

Land-Use and Permitting Reforms To Enable More Homes and Improve Affordability

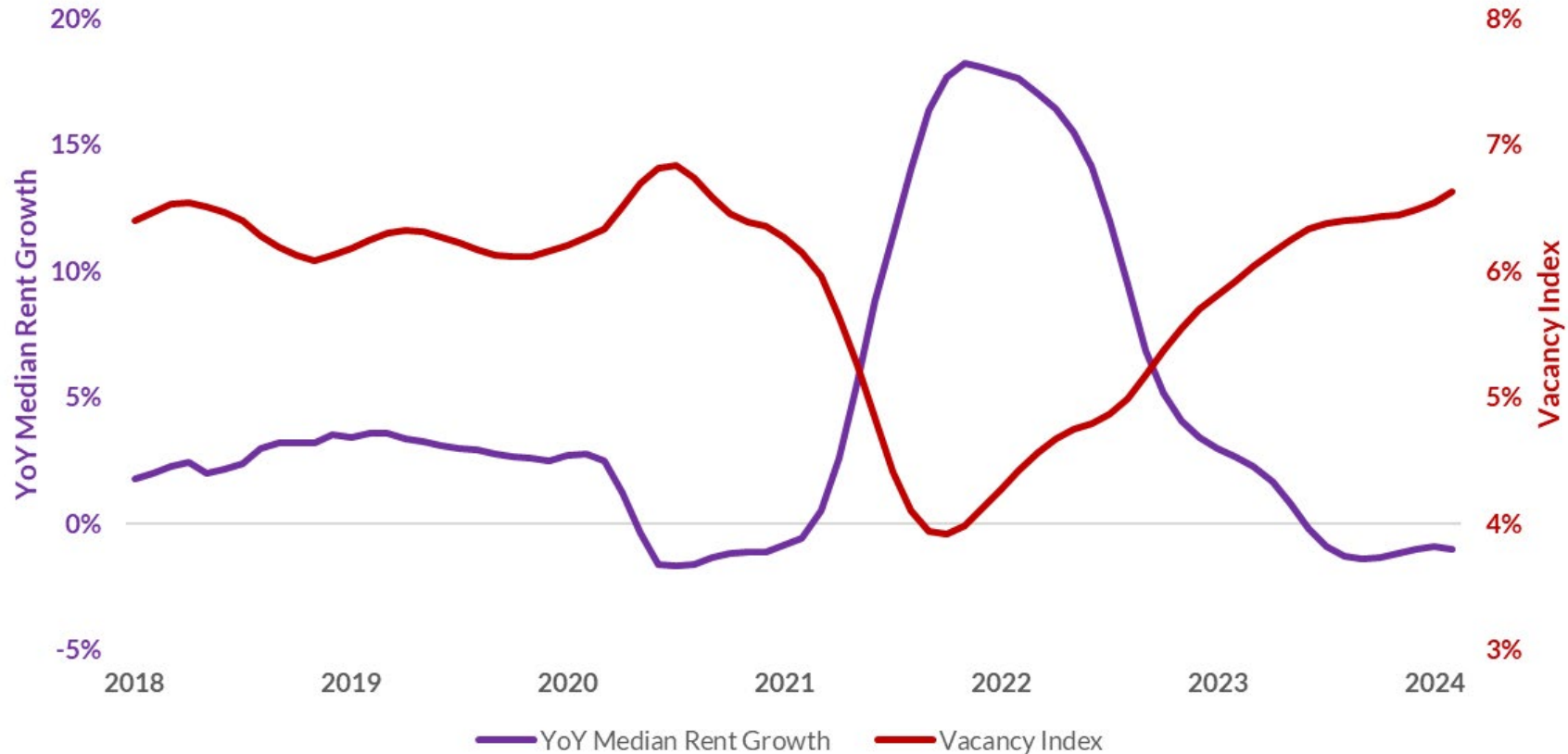
February 28, 2026

Presentation to Council of State Governments East

Pew

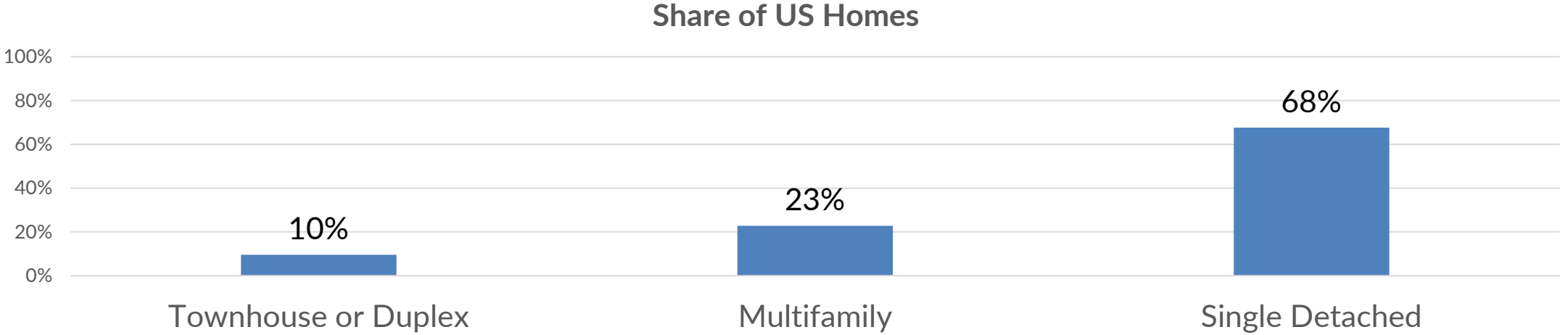
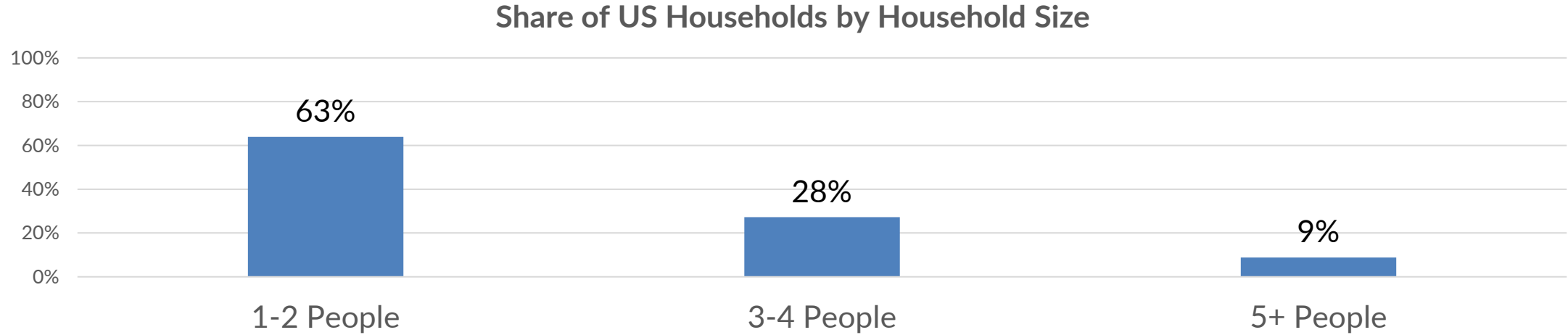
Rents Rise Quickly When Shortages Occur

Rent Growth vs. Vacancy Rate in the United States

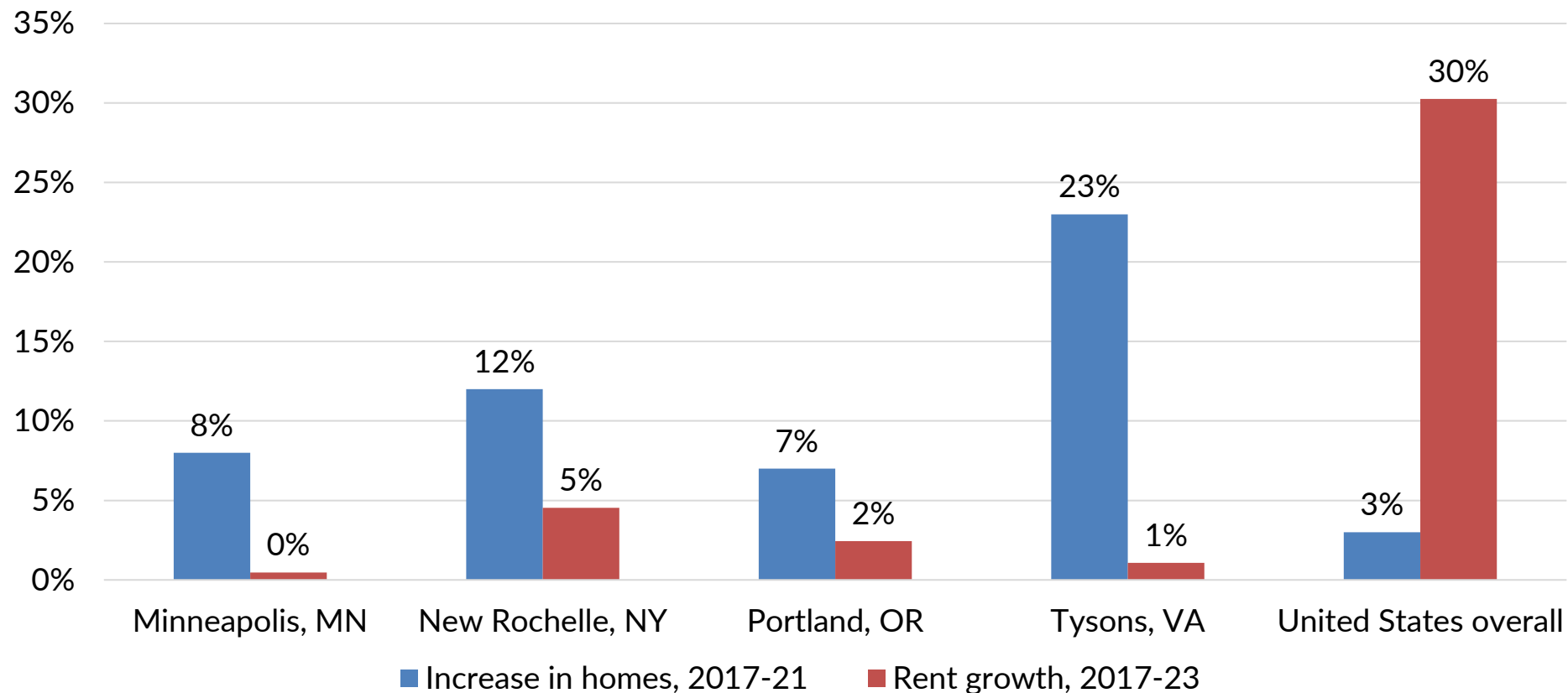


Source: Data from Apartment List

63% of Households Have 1-2 people; Just 23% of Housing is Multi-Family



Rent Growth Is Low Where Housing Has Been Added



The four local jurisdictions shown added proportionally more households than the U.S. overall from 2017-21—indicating low demand was not the cause of their slow rent growth.

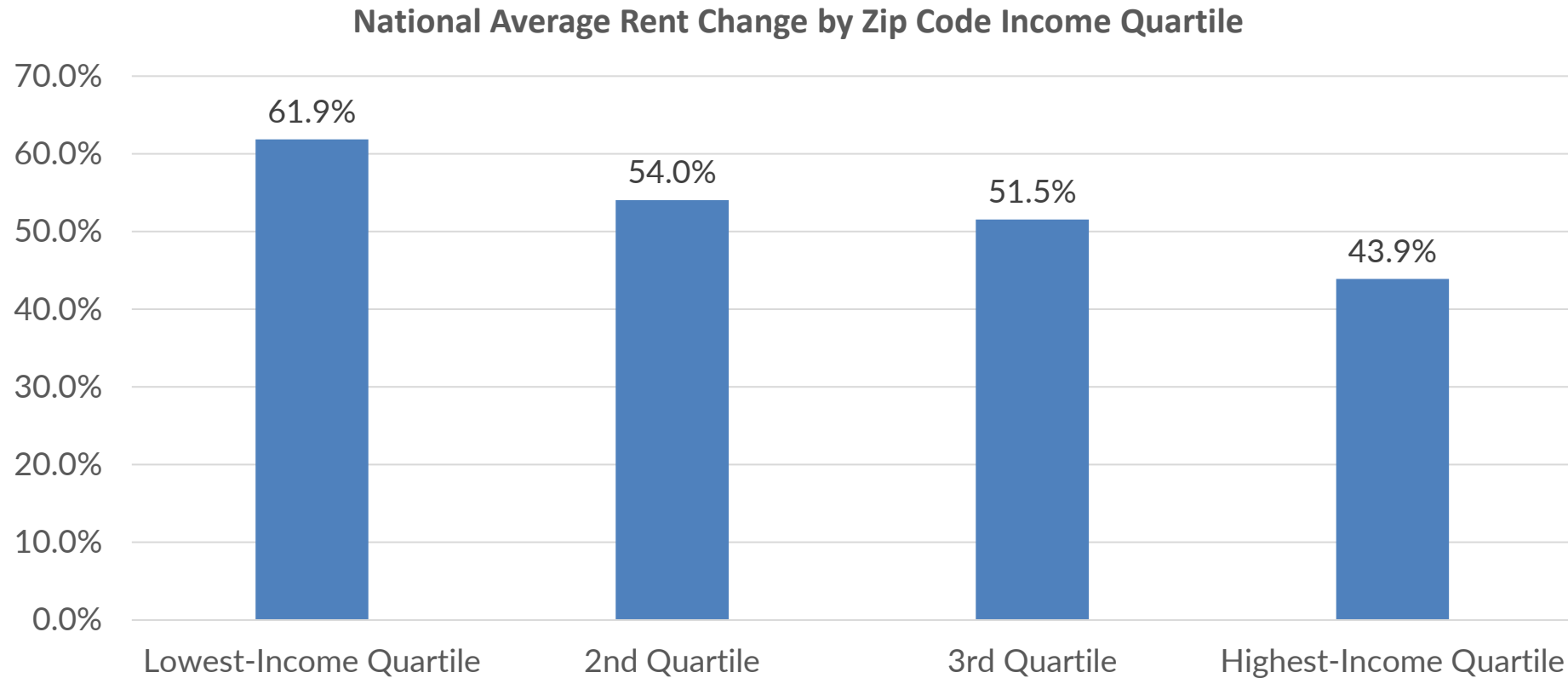
Source: Pew's analysis of Apartment List rent estimate data (Jan. 2017-Jan. 2023) and U.S. Census data on housing units (2017-2021)

Austin Rents Have Fallen As City Has Removed Regulatory Barriers



Source: Pew’s analysis of Apartment List rent estimate data (2021-2024) and U.S. Census data on housing units (2021-2024)

Housing Shortage Hurts Low and Moderate-Income Households Most



Source: Pew's analysis of Zillow rent estimate data (Sep. 2017-Sep. 2024) and IRS Income by ZIP Code data (2017)

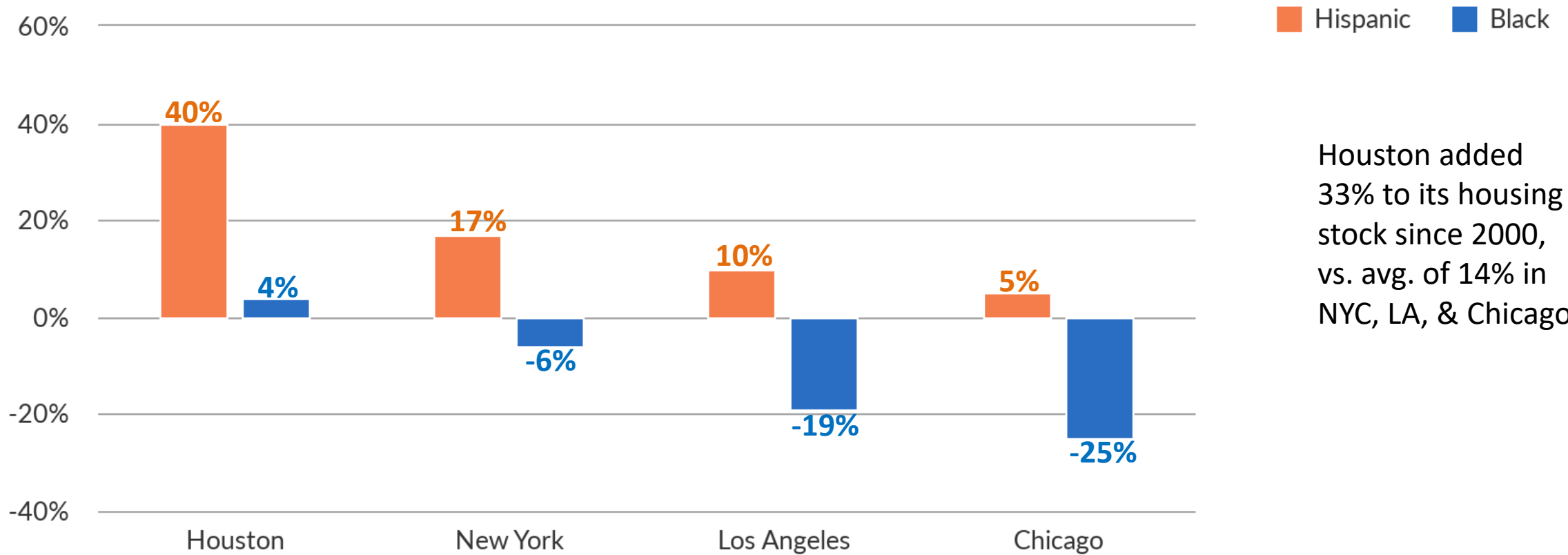
In High-Supply Housing Markets, Low-Income Renters Have Benefitted Most

Market	Effective Rent Change in 2023			
	Market Average	Class A	Class B	Class C
Austin	-6.0%	-4.4%	-5.7%	-7.9%
Dallas	-1.4%	-0.4%	-1.9%	-1.5%
Orlando	-4.0%	-2.9%	-5.1%	-3.1%
Phoenix	-4.3%	-1.9%	-3.9%	-7.2%
Salt Lake City	-3.4%	-1.9%	-3.9%	-3.6%
San Antonio	-2.9%	-1.7%	-3.6%	-2.8%

Source: RealPage rent data

Allowing More Housing Reduces Displacement

Percentage change in Black and Hispanic populations by city, 2000-21

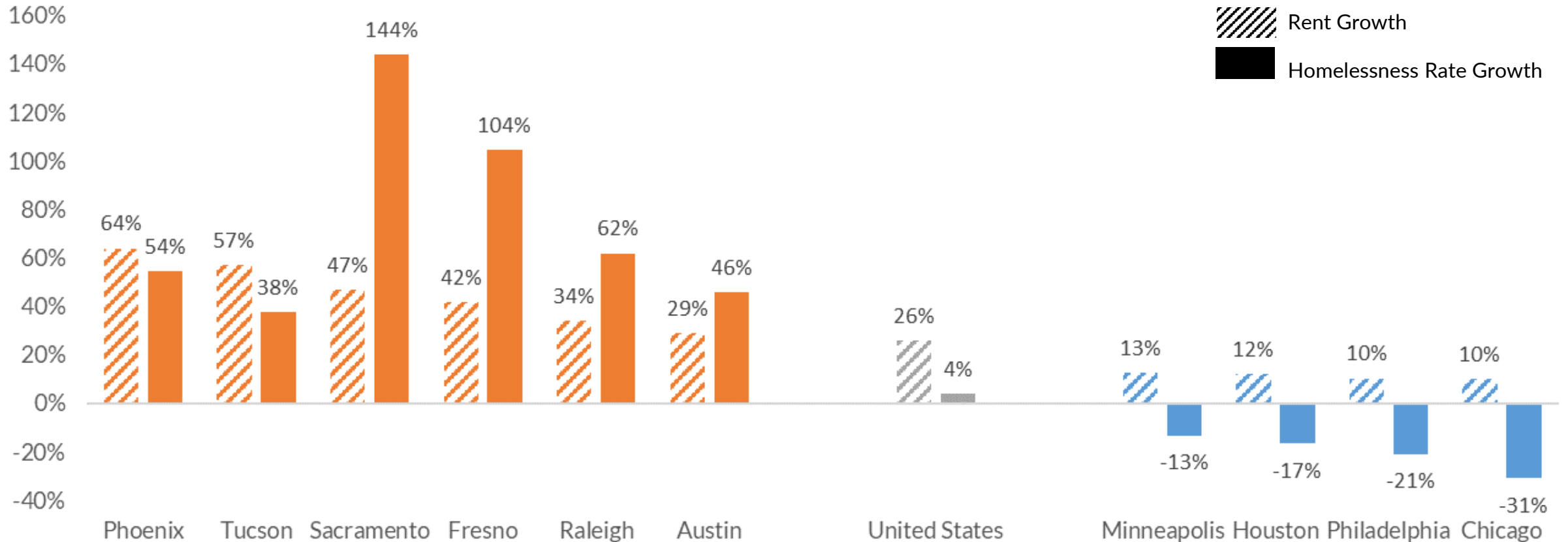


Houston added 33% to its housing stock since 2000, vs. avg. of 14% in NYC, LA, & Chicago.

Source: ACS Census Bureau data

Homelessness Increased in Areas Where Rents Soared

Percent change in homelessness per 10,000 residents, 2017-2022



Sources: HUD, Census ACS, Apartment List; Homelessness data for CoC level (often county)

State Policymakers Are Removing Regulatory Barriers to Housing

Avg. number of state laws passed annually to allow more homes, nationwide

- 2011-2016: 1
- 2017-2022: 18
- 2023-2024: 48
- 2025: 100+

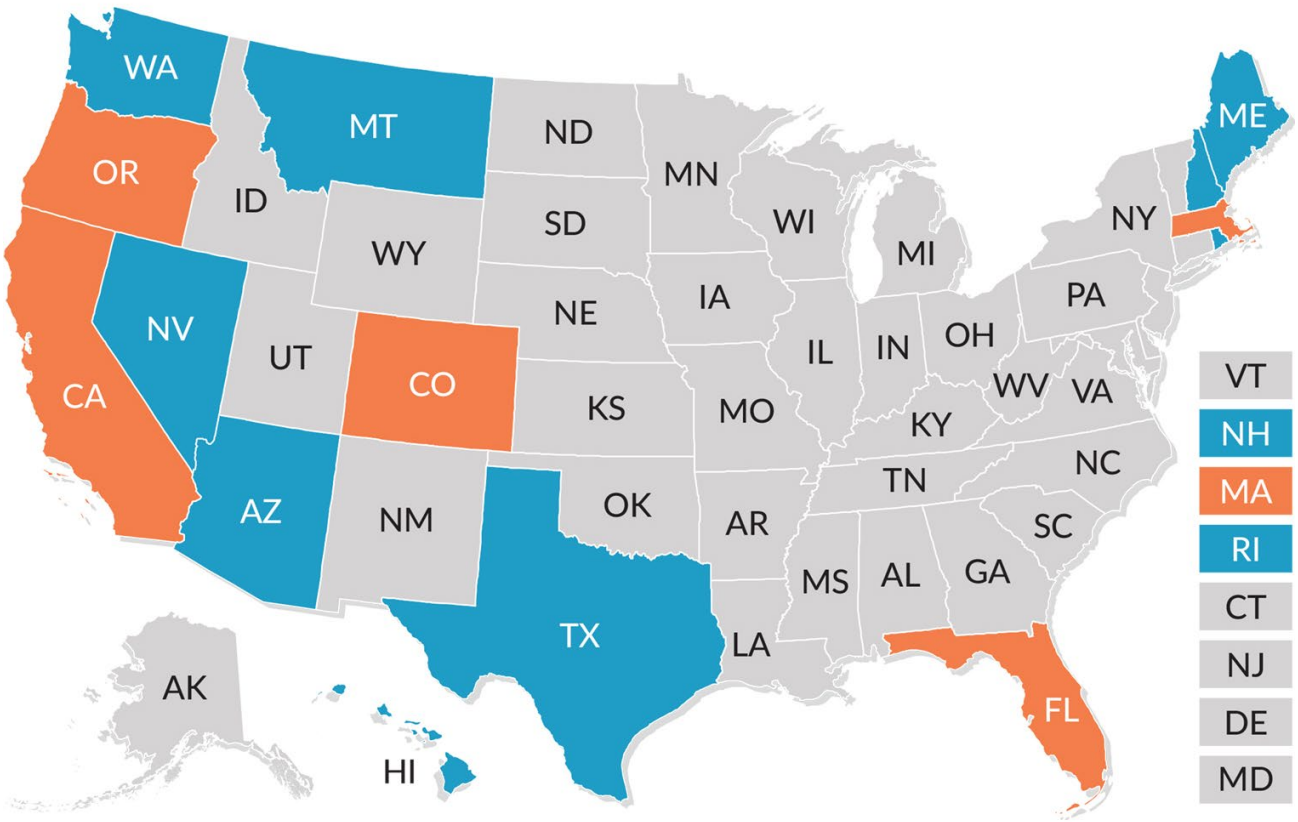
Northeastern States Lag on Permitting New Housing

Rank out of 50 states based on housing unit permits issued per capita, 2017-2023

- #10: Delaware
- #20: New Jersey
- #30: Maine
- #31: Maryland
- #35: New Hampshire
- #39: Vermont
- #40: Massachusetts
- #43: New York
- #44: Pennsylvania
- #49: Connecticut
- #50: Rhode Island

States Allowing Apartments On Commercial Corridors or Near Transit

Replicates Most Effective Local Reform



■ Residential in commercial zones or transit-development laws, 2024 and earlier

■ 2025 law to allow or expand residential in commercial zones or transit-oriented development

States Passing Bills to Allow ADUs

- 18 states, including...
- Iowa: SF592 (2025)
- Arkansas: Act 313 (2025)
- Colorado: HB24-1152 (2024)
- Maine: LD 2003 (2022) and LD 1829 (2025)



Photo credit: Villa Homes

State Laws Passing to Simplify Permitting

- Third-party reviews & inspections: FL, GA, TN, AZ
- Limiting environmental review/lawsuits: CA, MN, WA
- Simplifying process, shortening timelines: AZ, MT, RI, VT, VA
- Curbing lawsuits, unrepresentative opposition: NC, TX, WI

Spot the Difference

State laws enacted in CO, IA, NH, OR



Pre-Approved Plans Speed Up Permitting, Reduce Costs, and Save Staff Time



Sixplex



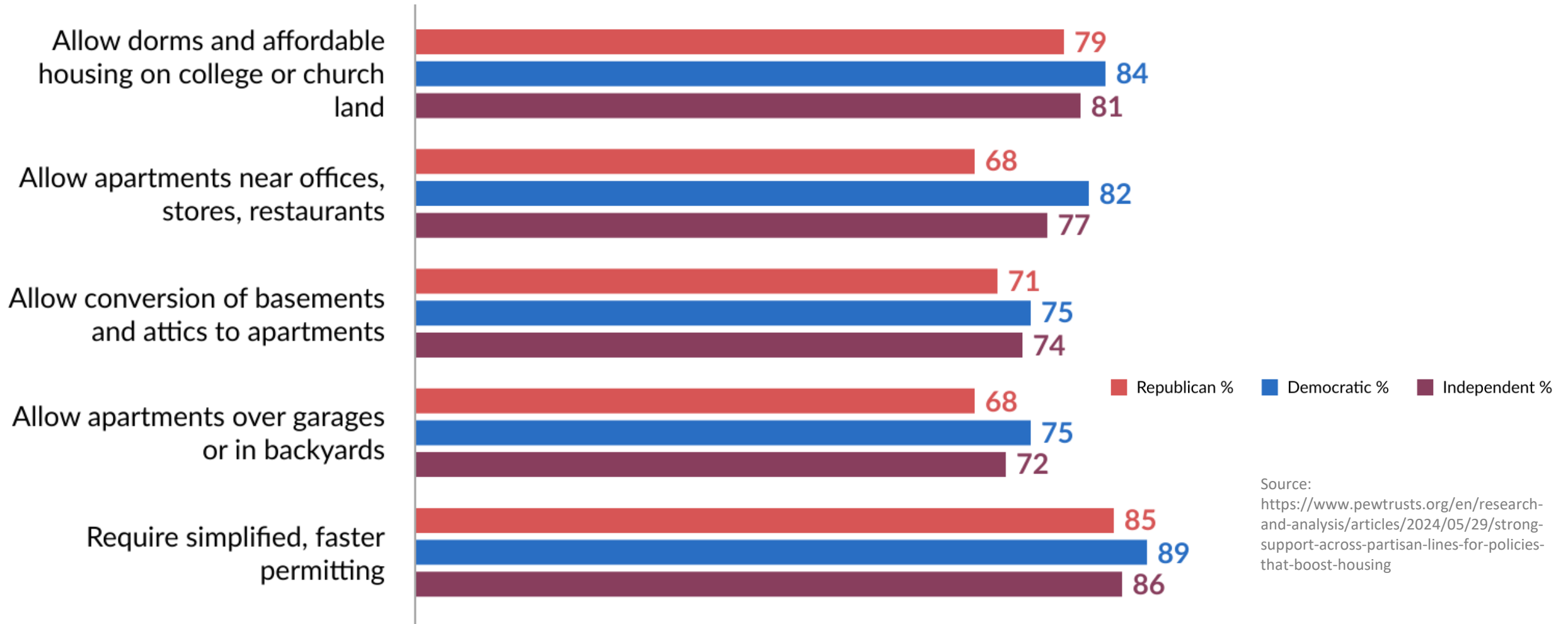
Stacked Duplex



Side-by-side Duplex

Source: South Bend, Indiana's Preapproved Plan Catalog, <https://southbendin.gov/bsb/preapprovedplans/>

2023 Pew Survey: Share of Americans Favoring Each Policy



Source:
<https://www.pewtrusts.org/en/research-and-analysis/articles/2024/05/29/strong-support-across-partisan-lines-for-policies-that-boost-housing>

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