

Housing

Year	Pres.	House	Senate	Democrats	Republicans	
1900	R	R	R			
1904	R	R	R			
1908	R	R	R			
1912	R	D	R			
1916	D	D	D			
1920	D	R	R		A nation of home owners is the best guaranty of the maintenance of those principles of liberty, law and order upon which our government is founded. Both National and State governments should encourage in all proper ways the acquiring of homes by our citizens.	
1924	R	R	R			
1928	R	R	R			
1932	R	R	R			
1934	D	D	D			National Housing Act establishes Federal Housing Administration
1936	D	D	D	We maintain that our people are entitled to decent, adequate housing at a price which they can afford.		
1940	D	D	D	We have provided an important outlet for private capital by stimulating home building and low-rent housing projects. More new homes were built throughout the nation last year than in any year since 1929.		
1944	D	D	D		The stimulation of State and local plans to provide decent low-cost housing properly financed by the Federal Housing Administration, or otherwise, when such housing cannot be supplied or financed by private sources.	GI Bill. Mortgage loan guarantees for home purchases by veterans
1948	D	R	R	We shall enact comprehensive housing legislation, including provisions for slum clearance and low-rent housing projects initiated by local agencies.	Housing can best be supplied and financed by private enterprise; but government can and should encourage the building of better homes at less cost. We recommend Federal aid to the States for local slum clearance and low-rental housing programs only where there is a need that cannot be met either by private enterprise or by the States and localities.	
1949	D	D	D			Housing Act of 1949
1952	D	D	D	We pledge ourselves to the fulfillment of the programs of private housing, public low-rent housing, slum clearance, urban redevelopment, farm housing and housing research as authorized by the Housing Act of 1949.		
1956	R	D	D	We reaffirm the goal expressed by a Democratic Congress in 1949 that every American family is entitled to a "decent home and a suitable living environment." The Republican Administration has sabotaged that goal by reducing the public housing program to a fraction of the Nation's need.		

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1960 R	D	D	We support a housing construction goal of more than two million homes a year. Most of the increased construction will be priced to meet the housing needs of middle—and low-income families who now live in substandard housing and are priced out of the market for decent homes.	Despite noteworthy accomplishments, stubborn and deep-seated problems stand in the way of achieving the national objective of a decent home in a suitable environment for every American. Recognizing that the federal government must help provide the economic climate and incentives which make this objective obtainable, the Republican Party will vigorously support the following steps, all designed to supplement and not supplant private initiative.	
1964 D	D	D	The goal of our housing program must be a decent home for every American family.		
1965 D	D	D			Department of Housing and Urban Development (HUD) established
1968 D	D	D	We will give the highest priority to Federally-assisted home-building for low income families, with special attention given to ghetto dwellers, the elderly, the physically handicapped, and families in neglected areas of rural America, Indian reservations, territories of the United States, and migratory worker camps. All federal subsidy programs—whether in the form of public housing, interest rates at 1%, rent supplements, or direct loans—will be administered to favor these disadvantaged families, with full participation by the neighborhood residents themselves.		
1972 R	D	D	In the cities, widespread deterioration and abandonment are destroying once sound homes and apartments, and often entire neighborhoods, faster than new homes are built. . . Promotes free choice in housing—the right of all families, regardless of race, color, religion or income, to choose among a wide range of homes and neighborhoods in urban, suburban and rural areas—through the greater use of grants to individuals for housing, the development of new communities offering diversified housing and neighborhood options and the enforcement of fair housing laws	We will maintain and increase this pattern of growth. We are determined to attain the goal of a decent home for every American.	
1974 R	D	D			The Housing and Community Development Act of 1974 establishes Section 8 housing to replace public housing
1976 R	D	D	We support a revitalized housing program which will be able to meet the public's need for housing at reasonable cost and the industry's need for relief from years of stagnation and now-chronic unemployment.	To meet the housing needs of this country there must be a continuous, stable and adequate flow of funds for the purpose of real estate mortgages at realistic interest rates.	
1980 D	D	D	Continuing the development and expansion of new financial instruments designed to attract increased capital to the housing sector throughout the interest rate cycle	Our citizens must have a real opportunity to live in decent, affordable housing. . . to assure a stable and continuous flow of funds for home mortgage financing, we pledge to allow responsible use of mortgage revenue bonds. We will work to change the tax laws to encourage savings so that young families will be able to afford their dreams.	

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1984 R	D	R	We must restore government's positive role in helping all Americans find adequate and affordable housing. We reaffirm our commitment to public housing for the most disadvantaged members of our society. We must strengthen our commitment to the operation and rehabilitation of current government-assisted housing. We must maintain and expand the flow of mortgage capital, and bring interest rates down with sensible economic policies.	Homeownership is part of the American Dream.	
1986 R	D	R			Reagan introduces low-income housing tax credit
1988 R	D	D	WE BELIEVE that the housing crisis of the 1980s must be halted—a crisis that has left this country battered by a rising tide of homelessness unprecedented since the Great Depression, by a tightening squeeze on low and moderate income families that is projected to leave seven million people without affordable housing by 1993, and by a bleak outlook for young working families who cannot afford to buy their first home	The best housing policy is sound economic policy. Low interest rates, low inflation rates, and the availability of a job with a good paycheck that makes a mortgage affordable are the best housing programs of all.	
1992 R	D	D	Safe, secure housing is essential to the institutions of community and family. We support home ownership for working families and will honor that commitment through policies that encourage affordable mortgage credit.	For everyone, but especially for the poor, the best housing policy is non-inflationary economic growth with low interest rates, the heart of our opportunity agenda.	
1996 D	R	R	The Clinton Administration has made sweeping changes to transform the nation's public housing system after decades of neglect. In the last four years, Democrats demolished more units of unlivable public housing than Republicans did in the previous twelve years, replacing them with lower-density developments that can serve as anchors for neighborhood renewal.	Homeownership is central to the American Dream. . . We applaud Republican congressional efforts to pursue federal budget policies that will result in lower interest rates. Lower interest rates will open up more housing opportunities for more Americans than any program Washington could devise.	
2000 R	R	R	Part of that dream is home ownership. Under Democratic leadership, we have achieved an all-time high in home ownership, including among groups that have historically been left out. We are committed to continuing this progress, because home ownership is a foundation for building wealth and economic security for families, and it provides a vital anchor enabling neighborhoods to thrive.	Homeownership is central to the American dream, and Republicans want to make it more accessible for everyone. That starts with access to capital for entrepreneurs and access to credit for consumers.	
2004 R	R	R	We will support quality housing opportunities and a balanced housing policy for all Americans, defending good rental housing and extending the American Dream of homeownership to more families. At a time when so many families are losing their homes and life savings to unscrupulous lenders, we will rein in predatory lending and expand access to mainstream financial services for urban families.	Homeownership is central to the American dream, and Republicans want to make it a reality for everyone. That starts with access to capital for entrepreneurs and access to credit for consumers. . . The most significant barrier to homeownership is the down payment. We support efforts to reduce that barrier, like the American Dream Downpayment Act and Zero Downpayment Mortgages.	
2006 R	R	R			US foreclosures increase by 42%

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2008 R	D	D	<p>Because we have an obligation to prevent this crisis from recurring in the future, we will crack down on fraudulent brokers and lenders and invest in financial literacy. We will pass a Homebuyers Bill of Rights, which will include establishing new lending standards to ensure that loans are affordable and fair, provide adequate remedies to make sure the standards are met, and ensure that homeowners have accurate and complete information about their mortgage options.</p>	<p>At the same time, government action must not implicitly encourage anyone to borrow more than they can afford to repay. We support energetic federal investigation and, where appropriate, prosecution of criminal wrongdoing in the mortgage industry and investment sector. We do not support government bailouts of private institutions. . . We encourage potential buyers to work in concert with the lending community to educate themselves about the responsibilities of purchasing a home, condo, or land. . . Government interference in the markets exacerbates problems in the marketplace and causes the free market to take longer to correct itself. We believe in the free market as the best tool to sustained prosperity and opportunity for all.</p>	
2012 D	R	D	<p>For more than a decade, irresponsible lenders tricked buyers into signing subprime loans while too many homeowners got in over their heads by buying homes they couldn't afford. But when the housing bubble burst, it hurt everyone, including responsible homeowners who played by the rules, but saw their home values decline and their neighbors' houses sit vacant.</p>	<p>The collapse of the housing market over the last four years has been not only a severe blow to the entire economy, but also a personal tragedy to millions of Americans whose homes have lost value and to so many others who have lost their homes. . . We must establish a mortgage finance system based on competition and free enterprise that is transparent, encourages the private sector to return to housing, and promotes personal responsibility on the part of borrowers. Policies that promote reliance on private capital, like private mortgage insurance, will be critical to scaling back the federal role in the housing market and avoiding future taxpayer bailouts.</p>	
2016 D	R	R	<p>We will help those who are working toward a path of financial stability and will put sustainable home ownership into the reach of more families. Democrats will also combat the affordable housing crisis and skyrocketing rents in many parts of the country, which is leading too many families and workers to be pushed out of communities where they work.</p>	<p>Our goal is to advance responsible home-ownership while guarding against the abuses that led to the housing collapse. We must scale back the federal role in the housing market, promote responsibility on the part of borrowers and lenders, and avoid future taxpayer bailouts.</p>	
2020 R	D	R	<p>Democrats believe the government should take aggressive steps to increase the supply of housing, especially affordable housing, and address long-standing economic and racial inequities in our housing markets. We support innovative approaches to eliminating the racial wealth gap in America.</p>		