

Homes Act: Analysis of Legislative Impact

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The Homes Act, federal legislation authored by Senator Tina Smith (MN) and Representative Alexandria Ocasio-Cortez (NY), would establish a new federal Housing Development Authority within the U.S. Department of Housing and Urban Development to finance, repair, and build millions of beautiful, affordable, community-controlled, and climate resilient homes. This bill provides flexible options to fit the needs of communities—urban, suburban, rural, Tribal—across the country.

The [Climate and Community Institute](#), Urban Democracy Lab at NYU, and Socio-Spatial Climate Collaborative at UC Berkeley researched the impact of this legislation on housing unit creation and job creation.

Our analysis shows that with an investment of \$30 billion annually—the same cost as the Mortgage Interest Deduction that the government provides as a benefit to homeowners—and a revolving loan fund, the Homes Act would enable:¹

- Approximately **1,252,000 new social housing units nationwide** through a combination of new construction and preservation
- Approximately **875,000 units affordable to households at 0-50% Area Median Income**, which is 70 percent of the Authority's portfolio. Specifically, our estimates indicate that:
 - **500,000 units** would be available at **0-30% Area Median Income**
 - **375,000 units** would be available at **31-50% Area Median Income**
- Generate up to **427,000 total jobs** annually, including up to **161,000 direct well-paying union jobs** in the building trades industries each year

For more information on the research that informed the Homes Act, refer [here](#) or email Climate and Community Institute Housing Policy Director, Ruthy Gourevitch, at rgourevitch@climateandcommunity.org.

¹ For methodological details, see <https://climateandcommunity.org/research/green-social-housing-at-scale>.