEMOCRAT COALITION HOUSING AFFORDABILITY AGENDA



New Dem Housing Task Force

As housing prices grow in communities across the country, affordability has become the defining challenge of today's housing landscape. Making housing cheaper and more available is one of the most fundamental economic issues that Congress needs to confront in order to ensure American competitiveness and the survival of the American dream. New Dems has consistently advocated for smart solutions to make communities where everyone has access to safe, decent, affordable housing and the amenities needed to thrive.

Our 2018 [Missing Millions of Homes Report](#), [20 for 2020 Policy Agenda](#), 2021 [Infrastructure Priorities](#), 2022 [Action Plan to Fight Inflation](#), 2023 [Economic Opportunity Agenda](#), and 2024 [Housing Action Plan](#) have steadily showcased New Dems' thought leadership on housing and proposed solutions to address the housing crisis. In keeping with New Dems' leadership on housing affordability, the Coalition endorses the following bills and ideas to build more housing and lower the cost to own or rent a home.

New Dem Principles

1. **Build more homes and get them on the market fast**
 - a. Quickly increase supply where there is greatest demand;
 - b. Incentivize the sale of homes so they don't sit vacant for months; and
 - c. Make it easier to redevelop or rehabilitate housing stock.
2. **Make it easier to buy or rent a home**
 - a. Improve mortgage products so buyers can access lower rates; and
 - b. Examine the drivers of insurance risk to address root causes and lower costs;
3. **Improve housing data and transparency so we can surge resources where needed**
 - a. Collect data across the federal government to see where people are being displaced from evictions, foreclosures, and disasters; and
 - b. Enhance data on insurance so there is greater transparency on rate changes.

Policy Priorities

- **Build more homes and get them on the market fast** to meet housing demand and fill the gap of millions of missing homes. Federal policy should lower barriers, incentivize housing development, and position the federal government as a partner in land use.

- [H.R. 2840, Housing Supply Frameworks Act](#) - Rep. Brittany Pettersen (CO-07)
 - [H.R. 891, Pro-Housing Act of 2025](#) - Rep. Pat Ryan (NY-18)
 - [H.R. 2854, Neighborhood Homes Investment Act](#) - Rep. John Larson (CT-01), Rep. Terri Sewell (AL-07), Rep. Jimmy Panetta (CA-19)
 - [H.R. 3459, Empty Lots to Housing Act](#) - Rep. Kevin Mullin (CA-15), Rep. Scott Peters (CA-50), Rep. Shri Thanedar (MI-13)
 - [H.R. 2088, Thriving Communities Act](#) - Rep. Norma Torres (CA-35)
 - [H.R. 4576, Build More Housing Near Transit Act](#) - Rep. Scott Peters (CA-50)
- **Make it easier to buy or rent a home** by increasing the number of units on the market through innovative financial products. This should include incentives and new financing for more housing, preventing consolidation of housing into the hands of investors over families, and strengthening federal support of housing finance.
 - [H.R. 1340, More Homes on the Market Act](#) - Rep. Jimmy Panetta (CA-19)
 - [H.R. 2725, Affordable Housing Credit Improvement Act of 2025](#) - Rep. Suzan DelBene (WA-01), Rep. Don Beyer (VA-08), Rep. Jimmy Panetta (CA-19)
 - [H.R. 892 - Mortgage Rate Reduction Act](#) - Rep. Pat Ryan (NY-18)
 - [H.R. 4353 - HOMES Act](#) - Rep. Emilia Sykes (OH-13)
 - [H.R. 4568, Supporting Upgraded Property Projects and Lending for Yards \(SUPPLY\) Act](#) - Rep. Sam Liccardo (CA-16)
 - **Improve housing data and transparency so we can surge resources where needed** by improving federal data collection efforts, supporting transparency measures so consumers can make informed decisions, and helping to improve record-keeping of land titles.
 - [H.R. 3988, FIND Housing Loss Act](#) - Rep. Johnny Olszewski (MD-02)
 - [H.R. 3694, VALID Act](#) - Rep. Brittany Pettersen (CO-07), Rep. Nikema Williams (GA-05)
 - [H.R. 1640, HEIRS Act](#) - Rep. Nikema Williams (GA-05), Rep. Lizzie Fletcher (TX-07)

Next Steps

The New Democrat Coalition looks forward to engaging in discussions on related topics including increasing the supply of homes and supporting consumers to make sure they can afford a home. We also look forward to developing legislative proposals on specific issues such as removing the HUD chassis rule on manufactured housing, exempting some housing projects from environmental review, and removing tariffs and other supply chain barriers for housing inputs like lumber and certain metal products.