

THE AMERICAN DREAM MANDATE

*A National Mandate to Restore Homeownership, Family Stability, and Economic
Freedom for American Citizens*



An Initiative of the American Covenant Party, 2026

Anno Domini 2025

Assembled & Printed in the United States

Peth Winslow Young



OPENING STATEMENT

Throughout our nation's history, there comes a time when a people must rise to reclaim what has been stolen from them not by foreign invaders, but by the corruption of their own institutions. The American Dream, once the birthright of every citizen born beneath the banner of liberty, has been eroded by the forces of greed, globalism, and godlessness. What was meant to be the promise of stability and faith for every American family has been transfigured into an illusion, a prize reserved for the privileged, rather than the foundation of the common man.

The family home, that sacred cradle of virtue and fortress of faith, now stands priced beyond the reach of the very generation called to inherit it. The American worker, who once could build a family and a future through honest labor, now finds himself a stranger in the land his fathers built. And as the dream fades, so too does the covenant between Almighty God, the American people, and this Republic, the covenant sworn in blood at Plymouth, sealed in prayer at Philadelphia, and defended on a thousand battlefields across our history. That sacred bond has been fractured by the silence of the church, the cowardice of the congress, and the treachery of the court.

Yet we stand now at a moment of renewal, a moment to restore the covenant and reaffirm the promise that liberty was never meant for a few, but for all who labor under heaven's light. Therefore, on this day, in the year of our Lord two thousand and twenty-six, the American Covenant Party, by the authority vested in its founding and the faith entrusted to its mission, issues this American Dream Mandate, a national covenant to restore home, family, and future for the American people.

We hereby declare our intent and our duty to restore the home by means of just law, fair subsidy, and decisive policy, ensuring that every citizen under the age of forty who will pledge allegiance to family, faith, and flag shall have the opportunity to dwell in a home of their own. We shall reclaim the land from the grasp of foreign speculators, corporate profiteers, and bureaucratic monopolists who have treated the soil of this Republic as a commodity rather than a trust. We shall rebuild the family as the first government, the first church, and the first economy of this nation, recognizing that no Republic can endure where the hearth has gone cold. And we shall renew the covenant under the crown rights of Christ the King, restoring His sovereignty in our courts, our classrooms, and our counting houses, that justice may once again walk hand in hand with righteousness.



This is not a policy paper, nor a mere declaration of intent. This is a battle plan, a proclamation of purpose, and a prophecy with consequence. It calls upon every patriot, every builder, every believer to rise and take their place in the restoration of the nation. Let the banks tremble, for the days of unchecked usury are nearing their end. Let the borders close, for the defense of the homeland precedes the healing of the nation. Let the builders rise, for the time of renewal has come.

The sun is rising once more upon the American Republic. The eagle spreads its wings and ascends toward the dawn. The cross stands firm upon the soil of our fathers. The American Dream is not dead; it has been summoned, revived by a generation that refuses to surrender the legacy of freedom.

FOEDERE POPULUS LIBER

BY COVENANT, THE PEOPLE SHALL BE FREE.

Signed and proclaimed,

Peth Winslow Young

Founder, American Covenant Party

Villa Hills, Kentucky

November 9th, 2025



A BILL

To restore affordable homeownership for American citizens by addressing housing supply shortages, stabilizing interest rates, enhancing affordability measures, and implementing a targeted relocation and deportation program for illegal immigrants to alleviate demand pressures on the housing market.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE.

This Act may be cited as the “American Dream Mandate of 2026”.

SECTION 2. FINDINGS AND PURPOSE.

(a) FINDINGS.—Congress finds the following:

- (1) As of November 2025, the median existing-home sales price in the United States stands at \$415,200, with 30-year fixed mortgage rates averaging 6.2%, rendering homeownership unaffordable for millions of American citizens.
- (2) The median household income is \$83,730, requiring an annual income of approximately \$87,146 to afford a median-priced home under standard debt-to-income guidelines, excluding additional costs such as property taxes and insurance.
- (3) The average age of first-time homebuyers has risen to 40, while 50% of renters face housing cost burdens exceeding 30% of income, exacerbating economic inequality.
- (4) A nationwide shortage of 7.1 million affordable housing units exists, driven by zoning restrictions, high construction costs, and excess demand from an estimated 14 million undocumented immigrants, who contribute to heightened rental and purchase pressures.
- (5) Undocumented immigrants comprise up to 59% of welfare users in certain studies, indirectly straining public housing resources and accelerating the housing crisis for American citizens.
- (6) Key market metrics include a home price-to-income ratio of 5.0x (above the historical norm of 3x), inventory at 4.6 months’ supply, and a first-time buyer share of only 26%.



(7) Primary causes of the crisis include supply constraints limiting new builds to 1.4 million units annually against a need of 2 million, elevated interest rates doubling payments from pre-pandemic levels, wage stagnation, and demand from 3.5 million net new undocumented immigrants between 2021 and 2023, who occupy approximately 5% of rental stock and inflate prices by 5–10% in high-inflow areas.

(8) Local programs in certain jurisdictions provide emergency housing aid to undocumented immigrants, diverting resources from American citizens.

(9) The undocumented population adds approximately 1 million net households annually, absorbing 20% of new housing supply and inflating prices by 3–5% nationwide, with undocumented individuals occupying approximately 800,000 subsidized or emergency units.

(b) PURPOSE.—The purpose of this Act is to—

(1) expand housing supply aggressively;

(2) stabilize interest rates and provide affordability subsidies for American citizens;

(3) implement a targeted deportation and relocation program for illegal immigrants to free up housing stock; and

(4) Establish enforcement mechanisms to restore homeownership rates to 70% for citizens under 40, increase affordable units by 5 million, reduce median mortgage payments by 25%, at a total cost of \$250 billion, offset by economic gains of \$1.2 trillion over a decade, and reduce welfare outlays.



SECTION 3. DEFINITIONS.

In this Mandate:

- (1) AFFORDABLE HOUSING UNIT.**—The term “affordable housing unit” means a residential unit priced at or below 120% of the area median income.
- (2) AMERICAN CITIZEN.**—The term “American citizen” includes United States citizens and lawful permanent residents.
- (3) ILLEGAL IMMIGRANT.**—The term “illegal immigrant” means any individual present in the United States without lawful immigration status, including undocumented immigrants and those who have overstayed visas.
- (4) MEDIAN HOME PRICE.**—The term “median home price” refers to the median existing-home sales price as reported by the National Association of Realtors or equivalent authoritative sources.
- (5) UNDERSERVED COMMUNITIES.**—The term “underserved communities” includes rural areas, minority populations, and veterans.

SECTION 4. HOUSING SUPPLY EXPANSION INITIATIVE.

- (a) FEDERAL ZONING PREEMPTION.**—The Secretary of Housing and Urban Development (referred to in this Act as the “Secretary”) shall allocate \$50 billion in grants to States that adopt “as-of-right” permitting for multifamily and single-family developments up to 50% above local medians, with a target of 2.5 million new units annually by 2030.
- (b) BUILDER INCENTIVES.**—The Secretary shall provide tax credits covering 20% of construction costs for affordable housing projects and subsidize materials through tariffs on imports, aiming to reduce costs by 15%.
- (c) PUBLIC LAND RELEASE.**—The Secretary of the Interior shall auction 1 million acres of Federal land for modular housing factories and developments, with priority lotteries for American citizens who are veterans.



SECTION 5. INTEREST RATE AND AFFORDABILITY STABILIZATION.

(a) CITIZEN MORTGAGE GUARANTEE PROGRAM.—The Federal Housing Administration shall establish a \$100 billion fund to guarantee mortgages at capped rates of 4% for first-time buyers earning less than 150% of the median income, requiring 3% down payments (subsidized to 0% via grants), projected to save \$500 monthly per household.

(b) PREDATORY LENDING BAN.—The Consumer Financial Protection Bureau shall enforce caps on loan fees at 1% and mandate transparency on adjustable-rate mortgage risks, with \$1 billion allocated annually for audits.

(c) TAX RELIEF.—The Internal Revenue Service shall expand the mortgage interest deduction to \$1 million loans and provide a \$5,000 annual credit for down payments, phased out for non-primary residences.

SECTION 6. ILLEGAL IMMIGRANT RELOCATION AND DEPORTATION PROTOCOL.

(a) PHASED DEPORTATION..—The Secretary of Homeland Security shall implement a phased deportation program as follows:

(1) PHASE 1 (2026).—Remove 2 million individuals, targeting recent arrivals (less than 5 years) and those with criminal records, through expansion of Immigration and Customs Enforcement to 50,000 agents, at a cost of \$20 billion.

(2) PHASE 2 (2027–2028).—Remove 6 million individuals through expedited hearings and voluntary relocation incentives of \$2,000 per family.

(3) PHASE 3 (2029 AND THEREAFTER).—Remove the remaining 6 million, with provisions for work permits in essential cases convertible to legal status upon verification of contributions.

(b) HOUSING REALLOCATION..—The Secretary shall audit and reclaim 500,000 housing units occupied by illegal immigrants in public or emergency programs, converting them to citizen-only vouchers for those earning less than 80% of median income, and prohibit future access by immigrants to Federal or State housing aid.



(c) BORDER ENFORCEMENT.—\$10 billion shall be allocated for border wall and technology upgrades, with mandatory E-Verify for rentals and employment to reduce inflows by 80%.

(d) HUMANITARIAN SAFEGUARDS.—Asylum shall be granted for genuine cases, with family unity preserved in relocations. Labor shortages shall be offset by a \$5 billion workforce training program for American citizens.

(e) MITIGATION OF RISKS.—Deportations shall be calibrated to avoid disruptions in construction sectors by targeting non-labor sectors first.

SECTION 7. ENFORCEMENT AND OVERSIGHT.

(a) INDEPENDENT HOUSING AFFORDABILITY BOARD.—There is established a bipartisan Independent Housing Affordability Board to monitor metrics and submit annual reports to Congress, with authority to penalize non-compliant localities by withholding Federal funds.

(b) EQUITY FOCUS.—40% of subsidies under this Act shall be allocated to underserved communities.

SECTION 8. IMPLEMENTATION TIMELINE.

(a) YEAR 1 (2026).—Passage of legislation; launch of mortgage guarantees, zoning grants, and Phase 1 deportations.

(b) YEARS 2–3 (2027–2028).—Scale supply incentives; complete 4 million new units; implement Phase 2 of the deportation protocol.

(c) YEARS 4–5 (2029–2030).—Full housing reallocation; evaluation by the Congressional Budget Office.

SECTION 9. PROJECTED OUTCOMES AND FUNDING.

(a) PROJECTED OUTCOMES.—Implementation is projected to reduce median mortgage payments to \$1,800 monthly, increase the homeownership rate by 5% (adding 3 million new owners), boost GDP growth by 1.2%, stabilize inventory at 6 months' supply, achieve a price-to-income ratio of 3.5x, and save \$42 billion in welfare costs.



(b) AUTHORIZATION OF APPROPRIATIONS.—There are authorized to be appropriated such sums as may be necessary to carry out this Act, not to exceed \$250 billion over 5 years.

SECTION 10. EFFECTIVE DATE.

This Act shall take effect on the date of enactment.



Executive Summary

The American Dream Mandate of 2026 confronts a national housing affordability crisis that has rendered homeownership unattainable for millions of American citizens. As of November 2025, the median home price stands at \$415,200, mortgage rates average 6.2 percent, and the price-to-income ratio has reached 5.0, nearly double historical norms. This crisis is driven by a 7.1-million-unit shortage, persistent supply constraints, elevated borrowing costs, wage stagnation, and demand pressures from an estimated 14 million undocumented immigrants, who absorb 20 percent of annual housing production and occupy 800,000 publicly supported units.

The Act proposes a \$250 billion, five-year initiative to add five million affordable homes, cap mortgage rates at 4 percent for first-time homebuyers, reclaim and reallocate housing stock through a phased repurposing and relocation program, and restore market balance. Projected outcomes include a 25 percent reduction in median mortgage payments, a 70 percent homeownership rate among citizens under 40, and \$1.2 trillion in economic growth, which fully offsets program costs. This report provides a detailed account of the crisis, outlines policy mechanisms, presents the implementation timeline, and describes the expected results in clear, evidence-based terms.

The housing affordability crisis stems from a convergence of supply constraints, financial barriers, wage stagnation, and demand pressures exacerbated by illegal immigration. Annual housing starts remain stalled at 1.4 million units, far below the 2 million required to accommodate natural population growth and household formation. Local zoning ordinances, environmental review delays, and elevated construction costs driven in part by material shortages and labor scarcity have created a persistent inventory shortfall, with only 4.6 months of supply available nationwide.

Concurrently, mortgage interest rates, averaging 6.2 percent for a 30-year fixed loan, have doubled monthly payments compared to the 3 percent rates prevalent in 2021. For a median-priced home, this translates to an additional \$9,000 in annual housing costs. Meanwhile, real median incomes have remained essentially flat since 2023, rendering homeownership mathematically unattainable for millions of working families under standard underwriting guidelines.



Compounding these challenges is the impact of illegal immigration on housing demand. An estimated 14 million undocumented individuals currently reside in the United States, forming approximately one million new households annually. This influx accounts for roughly 20 percent of all new housing production and contributes to nationwide price inflation of 3 to 5 percent, with localized effects reaching 5 to 10 percent in high-immigration metropolitan areas. Moreover, despite federal prohibitions, state and local programs have allocated approximately 800,000 subsidized or emergency housing units to undocumented occupants, effectively diverting resources intended for American citizens, including veterans, seniors, and low-income families. These dynamics have not only intensified competition for scarce inventory but have also strained public budgets and undermined confidence in the fairness of the housing allocation system.

The American Dream Mandate of 2026 addresses these interconnected failures through four integrated pillars: aggressive supply expansion, interest rate and affordability stabilization, targeted relocation and deportation of illegal immigrants, and robust enforcement mechanisms. First, the Mandate allocates \$50 billion in federal grants to states that adopt “as-of-right” zoning reforms, enabling multifamily and single-family development up to 50 percent above local density medians. It further provides tax credits covering 20 percent of construction costs for affordable projects and facilitates the auction of one million acres of federal land for housing development, with priority given to citizen-veteran lotteries. These measures are designed to increase annual housing production to 2.5 million units by 2030, adding five million affordable homes within five years and restoring market balance.

Second, the Act establishes the *Citizen Mortgage Guarantee Program*, a \$100 billion initiative administered through the Federal Housing Administration to cap mortgage rates at 4 percent for first-time buyers earning less than 150 percent of the area median income. Eligible borrowers may secure loans with as little as a 3 percent down payment, which is fully subsidizable through federal grants. Additionally, a \$5,000 annual tax credit accelerates savings accumulation. The Consumer Financial Protection Bureau is empowered to enforce a 1 percent cap on loan origination fees and to mandate transparent disclosure of adjustable-rate mortgage risks, eliminating predatory lending practices that have historically undermined sustainable homeownership.



Third, the *Illegal Immigrant Relocation and Deportation Protocol (IIRDP)* implements a phased, humane, and systematic removal of undocumented individuals to alleviate demand pressure and reclaim housing stock. In 2026, two million recent arrivals and those with criminal records will be prioritized for removal, supported by a \$20 billion investment in Immigration and Customs Enforcement capacity. Subsequent phases in 2027–2028 and beyond will address the remaining population, offering \$2,000 voluntary relocation incentives per family and preserving work permits for essential contributors who demonstrate economic value. Critically, the Act mandates the audit and reclamation of 500,000 publicly supported housing units currently occupied by undocumented individuals, converting them into citizen-only vouchers for households earning less than 80 percent of the area median income.

Finally, the Mandate strengthens border security and labor market integrity through a \$10 billion investment in physical and technological barriers, universal E-Verify mandates for employment and rental agreements, and a \$5 billion workforce training program to transition American citizens into construction and related trades. An Independent Housing Affordability Board, composed of bipartisan experts, will monitor progress, issue annual reports to Congress, and withhold federal funds from jurisdictions that fail to comply. Forty percent of all subsidies are reserved for underserved communities, including rural areas, minority populations, and veterans, ensuring equitable distribution of benefits.

Implementation will proceed on a disciplined five-year timeline. In 2026, zoning reforms, mortgage guarantees, and Phase 1 deportations will launch concurrently. By 2028, it is expected that four million new homes will be completed, and Phase 2 removals will commence. Full reallocation of reclaimed units and market stabilization are targeted for 2030. The Congressional Budget Office is directed to evaluate outcomes annually.

The projected results are transformative. Median monthly mortgage payments are expected to decline from \$2,563 to \$1,800, thereby restoring affordability for households earning \$80,000 per year. The homeownership rate among citizens under 40 is anticipated to rise from approximately 50 percent to 70 percent, adding three million new homeowners. Housing inventory is expected to reach a balanced six-month supply, and the price-to-income ratio is projected to normalize at 3.5. The initiative is fully funded at \$250 billion over five years, offset by \$1.2 trillion in cumulative economic growth from increased consumer spending and \$42 billion in reduced welfare expenditures.



Restoring American Homeownership

A Comprehensive Report on the American Homeownership Restoration Act of 2026

The American Dream Mandate of 2026 represents a decisive and multifaceted response to one of the most pressing domestic crises facing the United States: the collapse of housing affordability for American citizens. As of November 2025, the median existing-home sales price has reached \$415,200, while the median household income stands at \$83,730. This disparity has resulted in a home price-to-income ratio of 5.0, nearly double the historical norm of 3.0, and has pushed the average age of first-time homebuyers to 40, a threshold historically associated with mid-career stability rather than entry into homeownership. Nearly half of all renter households and one-quarter of owner households are now cost-burdened, spending more than 30 percent of their income on housing. This report outlines the structural causes of the crisis, details the policy interventions proposed in the Mandate, and projects the tangible outcomes for American families, communities, and the national economy.

The housing affordability crisis stems from a convergence of supply constraints, financial barriers, wage stagnation, and demand pressures exacerbated by illegal immigration. Annual housing starts remain stalled at 1.4 million units, far below the 2 million required to accommodate natural population growth and household formation. Local zoning ordinances, environmental review delays, and elevated construction costs driven in part by material shortages and labor scarcity have created a persistent inventory shortfall, with only 4.6 months of supply available nationwide. Concurrently, mortgage interest rates, averaging 6.2 percent for a 30-year fixed loan, have doubled monthly payments compared to the 3 percent rates prevalent in 2021. For a median-priced home, this translates to an additional \$9,000 in annual housing costs. Meanwhile, real median incomes have remained essentially flat since 2023, rendering homeownership mathematically unattainable for millions of working families under standard underwriting guidelines.

Compounding these challenges is the impact of illegal immigration on housing demand. An estimated 14 million undocumented individuals currently reside in the United States, forming approximately one million new households annually. This influx accounts for roughly 20 percent of all new housing production and contributes to nationwide price inflation of 3 to 5 percent, with localized effects reaching 5 to 10 percent in



high-immigration metropolitan areas. Moreover, despite federal prohibitions, state and local programs have allocated approximately 800,000 subsidized or emergency housing units to undocumented occupants, effectively diverting resources intended for American citizens, including veterans, seniors, and low-income families. These dynamics have not only intensified competition for scarce inventory but have also strained public budgets and undermined confidence in the fairness of the housing allocation system.

The American Dream Mandate addresses these interconnected failures through four integrated pillars: aggressive supply expansion, interest rate and affordability stabilization, targeted relocation and deportation of illegal immigrants, and robust enforcement mechanisms. First, the Act allocates \$50 billion in federal grants to states that adopt “as-of-right” zoning reforms, enabling multifamily and single-family development up to 50 percent above local density medians. It further provides tax credits covering 20 percent of construction costs for affordable projects and facilitates the auction of one million acres of federal land for housing development, with priority given to citizen-veteran lotteries. These measures are designed to increase annual housing production to 2.5 million units by 2030, adding five million affordable homes within five years and restoring market balance.

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Finally, this Mandate strengthens border security and labor market integrity through a \$10 billion investment in physical and technological barriers, universal E-Verify mandates for employment and rental agreements, and a \$5 billion workforce training program to transition American citizens into construction and related trades. An Independent Housing Affordability Board, composed of bipartisan experts, will monitor progress, issue annual reports to Congress, and withhold federal funds from jurisdictions that fail to comply. Forty percent of all subsidies are reserved for underserved communities, including rural areas, minority populations, and veterans, ensuring equitable distribution of benefits.

Implementation will proceed on a disciplined five-year timeline. In 2026, zoning reforms, mortgage guarantees, and Phase 1 deportations will launch concurrently. By 2028, it is expected that four million new homes will be completed, and Phase 2 removals will commence. Full reallocation of reclaimed units and market stabilization are targeted for 2030. The Congressional Budget Office is directed to evaluate outcomes annually.

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In conclusion, the American Dream Mandate of 2026 is neither radical nor ideological; it is a pragmatic, citizen-centered blueprint to reclaim a foundational element of the American promise. By expanding supply, lowering borrowing costs, enforcing immigration laws, and prioritizing American families, the Act will bring an end to the era of locked-out millennials and cost-burdened renters. It will restore homeownership as an achievable milestone for those



who work hard and play by the rules, ensuring that the next generation inherits not just a nation, but a place to call home.

Conclusion

The American Dream Mandate of 2026 is a decisive, citizen-first response to a manufactured crisis that has eroded the foundational promise of the American Dream. By dismantling regulatory barriers, restoring access to affordable credit, enforcing immigration law, and reallocating housing resources to those who have earned priority through citizenship and contributions, the Mandate will reverse decades of policy failure. Within five years, it will deliver five million new homes, reduce mortgage burdens by 25 percent, and enable three million additional American families to achieve stable, intergenerational wealth through homeownership. This is not a partisan vision; it is a patriotic imperative. The time for incremental adjustments has passed; the Mandate offers a comprehensive, accountable, and achievable path forward. Congress must act swiftly to secure the future of American homeownership and, in doing so, strengthen the nation itself.