

2026 ADVOCACY PRIORITIES

HOUSING



1. KEEP PEOPLE HOUSED

It's easier—and far less costly—to prevent housing loss than to help people recover after they've lost their homes.

Keeping people housed requires:

- **Preventing avoidable evictions and foreclosures** by investing in tools like legal assistance, eviction record sealing, tenant protections, education, and emergency assistance.
- **Increased and sustained investment in home preservation supports**, including repairs, accessibility modifications, and utility assistance.
- **Fair housing cost protections**, including limits on unreasonable or sudden fee increases.



2. EXPAND HOUSING OPTIONS

Our region doesn't just need more homes—it needs a wider range of housing options that reflects today's workforce, families, and community demographics.

Creating more homes requires:

- **Modernizing zoning** to allow diverse housing types, including accessory dwelling units (ADUs), duplexes, triplexes, and other missing-middle housing.
- **Removing outdated regulations** that suppress production and drive up costs.
- **Incentivizing development** that includes affordable homes and responds to local needs.



3. STRENGTHEN HOUSING STABILITY THROUGH A STRONG SAFETY NET

Housing stability depends on more than housing supply alone. Communities function best when housing, health, and human services systems work together.

Improved housing stability requires:

- **Increased and sustained investment in basic needs and support services** and stronger coordination across housing, health, and human services.
- **Dedicated, reliable funding for supportive housing and stabilization programs** so communities are not forced to patch together resources from already strained funding sources.
- **Expanding investment in Section 1115 Medicaid waivers** to provide targeted housing supports for residents with complex health and housing needs.

Get Involved |  

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BUCKS-MONT HOUSING

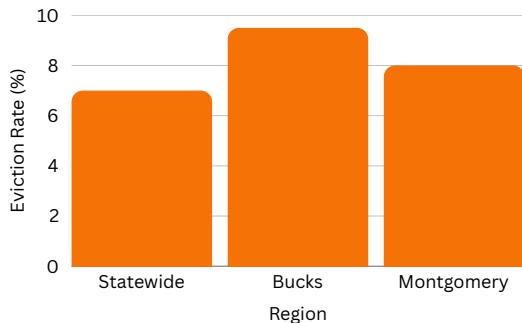
BY THE NUMBERS

Housing in Bucks and Montgomery Counties is becoming harder to afford and harder to find.

Stagnant incomes and limited housing supply are pushing homes out of reach for a growing number of local families and workers.

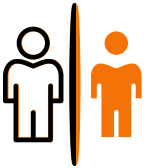
Source: [PA Housing Action Plan 2026-2035](#); [DVRPC Housing Affordability Tracking](#); [Pew Charitable Trusts](#)

Eviction rates in Bucks and Montgomery Counties are **higher than PA overall**.



Source: [Princeton University Eviction Lab, Eviction Tracking System, Pennsylvania](#) (Feb 2025–Feb 2026)

1 in 2 renters struggle with housing costs.



Nearly half of renters in our region are moderately or severely cost-burdened, **spending more than 30% of income on rent**.

Source: [Policy Map Local Housing Solutions Housing Needs Assessment Reports for Bucks, Montgomery Counties](#) (January 2026)



Our housing stock is aging. The median Bucks-Mont home was built in 1976, and **nearly 40%** were built before 1970.

Source: [Policy Map Local Housing Solutions Housing Needs Assessment Reports for Bucks, Montgomery Counties](#) (January 2026)

Too few homes are being built. In 2024, only

718
Bucks



2,490
Montgomery

homes were permitted, while Pennsylvania ranks near the bottom nationally in new housing construction.

Source: [U.S. Census Bureau Building Permits by State](#); [DVRPC Housing Permits Tracking](#); [Pew Charitable Trusts](#)



Housing availability is especially tight across our region. Vacancy rates are **about 3-5%**

in Bucks and Montgomery Counties, far below the roughly 9% statewide rate.

Source: [Pennsylvania Comprehensive Housing Study](#) (PHFA March 2024)

Typical families cannot afford typical homes. Homes affordable to a typical Bucks-Mont family of four (about \$119,000 annual income) — roughly the **\$360,000 price range**

—are increasingly hard to find.

Source: [HUD PA Income Limits](#) (2025); [Realtor.com PA Housing Market Trends](#) (Bucks, Montgomery Counties)