

The United States Conference of Mayors

# National Housing Survey

A Report on Housing Needs and  
Priorities for America's Mayors

120-City Survey  
January, 2025



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CONFERENCE OF MAYORS





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The United States Conference of Mayors is the official non-partisan organization of cities with each city represented in the Conference by its chief elected official, the mayor.



**Evelyn Lee, FAIA**

2025 President

As the largest design organization in the world, AIA is transforming the day-to-day practice of architecture to achieve a zero-carbon, resilient, healthy, just, and equitable built environment, for everyone. Founded in 1857, AIA and its more than 100,000 members work to create more valuable, healthy, secure, and sustainable buildings, neighborhoods, and communities. Through more than 200 international, state, and local chapters, AIA advocates for public policies that promote economic vitality and public wellbeing.

AIA provides architects with tools and resources to assist them in their careers and business and to engage civic and government leaders to find solutions to pressing issues facing our communities, institutions, nation, and world. AIA members adhere to a code of ethics and conduct to ensure the highest professional standards.



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# Forward

The United States Conference of Mayors believes that everyone should have access to a home that is safe and affordable. We are proud to partner with the American Institute of Architects to share the findings of a survey of America's mayors to examine our nation's housing crisis and to identify the resources needed to ensure everyone has access to affordable, quality housing.

The lack of access to affordable housing was once only a major issue in cities with the largest populations, like New York or Los Angeles, but is now an issue that impacts all of us.

It is estimated that the United States has a housing shortage of between 4 to 7 million homes, with 69% of Americans very concerned about the rising cost of housing. Over 650,000 of our neighbors are homeless, first-time home ownership is at a record low, and U.S. home prices have skyrocketed over 40% since 2020.

Lack of housing impacts every corner of our country, every political persuasion, and every rung of the socioeconomic ladder. Housing is the bedrock of a thriving community and a central tenet of the "American Dream." This survey illustrates the scale of the issue and articulates what our nation's mayors need to tackle the housing crisis.

A national crisis calls for a national response and the nation's mayors demand the largest and most comprehensive investment in America's housing supply in history. This survey emphasizes the need, but more importantly, the opportunity to put us back on track. Mayors are already doing their part and are ready to work with our federal partners and local communities to get the job done.



Tom Cochran  
CEO and Executive Director  
The United States Conference of Mayors

# A letter from the AIA President

The American Institute of Architects shares the U.S. Conference of Mayors' belief that access to safe and affordable housing for all is essential to building thriving communities and expanding the continued economic vitality of our nation. The American Institute of Architects (AIA) is eager to work with the U.S. Conference of Mayors and its members in their ongoing commitment to addressing the critical shortage of affordable housing at all socioeconomic levels. AIA is proud to join with mayors to advocate for direct, flexible assistance to cities, and the continued funding of the essential federal programs necessary to meet this challenge.

AIA represents more than 100,000 members in cities, towns, and villages across the United States. Our individual membership is composed of licensed architects, emerging professionals, allied design professionals, and U.S. architects practicing internationally. Many AIA members and firms design homes, ranging from very large multifamily housing projects to missing middle infill housing, and accessory dwelling units. Many more AIA members are engaged in their local community, serving as Chief Architects for mayors, on planning and zoning boards or advocating for more and better affordable housing options.

Architects see and feel the impact of the shortage of affordable housing directly and, like mayors, know that bold, innovative strategies are necessary to meet the changing needs of individuals and families. As small businesses, many architecture firms struggle to hire and retain highly skilled professionals due to the increasing cost of housing.

AIA and our members stand ready to work with mayors, in partnership with local, state and federal elected officials, to support programs that are working, and to advance much-needed federal legislation. We look forward to partnering with mayors directly to eliminate costly and unnecessary delays while continuing to deliver dynamic and inclusive housing options, enhancing quality of life throughout the community, and protecting public health and safety.

Evelyn Lee, FAIA  
2025 President  
The American Institute of Architects

# Survey Findings

The United States Conference of Mayors and the American Institute of Architects National Housing Survey was distributed to mayors across the country to assess their needs and priorities in addressing the nation's housing crisis. In total, 120 cities from 43 states responded to this survey representing 34,921,066 Americans.

AIA is proud to join with the US Conference of Mayors for this important work. Architects have partnered with visionary local leaders since the founding of our nation, working closely with mayors to inspire communities and create a safe and healthy built environment.

Without significant intervention, the affordable housing crisis will grow even worse and have a devastating impact on our nation's health, safety, stability, and prosperity.

**The message from mayors is clear—the housing crisis is severe, widespread, and worsening.**

# State of the Housing Crisis

Decades of insufficient investment coupled with spikes in housing costs during the pandemic and rising expenses for land, labor, materials, taxes, utilities, and insurance have made housing unaffordable for most Americans. The survey assessed the current state of the housing crisis and produced the following findings.

## **The housing shortfall is prevalent and growing.**

- Mayors warn that the deficit will increase by an additional 2,066,781 units over the next 5 years.
- More than half of mayors anticipate between a 5,000 to 20,000 unit shortfall in their city in the next 5 years.
- Almost 1 in 6 mayors anticipate at least a 20,000 to 50,000 unit shortfall in their city.

## **The cost of housing is a major burden on households.**

- 42% of households spend more than 30% of their income on rent, mortgage payments, and other housing costs.
- A third of mayors reported that more than 50% of households in their city were cost-burdened.
- Nearly 7 in 8 mayors reported that 30% or more of households in their city were cost-burdened.

## **Existing resources to support low-income households are woefully inadequate.**

- There is a need for an additional 421,409 housing vouchers to serve those in need.
- Mayors warned that even if the vouchers were provided, there likely isn't an adequate supply of properties available that will accept vouchers to accommodate the demand.

## **Construction costs are increasing rapidly, across a range of communities throughout the United States.**

- The cost to build housing increased 29% over the past 3 years to \$275.39 per square foot.
- Almost 40% of mayors reported a greater than 30% increase in cost per square foot over the past 3 years.
- 2 out of 3 mayors reported at least a 20% increase in cost per square foot over the past 3 years.
- Nearly all mayors reported an increase in cost per square foot over the past 3 years.
- Only 2 mayors reported a decrease or no change.

## **The median price for both home sales and home rents has increased dramatically and across different communities.**

- The median rental price has increased 18% over the past 3 years to \$1,779.81.
- The median sale price has increased 21% over the past 3 years to \$488,272.
- More than 1 in 5 mayors reported a greater than 30% increase in median rental price over the past 3 years.
- More than 1 in 4 mayors reported a greater than 30% increase in median sale price over the past 3 years.
- Half of mayors reported at least a 20% increase in median rental price over the past 3 years.
- Nearly 3 in 5 mayors reported at least a 20% increase in median sale price over the past 3 years.
- Nearly all mayors reported an increase in median rental prices or sale prices.
- Only 3 mayors reported a decrease or no change in rental prices, and only 4 reported a decrease or no change in sale prices.

## **The direct and indirect economic impact of housing investment is immense.**

- Mayors estimate between \$.59 and \$4 of additional economic activity is created for every \$1 invested in housing.
- Mayors estimate \$2 to \$15 in additional public and private investment is created for every \$1 the city invests in housing.
- Mayors estimated a range of total economic impact between \$100m and \$5b annually.
- Mayors estimated a range of additional tax revenue between \$2m and \$600m, with \$50k to \$250k per additional housing unit.
- Mayors estimated a range of total jobs from approximately 15 jobs for a \$1m housing investment, to over 1500 jobs for a \$150m investment.



# The Urgent Need for Federal Support

The housing crisis is deepening and mayors demand a national response. Mayors identified which programs are most effective at supporting housing development and where additional resources are needed. The survey also measured the level of concern if the federal government fails to act and address the housing crisis. The survey produced the following findings.

## Mayors value the many existing federal housing programs.

Among all mayors surveyed, there was very strong support for continuing, and in many cases, expanding existing federal housing programs, including the Low-Income Housing Tax Credit, Community Development Block Grants, Housing Choice Vouchers, and the Home Investment Partnership Program. These programs are widely believed by mayors to be quite effective and important to cities, even where their impact has been limited due to insufficient federal funding.

### What are the most important existing federal housing programs to protect?

	Extremely Important	Very Important	Moderately Important	Slightly Important	Not as Important
Low-Income Housing Tax Credit	77.5%	11.5%	8.4%	1.0%	1.6%
Community Development Block Grants	70.2%	18.3%	7.9%	2.1%	1.6%
Housing Choice Vouchers	69.1%	18.8%	8.4%	1.6%	2.1%
Home Investment Partnership Program	55.8%	21.6%	18.4%	2.1%	2.1%

Mayors were asked to rank the relative importance of four key federal housing programs and to provide comments describing how each program has directly impacted their community. Mayors also had the opportunity to highlight other federal programs and discuss their importance and impact.

- 89% of mayors indicated LIHTC is extremely important, or very important, to protect.
- 89% of mayors indicated Community Development Block Grants are extremely important, or very important, to protect.
- 88% of mayors indicated Housing Choice Vouchers are extremely important, or very important, to protect.
- 77% of mayors rated the HOME program as extremely important, or very important, to protect.
- Individual mayors also highlighted HUD Continuum of Care programs, Emergency Solutions Grants, HUD 221(d)(4) loan program, historic tax credits, and SAMHSA grants as extremely important, or very important.

*“Livable neighborhoods require a variety of housing options that encompass different types of housing suitable for various income levels. However, affordable housing cannot be created without deep subsidies. As such, financing mechanisms such as the LIHTC and housing vouchers are vital for Salem. The city also depends on CDBG funds to bolster community initiatives; in this most recent year Salem received \$1,050,00 in CDBG funding (for perspective our total annual City budget is approximately \$200 million). These funds have been utilized to support community service programs that assist thousands of residents annually (Salem’s population is about 44,000), facilitated improvements in parks and roadways, the planting of street trees, direct technical assistance to numerous businesses, business loans, and grants for first-time homebuyers and housing rehabilitation. Although CDBG funding is limited, its impact is significant and indispensable.”*

**Mayor Dominick Pangallo, Salem, Massachusetts**

## Existing federal programs need funding and cities need flexibility.

Among all mayors surveyed, there was strong bipartisan support for increasing funding for key federal housing programs, with the Low-Income Housing Tax Credit and Housing Choice Vouchers receiving the broadest support. Further, a large majority of mayors also indicated that direct and flexible funding to cities was needed to address ongoing funding gaps and stimulate supply. A significant majority of mayors also noted that a new tax credit, specifically aimed at encouraging “missing middle” housing, was extremely important, or very important.

### What new actions must the federal government take to help alleviate the housing crisis?

	Extremely Important	Very Important	Moderately Important	Slightly Important	Not as Important
Develop flexible and direct funding for cities to cover any gaps in stimulating housing supply, preservation, or access	74.7%	14.7%	7.9%	1.1%	1.6%
Increase the Low-Income Housing Tax Credit	66.8%	16.8%	11.1%	3.2%	2.1%
Increase the allocation of Housing Choice Vouchers	58.9%	24.2%	11.6%	2.6%	2.6%
Develop new tax credit incentives for missing middle housing	57.1%	24.9%	13.8%	2.1%	2.1%
Increase the allocation of Project Based Vouchers	51.3%	24.9%	18.5%	3.2%	2.1%

Mayors were asked to rank the relative importance of five key actions that the federal government could take quickly to address the housing shortage and to describe how each action might spur housing development in their own community. Mayors also had the opportunity to recommend other federal actions.

- 89% of mayors indicated that flexible and direct funding for cities to stimulate housing supply, preservation, or access is extremely important, or very important.
- 84% of mayors indicated that increasing the Low-Income Housing Tax Credit is extremely important, or very important.
- 83% of mayors indicated that increasing the allocation of Housing Choice Vouchers is extremely important, or very important.
- 82% of mayors indicated that developing new incentives for missing middle housing is extremely important, or very important.
- 76% of mayors indicated that increasing the allocation of project-based housing choice vouchers, specifically, is extremely important, or very important.
- Individual mayors also highlighted the need for cheaper capital for market rate housing, resources for site preparation and remediation, pathways and programs to increase home ownership, modernizing federal programs to support and incentivize missing middle construction, down payment assistance, resources to support horizontal infrastructure development, and reducing regulatory burdens.

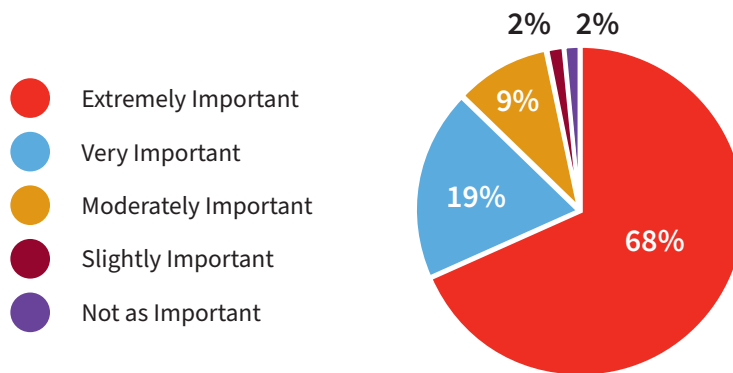
*“Continuing to protect and expand all of these programs (such as through a middle-income housing tax credit and additional renter housing protection programs) is extremely important to meet housing needs.”*

**Mayor Ron Nirenberg, San Antonio, TX**

## Mayors nearly unanimously believe that reforms are needed to federal programs to improve effectiveness.

While a significant majority of mayors support continuing existing federal housing programs and, in most instances, support expanding these programs, mayors also overwhelmingly recognize that critical reforms are needed to ensure ongoing effectiveness. Without updates aimed at simplifying application requirements, removing unnecessary hurdles, and streamlining review processes, many cities will continue to struggle to align the public and private resources needed to meet their housing challenges.

### How important is it for the federal government to reform and streamline existing federal housing programs?



- 87% of mayors indicated that it is extremely important, or very important for the federal government to reform and streamline existing programs.

*“Reforming and streamlining existing federal housing programs is crucial to ensure that resources are used effectively and reach the people and communities that need them most. Simplifying administrative processes, reducing bureaucratic barriers, and increasing program flexibility can help maximize the impact of federal funding, improve housing accessibility, and accelerate development and preservation efforts.”*

**Mayor Michael O’Conner, Frederick, Maryland**

## Mayors believe that inaction at the federal level will exacerbate an already deepening crisis.

A sizable majority of mayors surveyed agree that federal inaction, namely the failure of Congress to directly address the housing shortage with a significant legislative package, will result in meaningful negative consequences for cities. Across all four key metrics considered, mayors indicated that they believe federal inaction will worsen the affordable housing shortage and exacerbate related challenges such as homelessness and reduced economic opportunity.

### If Congress fails to pass a significant housing bill to spur production, what will the impact be on your city?

	Worsen Significantly	Worsen Slightly	Stay the Same	Improve Slightly	Improve Significantly
Household Affordability will:	64.1%	20.6%	13.5%	0.6%	1.2%
Housing Access will:	62.9%	22.4%	12.9%	0.0%	1.8%
Homelessness will:	61.2%	24.7%	12.9%	0.6%	0.6%
Economic Opportunity will:	52.4%	32.9%	12.9%	1.2%	0.6%

Mayors were asked to rank the impact, relative to four key indicators, of federal inaction on housing and to provide comments describing how inaction directly impacts their community.

- More than 4 in 5 mayors indicated that all 4 key measures – housing affordability, housing access, economic opportunity, and homelessness, will worsen if Congress fails to pass a significant housing bill.
- More than 4 in 5 mayors indicated that economic opportunity and homelessness would be significantly worse or slightly worse.
- More than 3 in 5 mayors indicated that housing affordability and housing access in their city would be significantly worse if Congress failed to pass a significant housing bill.

*“San Bernardino already struggles with limited affordable housing options, and without federal intervention, the gap between demand and supply could widen. This would exacerbate homelessness and force more residents into overcrowded or substandard housing conditions, reducing the overall quality of life. Housing construction is a key driver of local economic growth. Delayed or reduced housing development would mean fewer construction jobs and less associated economic activity, impacting industries that rely on residential development, such as retail and local services. The City would also see further economic development slowdown, increased housing costs, and a continued strain on local resources.”*

**Mayor Helen Tran, San Bernardino, California**

# The Importance of Local Action

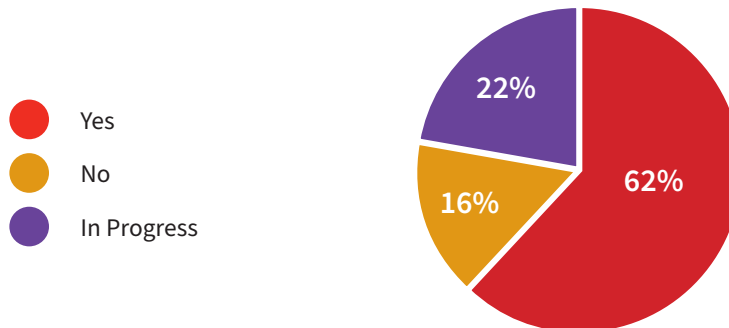
The acute shortage of affordable housing options is complicated by a lack of action at all levels. Mayors play a key role in addressing the housing shortage at the local level through land use reforms and by modernizing policies and regulations to incentivize development and reduce administrative burdens that unnecessarily delay housing development. Mayors understand that a historic investment in housing must be coupled with local leadership to ensure funds are utilized efficiently and effectively at the local level to make housing available.

## Mayors are leading efforts to update land use and zoning policies.

Mayors understand that restrictive and outdated land use policies, zoning codes, and other regulatory hurdles can slow or prevent new housing development and major renovation projects. An overwhelming majority of mayors surveyed indicated that they have recently adopted significant updates to their land use policies or that such updates are currently in progress. Several mayors also indicated that architects within their community are actively engaged in addressing this issue, serving on local boards or commissions, including zoning, planning, and historic preservation.

The most common examples of these reforms include enabling accessory dwelling units (ADUs), increasing the number of units that can be built on a lot, streamlining permit approvals, limiting parking requirements, allowing the use of manufactured housing, and legalizing co-living or house sharing.

### Have you recently updated your zoning or land use policies?



- Nearly 4 out of 5 mayors are engaged in land use or zoning reform.
- 62% of mayors have recently updated their zoning or land use policies, and 22% are currently in the process of updating these policies.
- More than half of mayors indicated that architects are serving on planning and zoning boards.

*“The new zoning code streamlines regulations, expands by-right development, and allows for greater density and building heights while reducing lot minimums, setbacks, and parking requirements. It also introduces new residential zones that permit a variety of housing types within the same zone, including “Traditional Residential Neighborhood” zones, which encourage “missing middle” housing such as duplexes, triplexes, quadplexes, and townhomes. It also allows the conversion of hotels to residential units by right. These changes are critical for increasing density and economizing on construction costs, particularly in Chattanooga’s urban core.”*

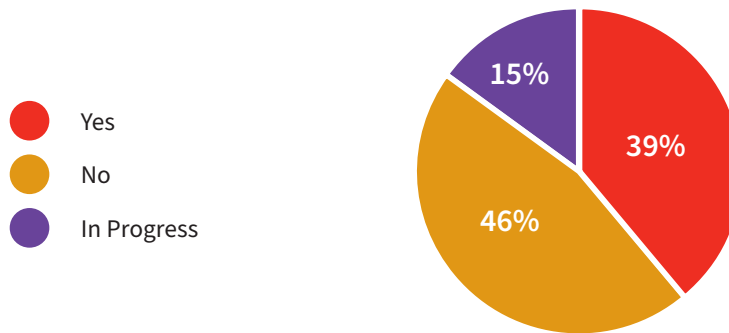
**Mayor Tim Kelly, Chattanooga, Tennessee**

## Mayors are leading on building code updates.

Mayors understand the importance of staying up to date with the latest building techniques, materials, and technology. Adopting and maintaining modern, coordinated building codes protects public safety and occupant health, reduces greenhouse gas emissions, lowers utility bills, improves resilience to natural disasters, and supports innovative building systems in both new construction and major renovation projects. Mayors indicated that architects are actively engaged in the building code adoption process, serving on local commissions to review code proposals or on the building code board of appeals.

The most common examples of these updates include aligning local codes with state codes and the International Building Code. Some cities are utilizing code updates to help reduce the cost of smaller multifamily and missing middle housing construction by allowing alternatives to fire suppression and building egress that won’t compromise safety. These include allowing a single staircase for smaller-scale multifamily complexes and substituting 2-hour fire-rated walls in lieu of sprinkler systems.

Have you recently updated your building codes?



- 54% of mayors have either updated or are in the process of updating their building codes.

*“In July 2024, following a change in state law, Chattanooga City Council updated the local building code to allow three- and four-unit multifamily dwellings to be separated by 2-hour firewalls rather than requiring sprinkler systems. The cost and unfamiliarity of installing sprinkler systems for small residential contractors had previously made “missing middle” housing—like triplexes and quadplexes—financially infeasible. By reducing these regulatory costs, the updated code supports the development of affordable, smaller-scale multifamily housing, an important step in diversifying Chattanooga’s housing stock. The City is currently working on developing a single stair ordinance, which can further reduce the cost of housing.”*

**Mayor Tim Kelly, Chattanooga, Tennessee**

## Mayors remain committed to supporting new housing projects.

Mayors continue to support the development of new housing. These projects not only increase access to housing but also play a significant role in economic development. However new construction is still outpaced by the accrued housing deficit. Even with new and upcoming projects, the pipeline of new development remains insufficient without a coordinated national response to spur a major influx of additional housing.

- 15% of mayors estimated that they permitted 52,937 housing projects in the past 3 years with a total value of \$3,020,568,239.
- 12% of mayors estimated that they have 12,330 housing projects awaiting permits with a total value of \$3,377,830,128.

# The Need for Quality Housing

It is critically important that elected leaders at all levels take meaningful action to address the nationwide housing shortage. But, the clear and urgent need for more affordable housing options does not mean that quality of life and occupant wellbeing should be compromised. These needs can and must be balanced in each housing development project. There are many direct and indirect factors that contribute to the vibrancy, health and prosperity of a community. Ensuring that housing is well-built, safe and resilient is essential.

## Mayors understand that health and safety are important to housing.

Among all mayors surveyed, a significant majority recognized the high importance of ensuring that new housing construction and major renovation projects do not compromise the health, safety, or wellbeing of occupants. A majority of mayors also noted the importance of providing additional housing options with lower energy needs, reduced greenhouse gas emissions, and improved resilience. Mayors recognize the essential role of architects in ensuring housing is safe, healthy, and energy efficient.

### What factors are most important in providing quality, safe, and affordable housing?

	Extremely Important	Very Important	Moderately Important	Slightly Important	Not as Important
Ensuring housing is safe and occupants remain healthy	79.2%	15.7%	4.4%	0.6%	0.0%
Ensuring housing is energy efficient and utilities remain affordable	54.1%	32.7%	10.7%	2.5%	0.0%
Ensuring housing is resistant to damage from natural disasters	42.1%	34.6%	15.1%	6.3%	1.9%
Reducing and eliminating greenhouse gas emissions	32.7%	32.1%	18.9%	13.2%	3.1%

Mayors were asked to rank the relative importance of four key qualities of safe, affordable housing and to provide comments describing how each factor impacts their community. Mayors also had the opportunity to highlight other factors and discuss their importance and impact.

- 95% of mayors indicated that ensuring housing is safe and occupants remain healthy is extremely important, or very important.
- 87% of mayors indicated that ensuring housing is energy efficient and utilities remain affordable is extremely important, or very important.
- 77% of mayors indicated that ensuring housing is resistant to damage from natural disasters is extremely important, or very important.
- 65% of mayors indicated that reducing and eliminating greenhouse gas emissions is extremely important, or very important.
- Individual mayors also highlighted affordable home insurance, comparable quality to market rate projects, financial support, and public safety as extremely important, or very important.

*“These factors are interconnected. Energy efficiency often improves health (better ventilation, less mold). Disaster-resistant design can also lower utility costs long-term. Affordability underpins it all. If housing is too expensive, even the safest, most efficient unit isn’t truly “quality.” Local context matters. Building codes and priorities should reflect the specific risks and needs of the area.”*

**Mayor Steven Reed, Montgomery Alabama**

## Mayors understand that many factors shape community livability.

Nearly all mayors recognized the critical importance of offering diverse options, including missing middle and infill housing, to meet the unique needs of different individuals and families. A majority of mayors also highlighted the need for safe, multimodal transportation options and the importance of connecting residents with nearby economic opportunities. Mayors also clearly understand the importance of equitable access to public amenities, including recreational spaces and community buildings, and recognize the essential role of architects in creating vibrant public and private spaces throughout a community.

### What factors are most important in enhancing the livability and vibrancy of housing development?

	Extremely Important	Very Important	Moderately Important	Slightly Important	Not as Important
Diverse housing options to meet individual and family needs	75.5%	18.2%	5.0%	1.3%	0.0%
Safe, multimodal transportation options	52.8%	25.8%	18.2%	3.1%	0.0%
Nearby employment opportunities	50.9%	37.1%	10.7%	1.3%	0.0%
Equitable access to community amenities and public services	46.5%	40.9%	10.7%	1.9%	0.0%
Accessible spaces for recreation and gathering	35.2%	41.5%	20.1%	2.5%	0.6%
Architectural styles that are compatible with existing buildings	22.0%	25.2%	34.6%	10.1%	8.2%
Historic preservation	22.0%	20.1%	31.4%	18.2%	8.2%

Mayors were asked to rank the relative importance of seven key qualities of livable and vibrant housing development and to provide comments describing how each aspect impacts their community. Mayors also had the opportunity to highlight other factors and discuss their importance and impact.

- 94% of mayors indicated that diverse housing options to meet individual and family needs are extremely important, or very important.
- 88% of mayors indicated that access to nearby employment opportunities is extremely important, or very important.
- 87% of mayors indicated that access to community amenities and public services is extremely important, or very important.
- 79% of mayors indicated that safe, multimodal transportation options are extremely important, or very important.
- 77% of mayors indicated that access to spaces for recreation and gathering is extremely important, or very important.
- Mayors recognize that diverse architecture is important to a livable and vibrant community. Only 22% responded that styles that are “compatible” with existing buildings are extremely important. A majority of mayors (52.9%) agree that design style is only moderately important, slightly important, or not as important.
- Historic preservation received the most diverse responses. 50% of respondents rated historic preservation as moderately important or slightly important, and 42% rated it as extremely important, or very important.
- Individual mayors also highlighted community design, schools, neighborhoods stability, and climate resilient buildings as extremely important, or very important.

*“By prioritizing these factors, cities can create housing developments that are not only livable but also vibrant, inclusive, and sustainable communities where residents can thrive.”*

**Mayor Steven Reed, Montgomery Alabama**



# Conclusion

The deficit in the national housing supply is the culmination of years of inaction and lack of investment that has created an access and affordability issue for most Americans.

Without swift, decisive action by leaders at every level of government, the housing shortage will grow by millions of additional units over the next 5 years.

To adequately address the scale of the housing crisis, there needs to be an equivalent federal response with the largest and most comprehensive investment in housing in our nation's history, coupled with updates and reforms to current federal housing policies and programs.

This investment requires flexible and direct funding for cities to address unique housing challenges in their communities. Mayors will continue to play a critical role in supporting housing by continuing the effort, currently underway by most mayors, to update and modernize land use and zoning policies.

Housing is a key issue in every city and impacts more and more residents every day. The time is now to address this long-standing issue and strengthen the "American Dream" by restoring the promise of access and opportunity to quality, affordable housing to all Americans.

## Survey Cities

Akron	OH	Flagstaff	AZ	Oakland Park	FL
Allentown	PA	Fontana	CA	Oklahoma City	OK
Anaheim	CA	Fort Lauderdale	FL	Orion	MI
Anderson	IN	Frederick	MD	Ormond Beach	FL
Arlington	TX	Fremont	CA	Parkville	MD
Atlanta	GA	Fresno	CA	Pembroke Pines	FL
Austin	TX	Gresham	OR	Peoria	IL
Bakersfield	CA	Hempstead	TX	Perris	CA
Balch Springs	TX	Honolulu	HI	Philadelphia	PA
Beaverton	OR	Houston	TX	Plainfield	NJ
Bend	OR	Inkster	MI	Portland	OR
Benton Harbor	MI	Irvine	CA	Portsmouth	VA
Bloomington	IN	Kingsport	TN	Providence	RI
Boca Raton	FL	Kinston	NC	Racine	WI
Boise	ID	Kirkland	WA	Raleigh	NC
Bridgeport	CT	Knoxville	TN	Redmond	WA
Burnsville	MN	Lansing	MI	Rochester	MN
Canton	MI	Las Vegas	NV	Salem	MA
Carmel	IN	Lincoln	NE	Salisbury	MD
Chamblee	GA	Little Rock	AR	San Antonio	TX
Chattanooga	TN	Littleton	CO	San Bernardino	CA
Chicago	IL	Lompoc	CA	San Diego	CA
Clarksville	TN	Long Beach	CA	San Francisco	CA
Clearfield	UT	Lorain	OH	Santa Barbara	CA
Colorado Springs	CO	Los Angeles	CA	Santa Fe	NM
Columbia	SC	Madison	WI	Santa Monica	CA
Columbia	MO	Manassas	VA	Sheboygan	WI
Columbus	OH	Manhattan	KS	Somerset	MD
Coppell	TX	McMinnville	OR	Springfield	OH
Culver City	CA	Mesa	AZ	St. Louis	MO
Dearborn	MI	Miami	FL	Tampa	FL
Des Moines	IA	Missoula	MT	Tempe	AZ
East Point	GA	Montgomery	AL	Tigard	OR
Easton	PA	Moore	OK	Toledo	OH
Edina	MN	Nashville	TN	West Sacramento	CA
Eugene	Or	New Bedford	MA	Westland	MI
Evansville	IN	New Orleans	LA	White Plains	NY
Fargo	ND	Nogales	AZ	Wichita	KS
Farmington Hills	MI	North Lauderdale	FL	Winston-Salem	NC
Fayetteville	Ar	North Miami	FL	Youngstown	OH





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