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Where democracy gets to work

Advancing Solutions for America's Housing Crisis

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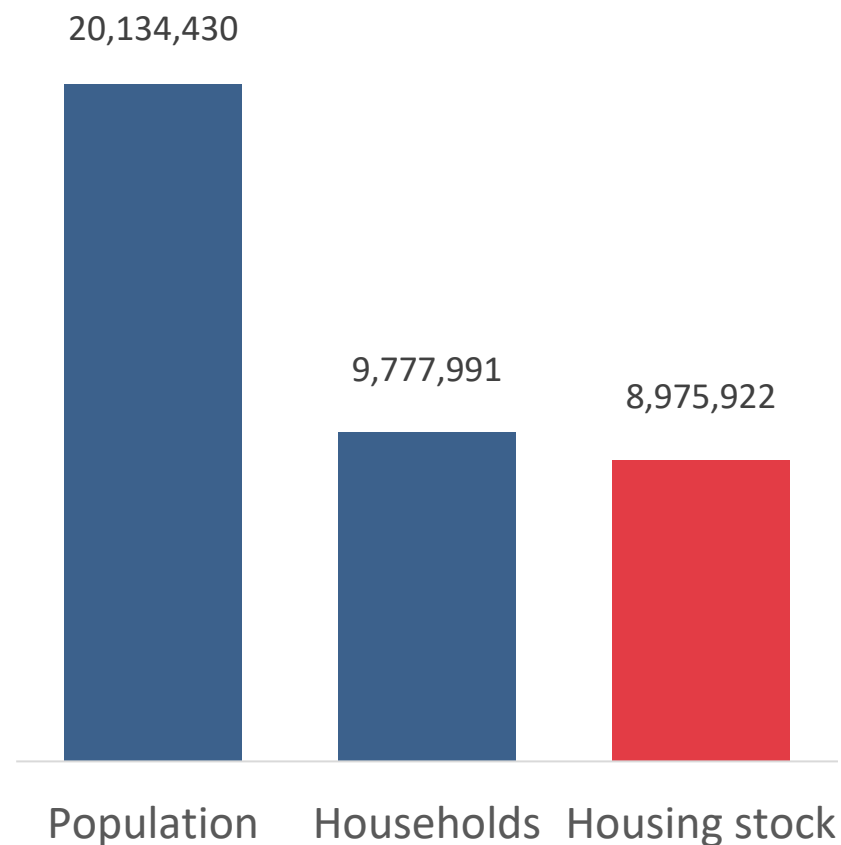
America's Housing Supply is in Crisis

Estimates for America's Housing Shortage: The gap between how many units exist and how many are demanded. Difficult to measure!

- **Freddie Mac:** 2.5 – 3.3 million
- **Up for Growth:** 3.9 million
- **National Association of Realtors:** 5.5 million
- **National Low Income Housing Coalition:** 7.3 million

Ultimately, it's less about national figures and more about certain markets where demand has far outpaced supply.

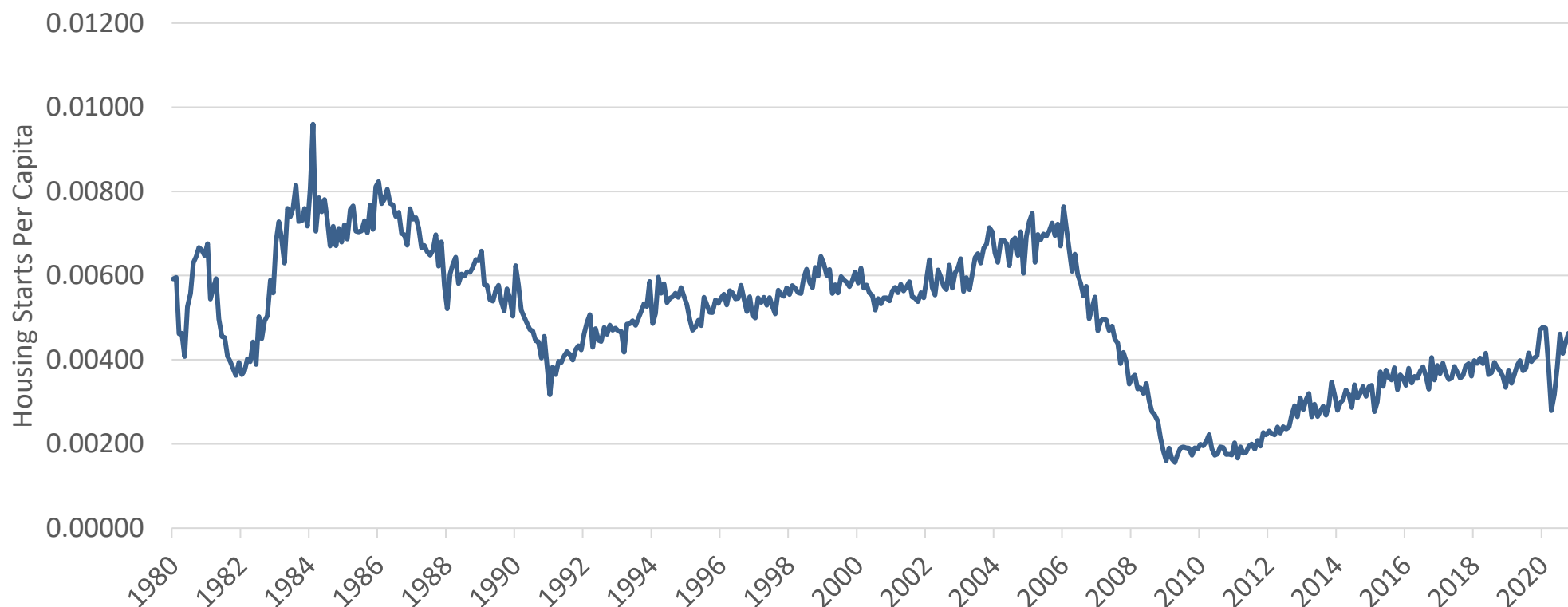
Increase in Population and Housing Stock, 2010-2020



Source: BPC Analysis of U.S. Census Data

Housing Production Fell Behind After the 2008 Crisis

Housing Starts Relative to Population

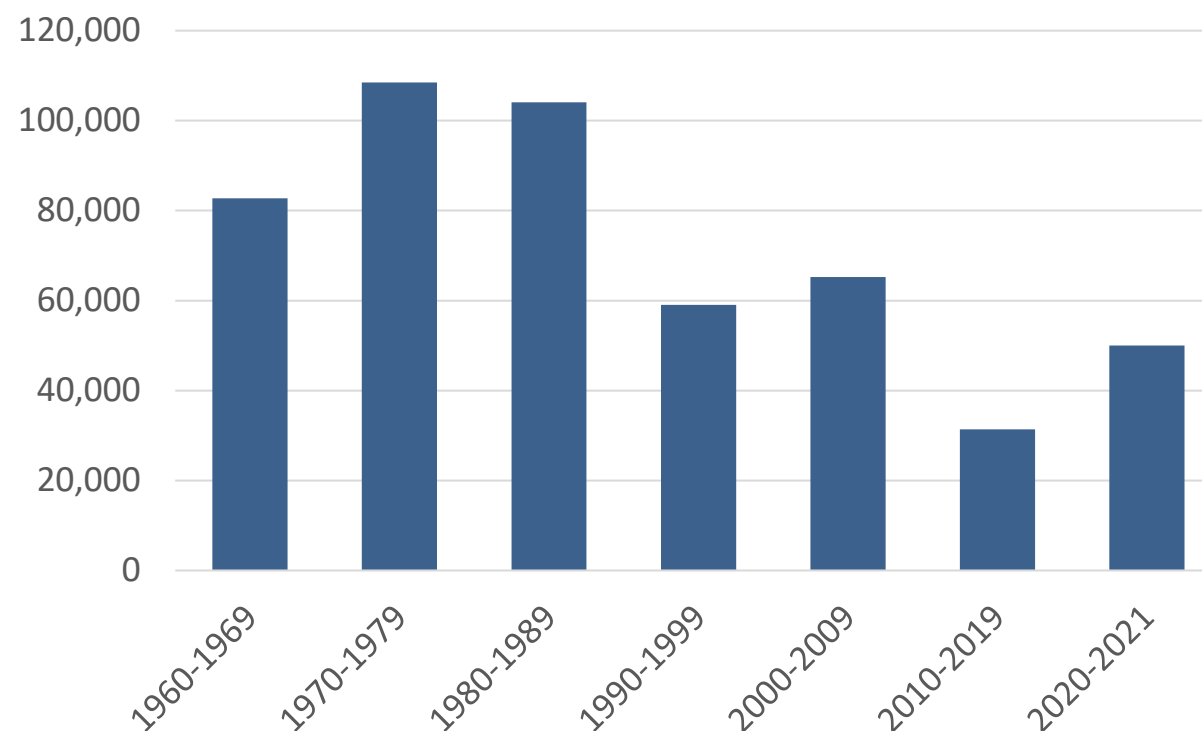


Source: [Federal Reserve Bank of St. Louis](#)

“Missing Middle” Housing

- While single-family housing declined after 2008, 2-4 unit housing started to decline earlier as a result of land-use and zoning
- Between 1960-1999, U.S. averaged **89,000** permits for 2-4 unit housing; from 2000-2021, we averaged **40,000**, a 55% decline

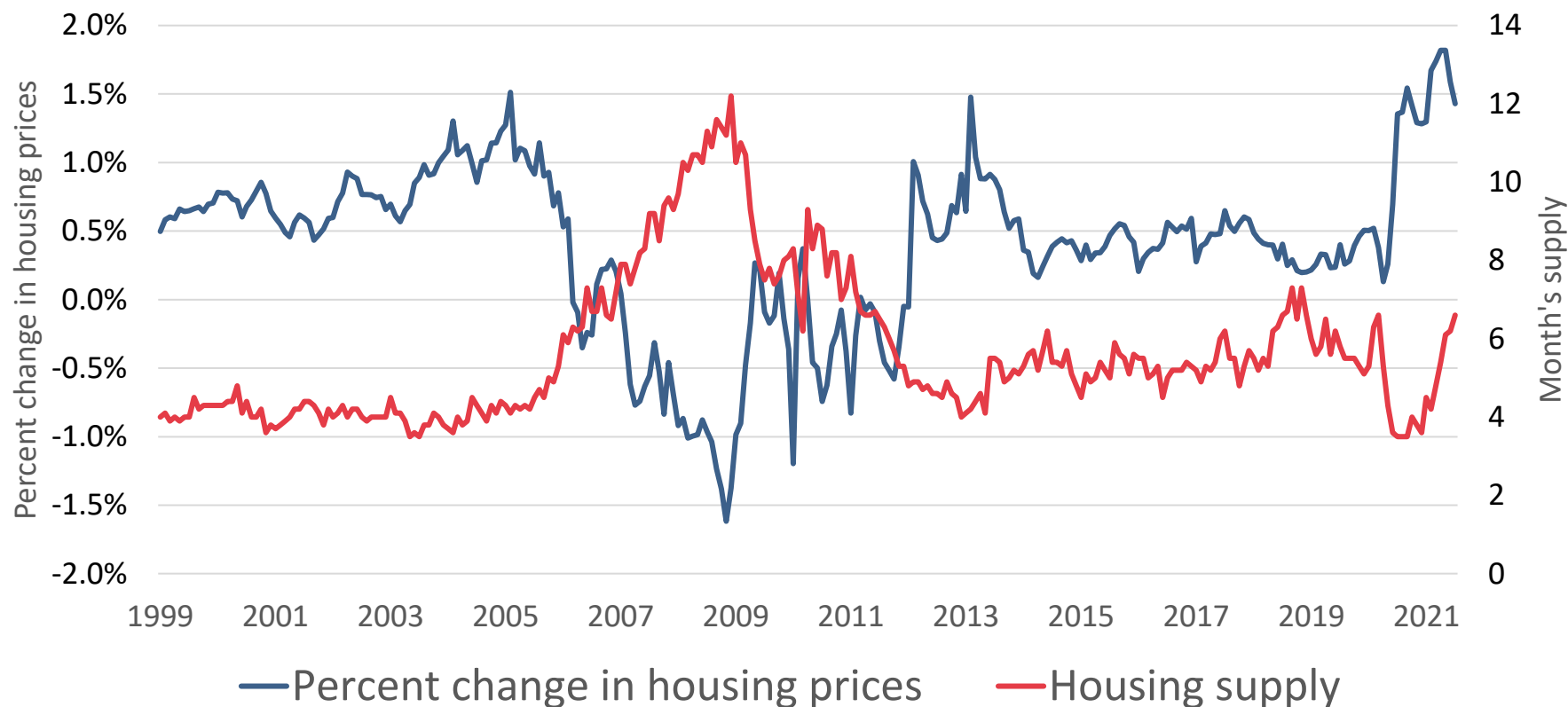
Average Annual Housing Units Permitted in the U.S., 2-4 Unit Buildings



Source: BPC Analysis of U.S. Census Data

Undersupply Drives Up Prices

Housing Supply and Price Changes



Source: [Federal Reserve Bank of St. Louis](#), [Federal Reserve Bank of St. Louis](#)

How Does the Housing Affordability Affect Americans?

1. Burdensome Rents

- Evictions, housing instability, and homelessness
- Inability to save

2. Limiting Homeownership

- Lack of entry level housing/starter homes
- Down payment costs are insurmountable

Housing price increases have far outpaced wage growth.

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