

Improving Housing Affordability



Key bills reform land use to increase supply and lower housing prices

Texas risks losing one of its greatest competitive advantages: housing affordability. In 2025, the Legislature acted to address this challenge.



Between the summers of 2019 and 2024, the median home price in Texas rose nearly 40%.



From January 2020 to January 2024, the income needed to afford the median priced home in Texas rose over 30% to \$100,629.



Home ownership is a driver of financial success. The net worth of the median homeowner is nearly forty times that of the median renter, but the costs of homeownership are the highest they've been in decades.

The 2025 Texas Legislative Session passed a comprehensive slate of bills to build more homes and meet the demands of a growing state

With these reforms, Texas has taken key steps to improve housing affordability and ensure that home ownership remains an achievable goal for middle class families across our state.

Improving the Rezoning Process to Allow More Homes

HB 24 by Rep. Orr & Sen. Hughes

Reforms a 100-year-old statute – the “tyrant’s veto” – which allowed a minority of property owners to create procedural barriers to zoning changes. After HB 24, neighbors will be protected and city councils will be empowered to develop their communities.

Meeting Market Demands for Smaller Lot Sizes

SB 15 by Sen. Bettencourt & Rep. Gates

Allows developers of newly-platted neighborhoods in larger cities to respond to market demands for smaller lot sizes. This added density allows for more homes to be built with lower land-related costs for interested buyers.

Converting Commercial Property to Residential

SB 840 by Sen. Hughes & Rep. Hefner

Allows for the development of housing in areas zoned for commercial, office, retail and warehouse uses in large cities.

Converting Offices to Houses

SB 2477 by Sen. Bettencourt & Rep. Patterson

Reduces regulatory barriers for underutilized office space to be converted to housing, with guidelines and limitations related to parking, infrastructure and traffic studies.

Allowing Single-Stair Apartments

SB 2835 by Sen. Johnson & Rep. Talarico

Creates a framework for cities to allow the construction of single stair buildings for apartments of up to 24-units.

Allowing Lower-Cost Homes in Designated Areas

SB 785 By Sen. Flores & Rep. Guillen

Requires municipalities to allow the installation of HUD code compliant manufactured housing in at least one area of the city.

For questions,
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