

A photograph of a man and a woman in a meeting. The man, on the left, is wearing a grey checkered shirt and a lanyard with a name tag that says 'Kyle'. He is leaning over a table. The woman, on the right, is wearing a black turtleneck and has her glasses on her head. She is smiling and looking towards the man. In the background, other people are seated at tables. A graphic of six yellow arrows pointing towards the center is in the top right corner.

**AIA**

# **Leadership Summit**

February 24–26, 2025  
Washington, DC

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# **Architect-Mayor Panel Discussion & AIA's partnership with the U.S. Conference of Mayors**

USCM-AIA Housing Needs Survey & AIA Housing Policy Review



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# Agenda

- Welcome and Introductions
- AIA & US Conference of Mayors National Housing Survey
- AIA National Housing Policy & Hill Day Asks
- Architect-Mayor Panel Discussion
- Q&A

# Speakers

## **Michael Winn, AIA**

Senior Director, Political Affairs and Engagement

## **Brittany Meyer**

Senior Director, Public Policy

## **Hon. Judson Kline, FAIA**

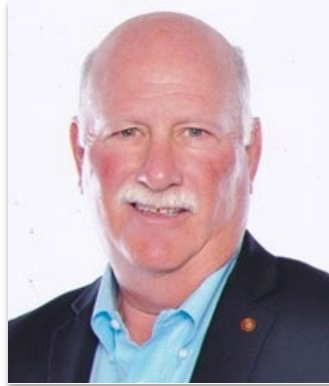
Mayor Orange Village, Ohio

## **Hon. Robert Fiala, AIA**

Mayor Willoughby, Ohio

## **Hon. Craig Stough, AIA**

Mayor Sylvania, Ohio



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# USCM-AIA Housing Needs Survey



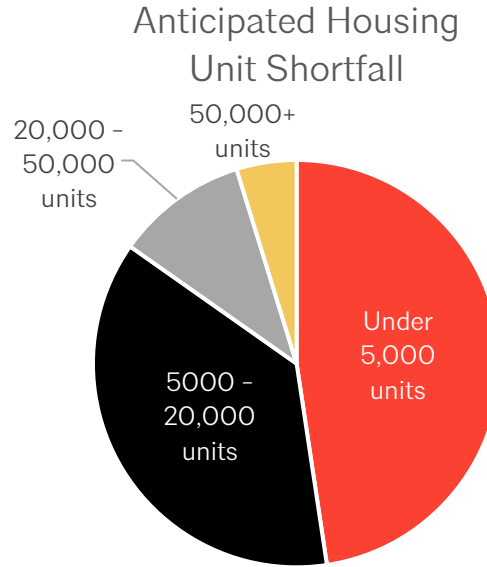
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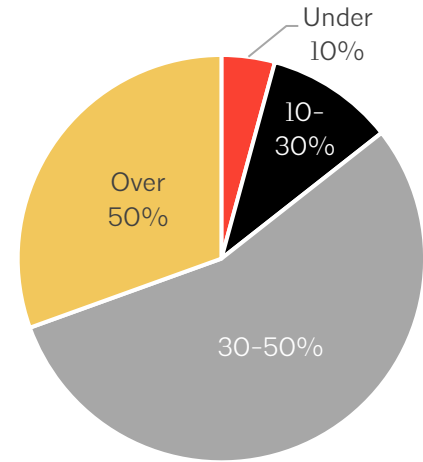
# Survey findings

## *General conditions*

- A significant increase in affordable and market-rate units is needed to meet demand.
- 1/3 of households are cost-burdened.



Percent of Households that are Cost-burdened

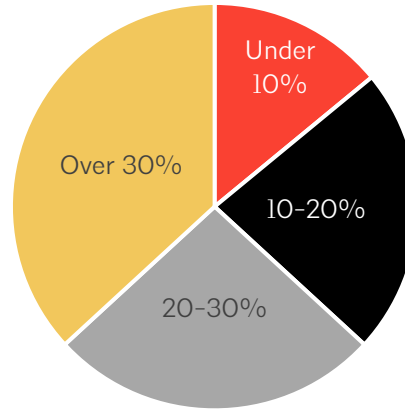


# Survey findings

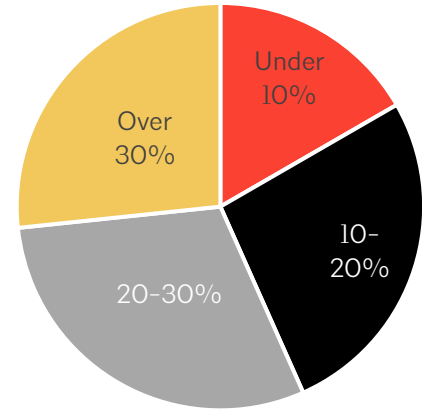
## *General conditions*

- The cost of construction is increasing dramatically.
- The price of for-sale and rental housing is increasing.

Increase in Construction  
Cost per Sq Ft



Increase in Median  
Sale Price

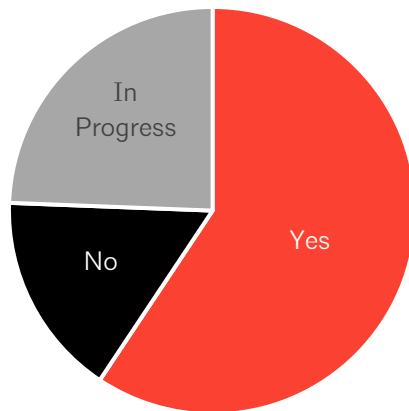


# Local action

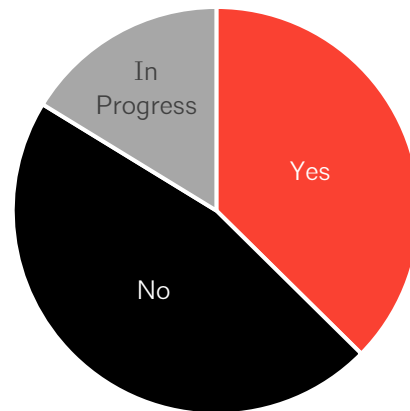
## *Cities are leading the way*

- Many cities are updating zoning and land use policies to allow more housing.
- Mayors report that cities are maintaining up-to-date building codes.
- Cities are finding innovative ways to build more multifamily housing.

Have you recently updated land use policies?



Have you recently updated building codes?



# Economic Impact Estimates

## *Public and private investment in housing drives economic growth*

- \$.59–\$4 of new economic activity for every \$1 invested in housing
- \$2–\$15 additional public and private investment for every \$1 the city invests in housing
- Total economic impact to cities: \$100m–\$5b
- New tax revenue: \$2m–\$600m, \$50k–\$250k per unit
- 1 new job created for every \$67,000–\$100,000 investment

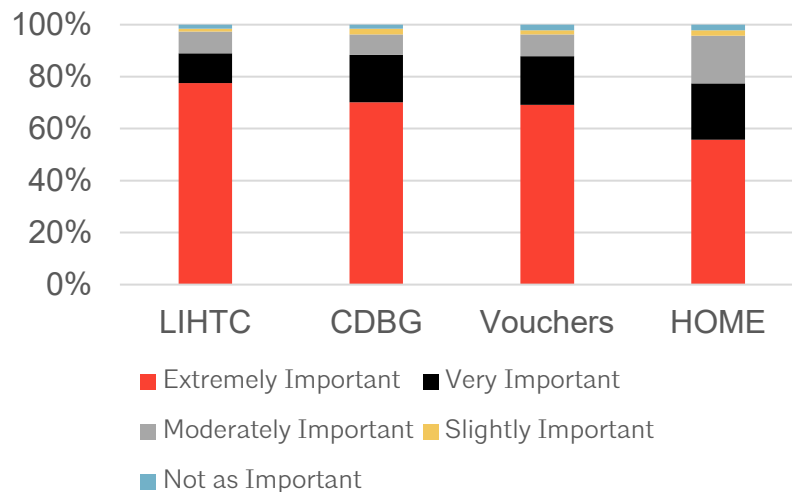


# What's working for cities?

## *Existing federal programs continue to be very popular with mayors*

- Mayors strongly believe that essential federal housing programs must be protected.
- Other, additional and supplemental federal housing programs are also widely supported by mayors.

What are the most important federal housing programs to protect?

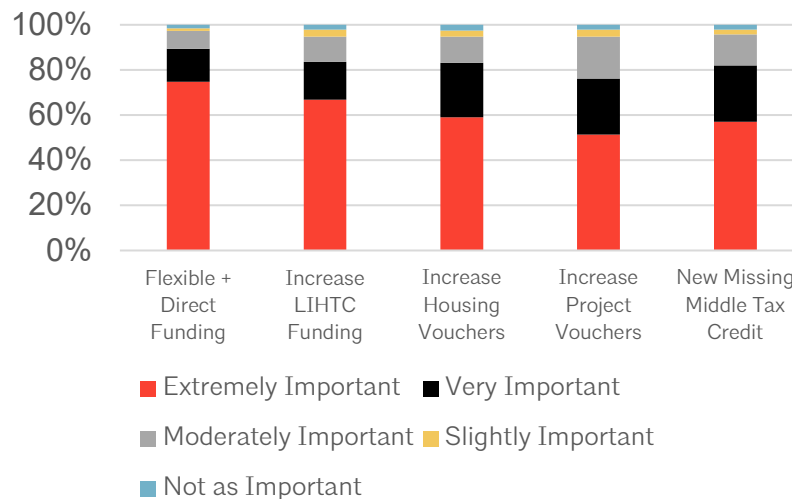


# Areas for improvement

## *What mayors say they need now*

- Additional funding for existing programs
- Targeted funding for “Missing Middle” housing
- Direct funding to cities to support specific housing projects and programs

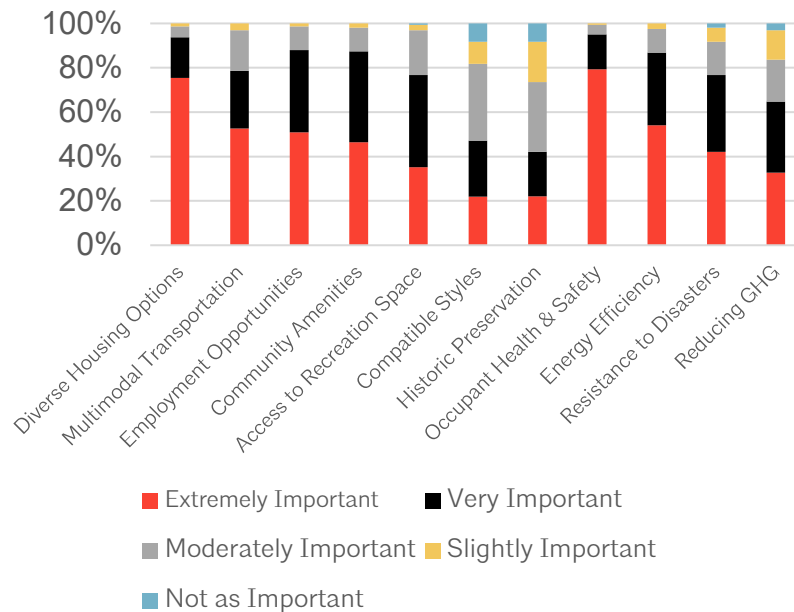
What actions must the federal government take to alleviate the housing crisis?



# What makes housing desirable?

## *Mayors' key characteristics of desirable housing and communities*

- Vibrancy and livability
- Quality, safety and affordability



# Architects in local government

## *Mayors' partners for progress*

- Mayors, Councilmembers and County Commissioners
- City Architects, State Architects, Studio Managers, and Division Leaders
- Planning & Zoning Department Directors, Deputy Directors and Commissioners
- Building & Permitting Department Directors and Sr. Leadership
- Appointed Boards & Commissions



# 2025 AIA Housing Policy & Priorities

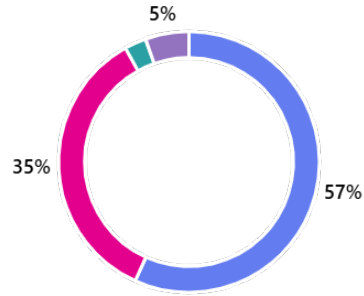


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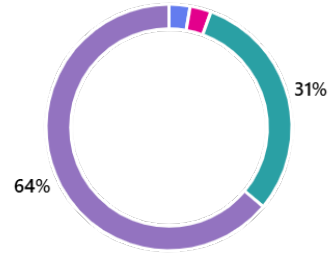


# AIA Housing Policy

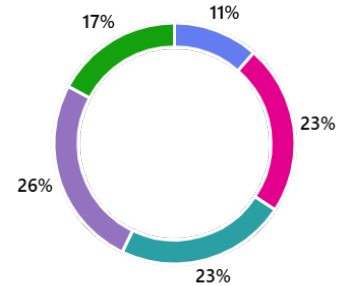
## *Housing Survey – November 2024*



|                                  |    |
|----------------------------------|----|
| Principal/Owner                  | 21 |
| Senior Architect/Project Manager | 13 |
| Junior Architect/Designer        | 1  |
| Other                            | 2  |



|                   |    |
|-------------------|----|
| Less than 5 years | 1  |
| 5-10 years        | 1  |
| 11-20 years       | 11 |
| 21+ years         | 23 |



|                   |   |
|-------------------|---|
| Solo practitioner | 4 |
| 2-5 employees     | 8 |
| 6-20 employees    | 8 |
| 21-50 employees   | 9 |
| 50+ employees     | 6 |

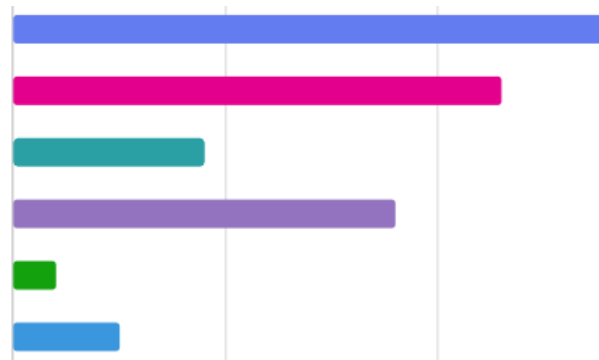


# AIA Housing Policy

## *Challenges architects face*

What are the most significant challenges you face when accessing federal funding for publicly-supported housing projects?

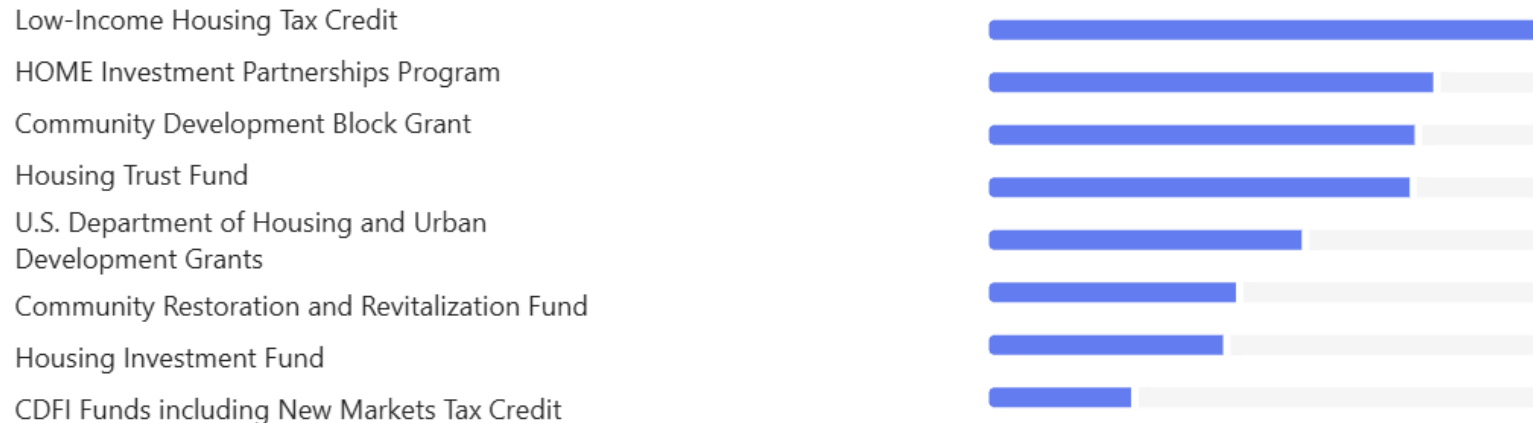
|                                            |    |
|--------------------------------------------|----|
| Lengthy application and approval processes | 28 |
| Limited availability of funds              | 23 |
| Restrictions on zoning or construction     | 9  |
| Limited flexibility of funding programs    | 18 |
| I have not experienced challenges.         | 2  |
| Other                                      | 5  |



# AIA Housing Policy

## *Where AIA should focus its efforts*

If federal funding is limited, please rank your preference for which programs we should focus on for additional funding.



**AIA supports policies that address the nationwide housing crisis while emphasizing the critical role of architects in designing safe and resilient communities.**



# 2025 AIA Housing Priorities

## *Expand federal support for:*

- Home Investment Partnership Program
- Community Development Block Grants
- Low-Income Housing Tax Credit



# 2025 AIA Housing Priorities

**HOME Investment Partnerships Program** is a flexible block grant program that helps states and local governments build, rehabilitate, and maintain affordable housing for low-income families. It also provides rental assistance and supports homeownership. Despite its effectiveness, the program has been chronically underfunded and has not been reauthorized since 1994.

## Congressional Ask

- Reauthorize the HOME program and increase the administrative cap from 10 percent to 15 percent, bringing the administrative fees closer to the 20 percent available under the Community Development Block Grant program.
- Increase funding to \$2.5 billion for Fiscal Year (FY) 2025 and increase funding for the program five percent annually through FY 2028.



# 2025 AIA Housing Priorities

The **Community Development Block Grant (CDBG) Program** is a flexible block grant program that supports communities through grants for housing, economic development, and community improvement projects, prioritizing low- and moderate-income populations. It supports acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities, and improvements such as water, sewer, and street scaping. Funding for CDBG has been drastically reduced since its peak of \$5.1 billion in FY 2001, hampering its ability to meet local economic development and housing needs.

## Congressional Ask

- Increase funding from its current \$3.3 billion to \$4.2 billion for FY 2025.



# AIA Housing Priorities – 2025

**Low-Income Housing Tax Credit (LIHTC) & Workforce Housing Tax Credits** incentivize the development of affordable housing. LIHTC provides tax credits to developers to finance low-income housing. While some cities offer additional incentives for workforce housing, no federal Workforce Housing tax credit currently exists.

## Congressional Ask

- Increase funding and expand the LIHTC and establish a Workforce Housing Tax Credit program to promote more affordable housing and workforce housing projects.
- Add a provision that allows architectural firms to directly benefit from tax credits or direct grants for providing design services on affordable housing projects.
- Support state and city governments in creating flexible funding sources for these projects, which could increase demand for architectural services in affordable and workforce housing.



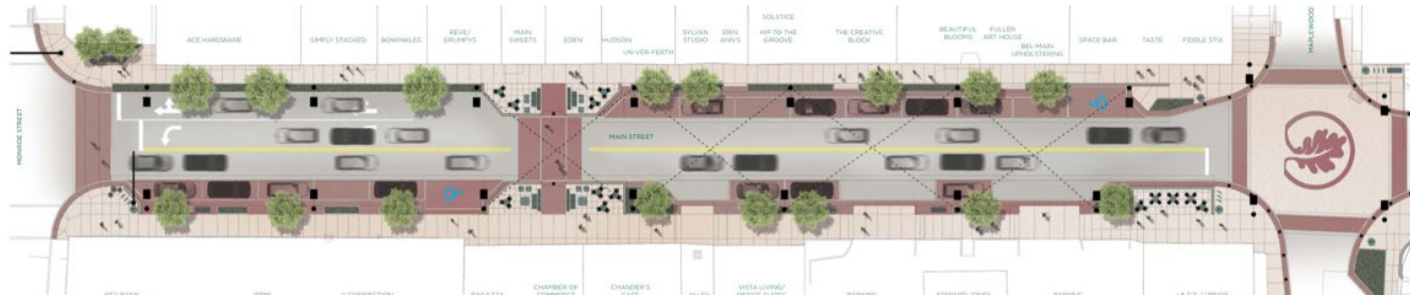
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