



December 3, 2025

The Honorable French Hill Chairman
The Honorable Maxine Waters Ranking Member
Committee on Financial Services
House of Representatives
Washington, D.C.

Dear Chair Hill, Ranking Member Waters, and members of the House Financial Services Committee,

On behalf of Americans for Prosperity (AFP) and the millions of activists around the country we represent, I write to express our support for your committee's work on reducing barriers to building more housing through this month's hearing and the consideration of related legislation.

The United States has a housing shortage of approximately [six million](#) homes, fueling an affordability crisis. Home prices have increased nearly 140% since 2012 according to the [Case-Schiller Home Price Index](#), and prices for [entry-level homes](#) have increased nearly 160% since 2012, placing the American Dream of homeownership out of reach for many young families.

Overly burdensome regulations related to housing, land use, and zoning, including at the federal level, make housing more costly and erect barriers to economic growth that inhibit opportunity and geographic mobility. For example, expensive housing prevents people from moving to areas with the most economic opportunities, makes it harder to start and raise families, and restricts what they can spend on health care or consumer goods. Therefore, AFP supports eliminating or reforming federal laws that limit housing supply and make it difficult for homeowners and developers to build and renovate their property as they see fit.

However, AFP does not support federal preemption of state laws to enact reforms at the federal level. Housing is not one-size-fits-all, and the federal government cannot possibly know or accommodate regional housing differences and preferences across the U.S. For more information on AFP's federal housing policy reform recommendations, see our Federal Housing Reform Policy Solutions [explainer](#).

Legislation AFP Supports:

- **Selling off Federal Land to Use for Housing:** The federal government owns approximately 27 percent of all U.S. land, and roughly 50 percent of all land in the American West. While some of that land is used for conservation and preservation, mining, or military installations, millions of acres of land owned by the Bureau of Land Management and the National Forest Service are empty and vacant. During negotiations

for the One Big Beautiful Bill Act, Sen. Mike Lee (R) of Utah [introduced](#) an amendment requiring the Department of Interior to sell off at market value over 1 million acres of land across 11 Western states for the purpose of housing

development. Rep. Amodei (R) of Nevada introduced a similar amendment as well, although neither amendment was ultimately adopted. In 2023, Sen. Lee introduced the [HOUSES Act](#), which would have allowed state and local governments to request from the Secretary of the Interior that certain federal lands be sold to them for the purposes of housing and community development. A 2022 [analysis](#) from the Republican staff of the Joint Economic Committee estimated that the HOUSES Act could lead to 2.7 million new homes and fill or nearly fill all of the housing shortages in Arizona, Nevada, Wyoming, Idaho, Alaska, and New Mexico.

- **Encouraging States and Local Governments to Reform Regulations:** While passing and implementing land-use reforms should be the purview of state and local governments, Congress can still encourage states and localities to act. The Identifying Regulatory Barriers to Housing Supply Act ([S. 2416 /H.R. 4659](#)) [would encourage](#) local governments to enact zoning and land use reforms by making receipt of Community Development Block Grant funds conditional on instituting certain zoning and land-use reforms and/or submitting a plan to the Department of Housing and Urban Development to implement zoning and land-use reforms, such as increasing high-density zoning and multi-family zoning, reducing minimum lot size requirements, allowing more manufactured housing, and allowing more single-room occupancy units. The Identifying Regulatory Barriers to Housing Supply Act is the renamed version of the Yes in My Backyard (YIMBY) Act, introduced in previous Congresses. AFP [has supported](#) the YIMBY Act [for years](#), written [letters of support](#) of the YIMBY Act to Senators, and signed [coalition letters](#) in support of the bill in previous sessions.
- **Removing the Permanent Chassis Requirement for Manufactured Housing:** Numerous restrictions on mobile and manufactured housing exist at the local, state, and federal levels, including a federal requirement that all manufactured houses be built on a permanent steel chassis. Removing this requirement has been proposed several times, including in the Expansion of Attainable Homeownership Through Manufactured Housing Act of 2023 ([H.R. 5198](#)). Removing the permanent chassis requirement would allow the construction of manufactured homes that are built on a more permanent foundation and would allow those homes to comply with more local housing regulations.
- **NEPA Reform:** Federal environmental reviews are a significant barrier to both energy and housing supply growth. Thankfully, there are several bills in Congress that would reduce the National Environmental Policy Act (NEPA) and other environmental review burdens on Americans. The Unlocking Housing Supply Through Streamlined and

Modernized Reviews Act ([S. 2390/H.R. 4660](#)) would exempt several types of HUD-funded projects from NEPA review requirements, and the BUILD Housing Act ([S. 2391/H.R. 4810](#)) would better streamline environmental reviews of HUD-funded housing projects. These proposals are in addition to more substantial NEPA and permitting reforms that AFP has long [advocated](#) for.

Congress should remove regulatory barriers to increase housing supply, not create new programs, grants, or loans that subsidize housing demand and increase the government's footprint. Increasing top-down government subsidization of housing, whether at the local, state, or federal level, reduces individual choice, increases regulatory burdens on homeowners and developers, crowds out private investment, and ultimately increases housing costs for all. Instead of increasing federal intervention in housing, Congress should continue to remove federal restrictions and allow the free market in housing to prosper.

We thank the committee for their leadership and for holding a hearing on this important matter. We encourage Congress to act swiftly to remove federal regulatory barriers to housing affordability.

Sincerely,

Ilana Blumsack
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Americans for Prosperity