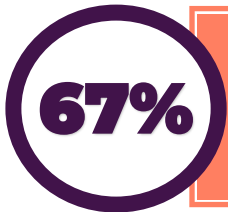


# REALTORS® Taking Action: Housing Supply and Affordability

Housing supply remains one of the biggest drivers of today's affordability crisis. REALTORS® are taking action in their communities to expand housing options and increase supply.



OF STATE AND LOCAL REALTOR® ASSOCIATIONS HAVE SAID THAT THEIR TOP LEGISLATIVE OR REGULATORY PRIORITIES FOR 2025 ARE AVAILABILITY, AFFORDABILITY, AND ZONING REFORM

By far, **the largest obstacle to zoning reform is lack of public understanding** of housing inventory needs and the positive impacts of new housing in communities.

## Federal, State and Local Solutions

NAR supports a variety of solutions to increase housing supply and affordability, including:

- Shortening permitting times
- Tax incentives that encourage development
- Zoning reforms to allow for “missing-middle” housing
- Utilization of government-owned land for housing



OF STATE AND LOCAL REALTOR® ASSOCIATIONS BELIEVE THAT STATE PREEMPTION ON ZONING REFORM CAN WORK AS A TOOL TO INCREASE HOUSING SUPPLY

Federal tax policy plays a large role. NAR supports key tax provisions that would increase housing supply:

- Increasing inventory by reducing capital gains taxes for homeowners who have lived in their homes for decades.
- Expanding the State and Local Tax (SALT) deduction to support middle class families in regions with high cost of living.
- Providing tax incentives to convert underutilized commercial space into housing.

## REALTORS® In Action

State and local REALTOR® Associations across the country are mobilizing on housing supply and affordability issues. Scan the code to learn more about NAR Advocacy efforts.

