



Accelerating Home Building Act

Senator Blunt Rochester (D-DE) and Senator Moreno (R-OH)

Endorsed By: American Planning Association, Congress for the New Urbanism, Up for Growth Action, National Apartment Association, Smart Growth America, Main Street America, National Association of REALTORS, and Delaware Association of REALTORS

Restrictive Housing Regulations Drive Housing Costs

In communities across the nation, complex and restrictive land-use regulations, permitting processes, and other regulatory burdens hinder housing production and drive up housing costs. These regulations have contributed to an acute housing supply crisis with an estimated shortage of nearly 5 million housing units.¹ This shortage makes housing unaffordable, with an increasing share of households cost-burdened or severely cost-burdened by their housing expenses.

To address the rising cost of housing, communities across the nation are turning to an innovative solution — ***pattern zoning***. Pattern zoning enables developers to streamline the approval process for construction by using pre-reviewed construction designs. These pre-reviewed construction designs, compiled in what are known as pattern books, enhance the speed, transparency, and predictability of the permitting process by facilitating pre-assessment of building and zoning standards compliance. Pattern books help communities address the shortage of missing middle and workforce housing while striking a balance between promoting local architecture and rapid home construction.

Pattern Zoning is an Innovative and Low-Cost Housing Solution

Pattern zoning is a creative and low-cost way to streamline housing construction — designing a pattern book requires hiring a team of architects to study the neighborhood and work with local governments to create designs. Communities may lack the funds and capacity to implement pre-reviewed designs effectively. The *Accelerating Home Building Act* would establish a pilot program to fund the development of these pattern books in high-opportunity areas, including rural areas facing a housing shortage.

The Accelerating Home Building Act:

- Establishes a HUD-administered grant program to fund the creation of pattern books with a focus on missing middle and infill construction.
- Provides set-asides for rural communities and prioritizes high-opportunity areas and localities working to reduce barriers to housing development.

To cosponsor the **Accelerating Home Building Act**, please contact Sophie Boumsidia (Sen. Blunt Rochester) at Sophie.Boumsidia@bluntrochester.senate.gov or Luke Graeter (Sen. Moreno) at Luke.Graeter@moreno.senate.gov.

¹ Zillow Group. "US Housing Deficit Grew to 4.7 Million Despite Construction Surge." Zillow Group Investors, July 9, 2025. Accessed July 17, 2025.

<https://investors.zillowgroup.com/investors/news-and-events/news/news-details/2025/US-housing-deficit-grew-to-4-7-million-despite-construction-surge/default.aspx>.