

Joint Field Call on Affordable Housing and Homelessness in the Build Back Better Legislation

National Alliance to End Homelessness

Center on Budget and Policy Priorities

National Low Income Housing Coalition

Process and Timing

Build Back Better Legislation (aka Budget Reconciliation)

- House and Senate passed budget resolutions:
 - Senate Banking Committee: \$332 Billion
 - House Financial Services Committee: \$339 Billion
- House and Senate are working closely **now** to develop an agreement on allocation amounts for their committees.

September:

- House Financial Services Committee writing its portion of the Build Back Better Act
- House committee markups expected mid-month
- House could pass bill by end of the month

October

- Senate could take up the legislation quickly after the House
- **REMINDER:** This is not over yet! If the top line number is reduced, that means cuts in length and scope of investments. We need to keep up the momentum.

Our Asks: Increase Affordability

Expand rental assistance to effectively end homelessness for families and individuals.

- An investment of \$180 Billion, phased in over 10 years and targeted to families and individuals with incomes below 15% of the Area Median Income (AMI) and extremely low-income households that include a member living with a disability who receives Supplemental Security Income (SSI), would help an additional 2.65 million struggling households afford rent.

Our Asks: Increase the Supply of Affordable and Supportive Housing

An investment of \$45 billion in the national Housing Trust Fund to build more homes affordable to people with the lowest incomes.

- The Housing Trust Fund is the first new federal housing resource in a generation exclusively targeted to build and preserve rental homes affordable to people with the lowest incomes, those with the greatest and clearest needs. It is the only major federal housing production program designed to help households who face the greatest risk of homelessness and eviction.
- Target \$26 Billion to develop permanent supportive housing.

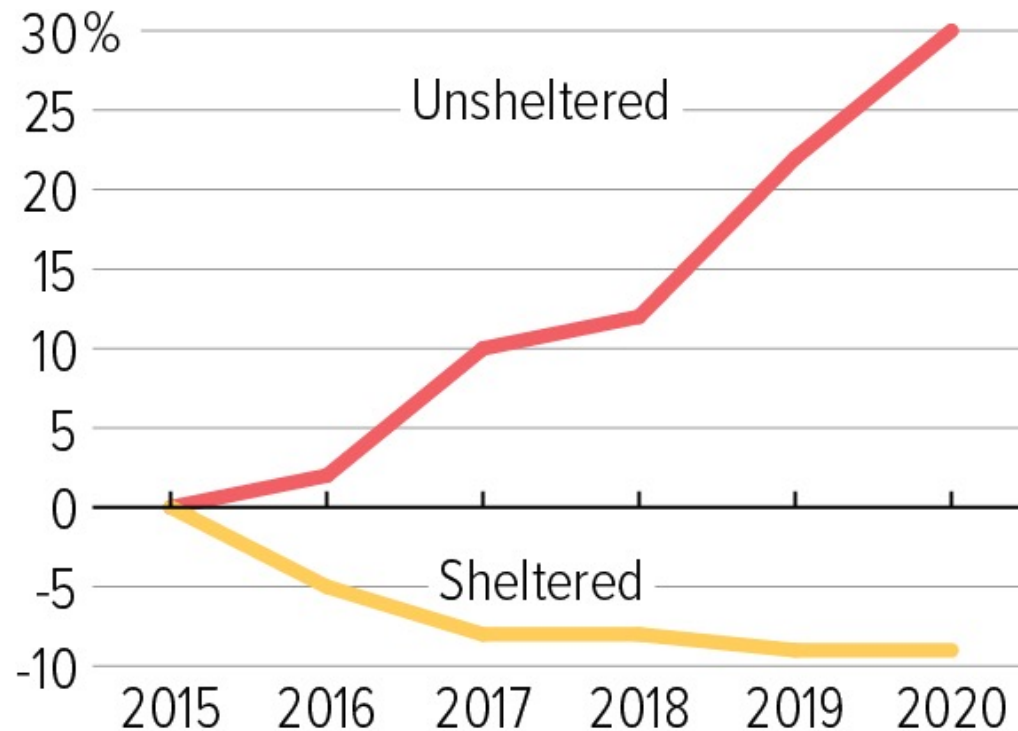
Our Asks: Preserve the Affordable Housing We Have by Investing in Public Housing

Provide \$70 billion to preserve public housing.

- Our nation loses thousands of public housing units every year to obsolescence or decay and other units fall into disrepair. Public housing is critical to ensuring people with the greatest needs have a safe, decent, affordable, and accessible place to call home, and the preservation of this community asset must be included in any strategy to address America's housing and homelessness crisis.

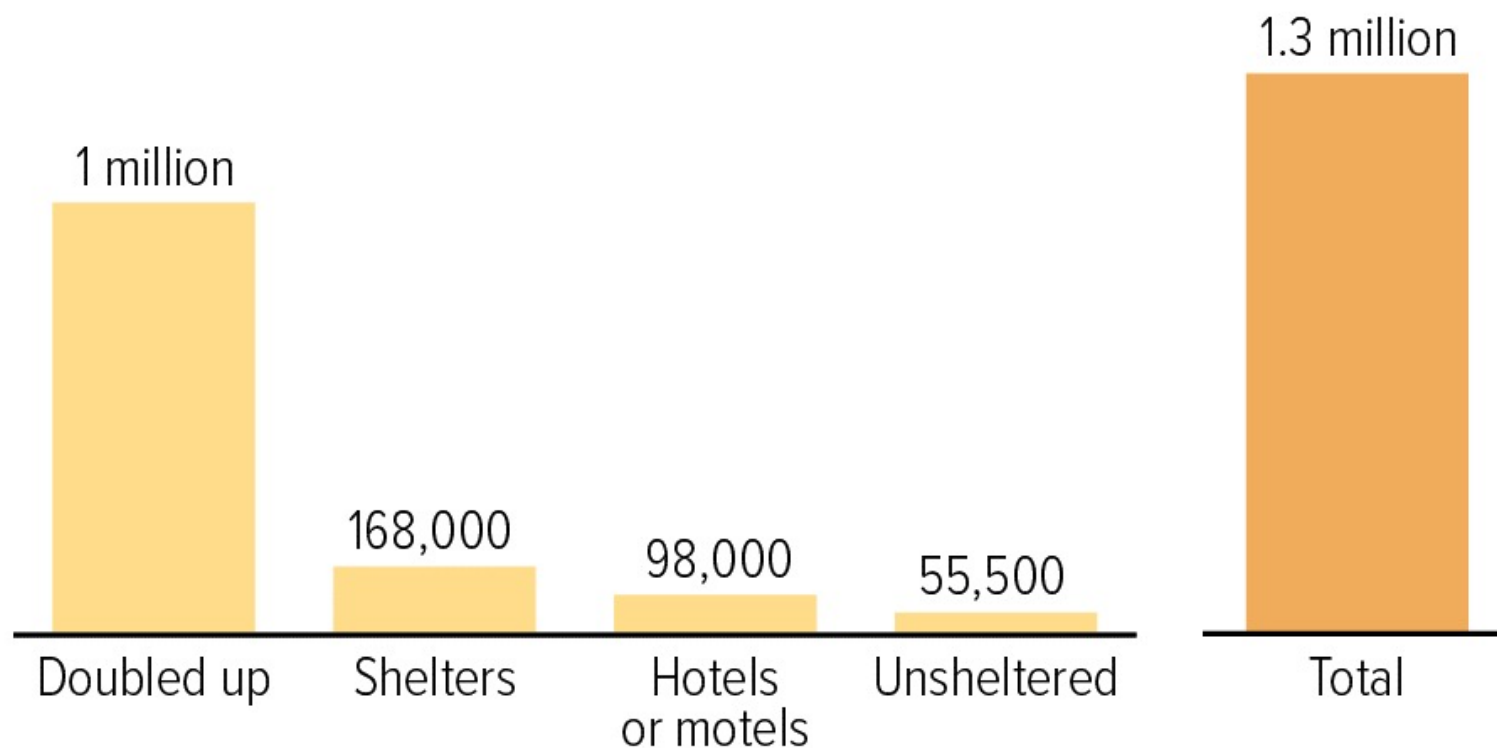
Unsheltered Homelessness Increased Every Year Since 2015

Percent change in people experiencing homelessness since 2015



Source: 2015-2020 Housing and Urban Development point-in-time data

1.3 Million Children in Public Schools Lack Home of Their Own



Source: Department of Education data for school year 2018-2019.

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24 million people

live in low-income renter households that pay more than half their income for housing (rent and utilities)



32%
are children



34%
are working
adults



12%
are seniors

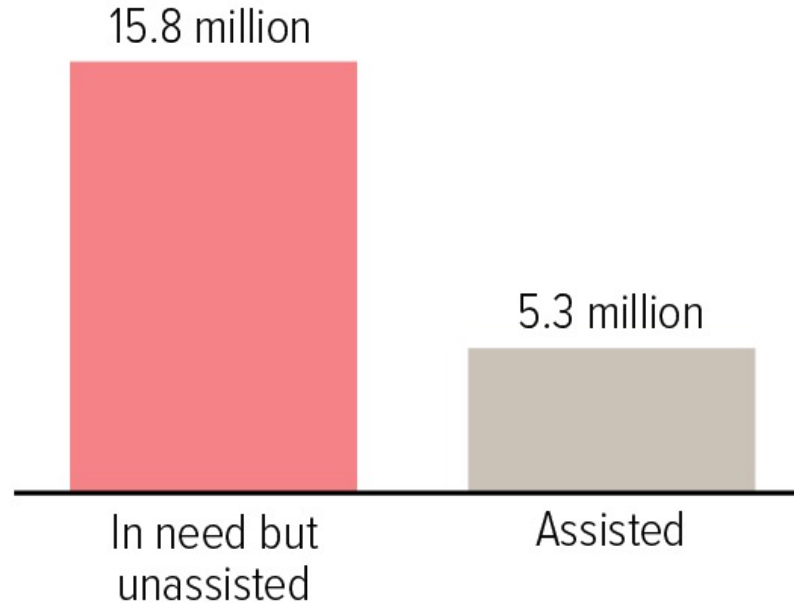


17%
have a
disability

Notes: Low income = household earns less than 80% of the local median income. Severely cost-burdened = household pays more than 50% of their monthly income on rent and utilities.

Source: CBPP analysis of 2014-2018 American Community Survey microdata and 2018 HUD area median income limits.

16 Million Households Needing Federal Rental Assistance Do Not Receive It Due to Funding Limits



Note: In need = households earning 80 percent or less of the local median household income and paying more than 30 percent of monthly income for housing and/or living in overcrowded or substandard housing.

Source: Department of Housing and Urban Development (HUD) custom tabulations of 2017 American Housing Survey and CBPP tabulations of HUD and Agriculture Department data.

Why Housing Choice Vouchers?

Research shows that Housing Choice Vouchers:

Vouchers can:

- ▼ Reduce poverty
 - ▼ Sharply reduce homelessness and overcrowding
 - ▼ Reduce domestic violence
 - ▲ Can improve health and educational outcomes
 - ▲ Advance racial equity
 - ✚ And more
-

- Reduce the share of families living in shelters or on the street by three-fourths, the share living in overcrowded conditions by more than half, and the share of adults experiencing domestic violence by half.
- Allow seniors to remain in their homes and allow people with disabilities to live independently.
- Reduce how frequently children must change schools. This also benefits their classmates by helping their teachers better gauge and advance students' learning.
- Give low-income children better access to low-poverty, high-resource neighborhoods – particularly children of color, who disproportionately live in high-poverty areas due to a long history of discriminatory government policies.

Expanding Housing Vouchers Would Help Millions of Renters, Mostly People of Color Currently Not Reached by the Program

Share of renters in low-income households

62% People of Color

28% Latino
24% Black
6% Asian/Pacific Islander
3% Multiracial
1% American Indian/
Alaska Native

38% White

24 million severely
cost burdened renters

76% People of Color

19% Latino
52% Black
3% Asian/Pacific Islander
1% Multiracial
1% American Indian/
Alaska Native

24% White

5 million renters with
a housing voucher

Note: Low-income = household earns less than 80% of the local median income. Severely cost burdened = household pays more than half their income for rent and utilities. Latino category may contain individuals of any race that identify as Latino or Hispanic; other categories exclude individuals that identify as Latino or Hispanic. Chart excludes severely cost burdened individuals identifying as some other race, representing .4% of the total.

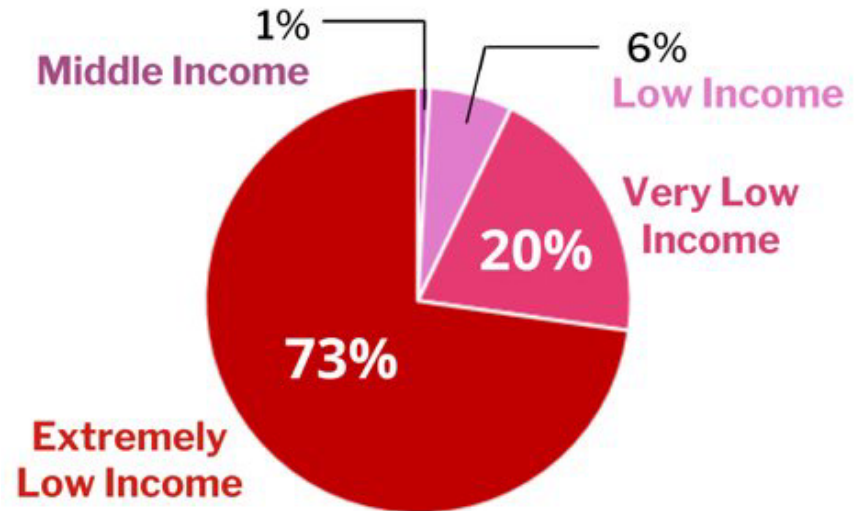
Source: CBPP analysis of 2014-2018 American Community Survey microdata, 2018 HUD area median income limits, and 2018 HUD administrative data.

Why Target to the Lowest Income Households?

- To make meaningful reductions in homelessness
- To most effectively address economic & racial inequities

Most Severely Cost Burdened Renters Have Extremely Low Incomes

Renter households paying more than half of their income on housing in 2019, by HUD income category



Note: Extremely Low Income = at or below the federal poverty line or 30% of Area Median Income (AMI)

Very Low Income = between 31 - 60% of AMI

Low Income = between 61 - 80% of AMI

Middle Income = between 80-100% of AMI

Source: CBPP analysis of the 2019 American Community Survey using HUD AMI limits



NATIONAL LOW INCOME
HOUSING COALITION

Build Back Better

September 2, 2021

National Housing Trust Fund



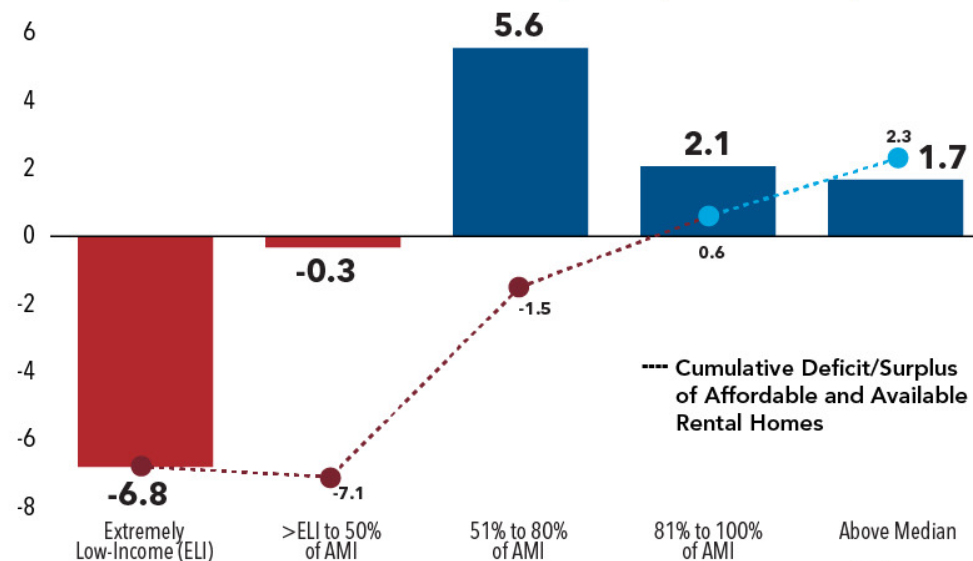
Why invest \$45 billion?

- A major cause of the housing crisis is the severe shortage of housing affordable to people with the lowest incomes.
- The HTF is the most targeted federal production program. It is used to build, preserve, and operate housing affordable to extremely low-income households.
- The HTF directly addresses the market failure that results in a shortage of housing supply for people with the greatest needs.
- [Estimates](#) suggest that a \$45 billion investment in the HTF will lead to more than 211,000 homes affordable to people with the lowest incomes, while creating more than 260,000 jobs.

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THE GAP

INCREMENTAL CHANGE TO SURPLUS (DEFICIT) OF AFFORDABLE AND AVAILABLE RENTAL HOMES, 2019 (IN MILLIONS)



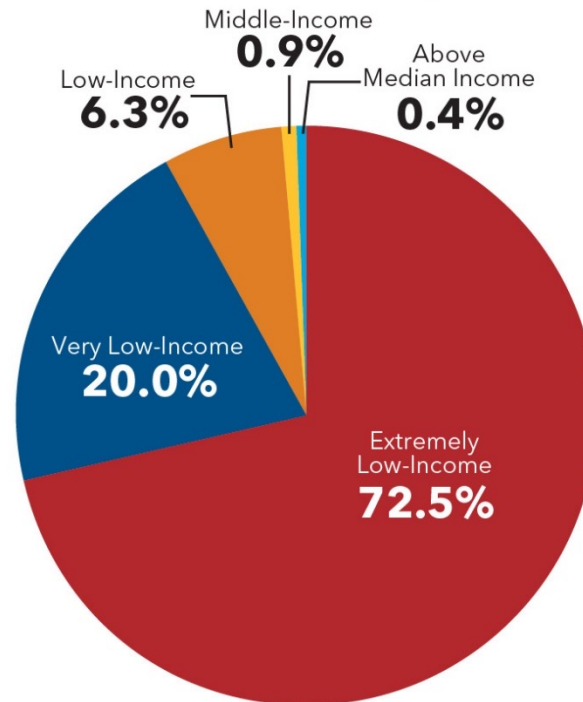
AMI = Area Median Income.
Source: NLIHC tabulations of 2019 ACS PUMS data.
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<https://nlihc.org/gap>

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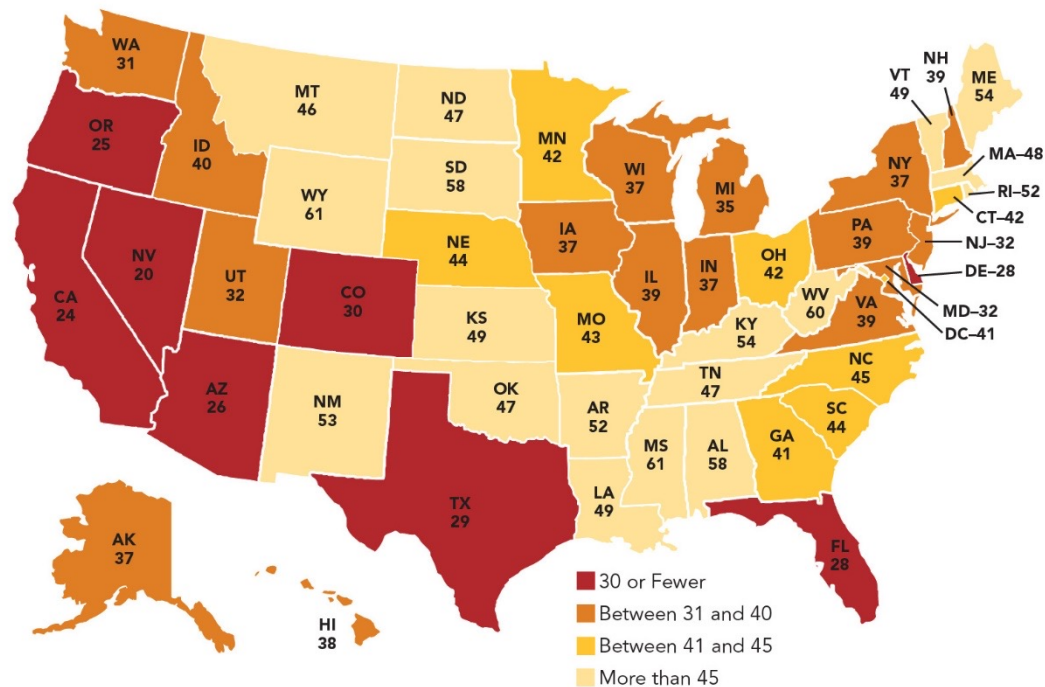
FIGURE 6: SEVERELY HOUSING COST-BURDENED RENTERS BY INCOME, 2019



Source: NLIHC tabulations of 2019 ACS

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FIGURE 7: RENTAL HOMES AFFORDABLE AND AVAILABLE
PER 100 EXTREMELY LOW INCOME RENTER HOUSEHOLDS BY STATE

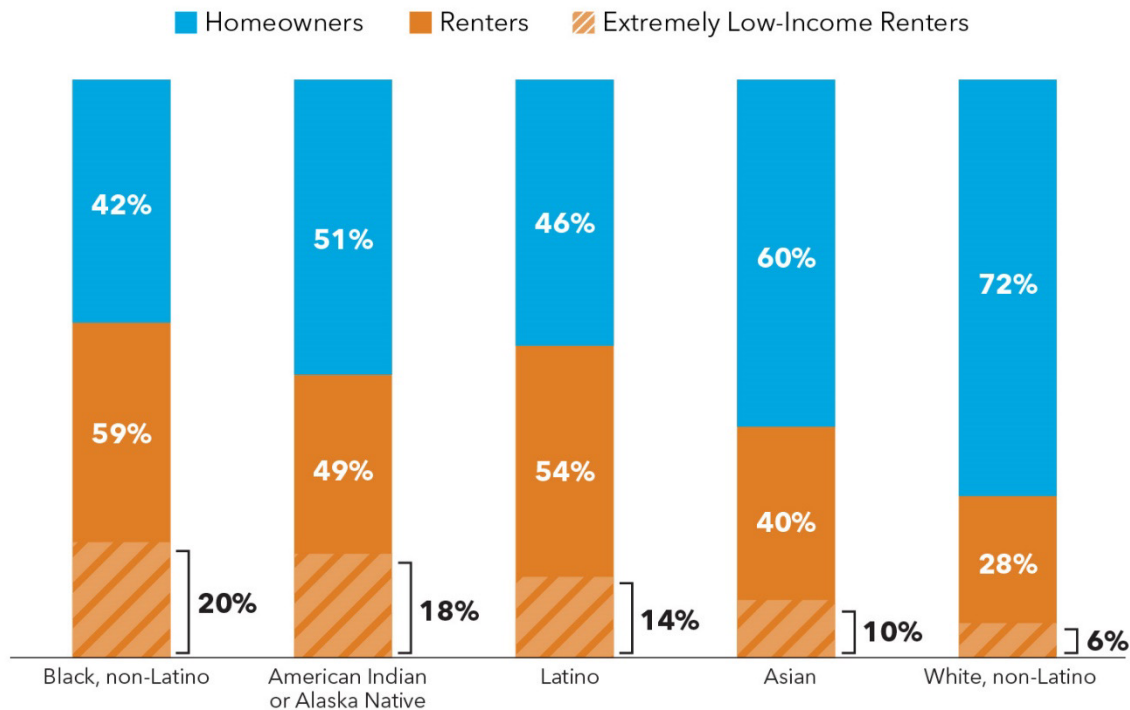


Note: Extremely low income (ELI) renter households have incomes at or below the poverty level or 30% of the area median income. Source: NLIHC tabulations of 2019 ACS PUMS Data.

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FIGURE 10: SHARE OF ALL HOUSEHOLDS WHO ARE EXTREMELY LOW-INCOME RENTERS, BY RACE OR ETHNICITY



Source: NLIHC tabulations of 2019 ACS PUMS. Homeowner and renter rates do not always add to 100% due to rounding.

Timeline for Passage



- **Finalizing Text – VERY SOON**
- **Vote in House Committee – September 13**
- **Vote on House Floor – End of September**
- **Vote in the Senate – Early October (quick vote in House?)**
- **President's Desk for Signature – Mid October**

Take Action!



1. Contact your Senators & Representatives **ASAP** to urge them to include our top 3 priorities. Use our [talking points](#).
2. Join more than [1,200 organizations](#) by signing onto a national letter.