

## **2026 Federal Policy Priorities**

In 2026, there is wide-spread recognition that the United States faces a housing cost crisis that is impacting most people in every region of the country. Nearly three in four Americans say housing affordability has worsened in their communities, and nearly half are moderately or extremely concerned about their own ability to pay for housing, according to a [recent national survey](#) from the Housing Partnership Network (HPN) and the University of Florida's Center for Public Interest Communications.

Housing production and affordability have become top priorities in Congress and many elected officials are focusing on housing policy for the first time. This has created an opportunity for increased engagement and it is imperative that mission-driven practitioners with real world experience help policymakers understand what is needed in the communities they serve.

Housing Partnership Network (HPN) is a collaborative of 120+ mission-driven housing developers, owners and lenders who believe that all people should have an affordable home that meets their needs and that housing is the foundation of a strong local economy. HPN works across the spectrum of affordable housing needs from preventing homelessness to producing rental housing and providing for homeownership opportunities. We respond to community needs in urban, suburban, and rural areas.

Anchored in the expertise of our members, HPN seeks to educate policymakers and engage with broad coalitions to advance sensible, bipartisan policy that will:

- increase housing production,
- improve affordability and create pathways out of homelessness;
- expand responsible access to homeownership;
- lower the cost to build and operate federally-assisted housing.

The following are HPN's 2026 federal policy priorities.

- **Strengthen federal programs and policies that support the production and operations of quality affordable rental housing.**

Examples of key issues:

- o Fully fund rental assistance including housing choice vouchers and project-based vouchers.
- o Strengthen the Low-Income Housing Tax Credit and support a robust market for the credits.

- o Support new federal resources to advance the preservation of existing affordable housing.
- o Safeguarding residents in our communities from policies that threaten their safety and ability to remain housed.
- o Increase resources that support housing stability and asset building for renters.

- **Support policies and programs that promote responsible, affordable homeownership.**

Examples of key issues:

- o Support new federal resources that open access to affordable homeownership.
- o Strengthen the HUD housing counseling program.

- **Support community development financial institutions (CDFIs) and strengthen the nation's affordable housing finance system.**

Examples of key issues:

- o Preserve the CDFI Fund.
- o Ensure that Government Sponsored Entities (GSEs) continue to be strong partners in the US affordable housing finance system.

- **Preserve and strengthen the foundations of the affordable housing ecosystem.**

Examples of key issues:

- o Support robust appropriations for affordable housing programs.
- o Support selective deregulation that lowers the cost of producing and operating quality affordable housing, including by rolling back ideological certification requirements for recipients of federal funding and through reforms to the application of the National Environmental Protection Act (NEPA), Build America, Buy America and Davis Bacon.
- o Hold the federal government accountable for fulfilling its Congressionally-required functions, including by advocating for sufficient federal personnel to manage housing programs and the timely deployment of funds appropriated by Congress to address housing affordability.
- o Advocate for programs that support our partners who work in homelessness prevention and supportive services to ensure the housing system continues to work to serve people at all levels of need.
- o Modernize the HOME Investment Partnerships Program.

- o Defend the Community Reinvestment Act.

HPN recognizes that a range of other federal policy issues have major impacts on the people we serve and the broader housing market, including immigration policies, tariffs and cuts to public assistance.