

Issue: Affordable Housing

## Affordable Housing Talking Points: How Democrats Will Make a Difference

Here are some steps to help alleviate housing shortages:

- Advocate for a federal increase in the Low-Income Housing Tax Credit Program which is the strongest incentive for developers to build more affordable homes. Sign on with leaders around the country to express support for a reinstatement of higher levels of funding.
- Streamline permitting processes for multiplexes. Collaborate with officials, utility companies and environmental groups to design more effective reviews. It is well established that smaller homes use less energy and water and are more sustainable.
- Hold landlords using collusion and price fixing accountable. Report any suspicious pricing to the Attorney General. Challenge preemption laws and introduce legislation to control price gouging.
- Support community land trusts and partner with other non-profits that build and maintain affordable homes in ways that are sustainable and protect our natural resources.
- Consider increasing cannabis or other “sin” taxes to provide additional funding for affordable housing. This funding could be mortgage assistance for first-time homebuyers.
- Introduce legislation to make ADUs a universal right across all neighborhoods, not just in city centers. Benefits to this gentle increase in density include easing traffic as workers live closer to jobs and bringing a multi-generational feel to neighborhoods.
- Meet with banks and credit unions to discuss the need for tailor-made ADU loans for homeowners.
- Support legislation that would allow municipalities to decide for themselves whether to mandate a percentage of low-income units in any multi-family developments. Challenge statewide preemptions. This would help alleviate evictions and homelessness.
- Support the BuildItAZ Apprenticeship Initiative and other workforce development programs to train our citizens for the skilled jobs needed to construct new homes.

*For additional details, see the complete report: [AZ.Affordable Housing Shortage.20240620.LAJ.docx](#).  
The full report is also available on our website: <https://www.localmajority.org>*