



CBCF EXECUTIVE ORDER TRACKER

Removing Regulatory Barriers to Affordable Home Construction

Executive Order #14394

Date Issued: March 13, 2026

Topic: Housing, Economic Opportunity, Environmental Issues

WHAT DOES THIS EXECUTIVE ORDER DO?

- This executive order loosens the restrictions on several federal environmental regulations in an effort to promote single family home construction.
- The order identifies excessive regulation as the cause of rising housing costs and encourages leaders at all levels of government to promote new housing initiatives by curbing safety provisions and maximizing incentives for private investors.

HOW WILL THIS EXECUTIVE ORDER BE ENFORCED?

- This executive order will be enforced by several Cabinet departments and federal agencies.
- The order instructs the Secretary of the Army and the Administrator of the Environmental Protection Agency (EPA Administrator) to amend several requirements aimed at preserving bodies of water in order to reduce the cost of housing construction, including:
 - The Construction General Permit for stormwater discharges and the Municipal Separate Stormwater System permit, which outline safe disposal practices to prevent pollution in urban areas.
 - [Total Maximum Daily Loads](#)-- the maximum amount of a pollutant allowed to enter a waterbody to maintain water quality standards.
 - [Section 404](#) of the Clean Water Act, which regulates the allocation of materials to maintain waterways.



HOW WILL THIS EXECUTIVE ORDER BE ENFORCED?

- The order directs the Secretary of Commerce, the Secretary of Housing and Urban Development (HUD Secretary), the Secretary of Transportation, and the Director of the Federal Housing Finance Agency (FHFA) to consider removing rules and revising programs that “constrain residential development and impede housing affordability.”
- The order permits the Secretary of Agriculture, the Secretary of Energy, the HUD Secretary and the FHFA Director to reform or eliminate burdensome or expensive energy efficiency requirements.
- The order instructs the HUD Secretary to develop a list of best practices to promote housing construction and outlines specific regulatory initiatives, including:
 - Eliminating [urban growth boundaries](#), which are intended to preserve agricultural lands from rapid urban sprawl
 - Ending green-energy building requirements and “unreasonable” building code execution timelines
 - Reviewing restrictions on the use of modular housing units, and
 - Streamlining the housing development permitting process.
- The order instructs the HUD Secretary to share these best practices with state and local governments within sixty days of the order’s issuance. The order also directs the Secretary of Agriculture, Secretary of Transportation, HUD Secretary, and EPA Administrator to revise regulations, guidance, grant requirements, technical assistance, and other relevant agency documents or practices to align with the best practices.
- The order directs the Chairman of the Council on Environmental Quality to provide guidance on enforcing the [National Environmental Policy Act of 1969](#) in a way that reduced burdens on housing construction and infrastructure.



HOW WILL THIS EXECUTIVE ORDER BE ENFORCED?

- The order compels the Chairman of the Advisory Council on Historic Preservation to develop guidance on enforcing the [National Historic Preservation Act](#) in a way that promotes housing construction and infrastructure and reduces the burden of the reporting requirements.
- The order instructs the Secretary of the Treasury and the Secretary of Housing and Urban Development to expand investment in single-family home construction by aligning their departments' initiatives with the [Opportunity Zone tax incentives](#).
- The order also directs the Secretary of the Treasury and the HUD Secretary to evaluate opportunities to promote single-family home construction in census tracts that qualify as Qualified Opportunity Zones and as low-income communities for the purposes of the [New Markets Tax Credit](#).





HOW DOES THIS IMPACT BLACK COMMUNITIES?

- This executive order is an extension of the Trump Administration's efforts to increase the housing supply in the United States. This objective would support wealth building and homeownership in Black communities, as policy intervention is necessary to address the Black-white homeownership disparity. In 2024, the Black [homeownership rate was lower](#) than in the 1960s, when discriminatory housing practices were legal. By prioritizing housing endeavors in areas that qualify for New Market Tax Credits, this executive order will drive investment in low-income Black communities. However, this order also encourages investments in Opportunity Zones, a program that does not guarantee investments in Black communities.
- Opportunity Zone tax incentives, established in the [Tax Cuts and Jobs Act of 2017](#), are available to any corporation or individual who uses their capital gains to "substantially improve" existing commercial or industrial real estate, or fund the construction of new housing, infrastructure, and start-up businesses in underdeveloped communities. The Office of Tax Analysis found that [less than half](#) of areas designated as Opportunity Zones received investments from 2018-2020, and the zones receiving investment had a lower share of Black residents than those that did not receive investment. Nearly 80% of investments went to only 5% of the zones. The program allows for 10% of the investment to be spent outside of the zones, including in high-income communities. The tax incentives have been in effect for almost a decade and have served as a vehicle for wealthy private investors to delay capital gains taxes but have not proven to be a viable method of economic opportunity for marginalized communities.
- The order also rolls back several environmental regulations that preserve the water supply and natural resources in ways that could endanger Black communities. Prior to this order, Black Americans were already disproportionately likely to be vulnerable to [climate-related disasters](#) such as hurricanes, flooding, and extreme heat. Combined with the recent construction of data centers, power plants, and transmission corridors in low-income communities, Black Americans are facing increased [exposure to pollution](#) and higher rates of [asthma](#). This order expedites housing projects in neighborhoods with marginalized individuals and simultaneously repeals decades-old regulations to reduce pollution and promote energy efficiency. This executive order compromises the health of Black communities in order to create economic opportunity.



HOW ARE CBC MEMBERS RESPONDING?

- Members of the Congressional Black Caucus (CBC) have advanced legislation to increase the housing supply while maintaining environmental protections. H.R. 6644, the [21st Century ROAD to Housing Act](#), allows the Department of Housing and Urban Development to prioritize grant funding housing development or preservation in Opportunity Zones. Nearly a dozen CBC members have cosponsored the bill, which as of March 2026, passed the US House of Representatives and is up for Senate deliberation.
 - **Senator Raphael Warnock** released a statement on the importance of this legislation: “In Atlanta, private equity’s greed is squeezing first-time homebuyers out of the market and pushing the American Dream further out of reach. It’s time Congress did something about it. [...] This legislation is bipartisan and common sense: let’s get it done.” [Full Statement](#)
- To read more about the CBC’s legacy on fair housing, visit [Avoice](#), our virtual library.