

FY 2025 APPROPRIATIONS

HUD'S TENANT-BASED RENTAL ASSISTANCE:
A PROVEN TRACK RECORD OF REDUCING HOMELESSNESS



Updated: February 19, 2025

	Alliance Recommendation	Biden Administration	House	Senate	Actual
FY 2025	\$36.6 billion	\$32.8 billion	\$32.3 billion	\$35.3 billion	TBD

SUMMARY

The inability to afford housing is the key driver of homelessness. The U.S. Department of Housing and Urban Development (HUD)'s rental assistance line items included in the Appropriation Committee's Tenant-Based Rental Assistance (TBRA) account are the federal government's **most important programs**. These initiatives help individuals with low incomes afford decent, safe, and accessible housing in the private market. These programs include Housing Choice Vouchers, HUD-VASH, and other tenant-based vouchers.

Rental assistance provided by TBRA programs is critical to reducing homelessness by improving outcomes for children and families and lifting people out of poverty. However, **many renters are at risk of or currently experiencing homelessness are unable to obtain Housing Choice Vouchers because of limited funds.**

BACKGROUND

The Alliance is calling for a robust **increase of more than \$2.9 billion** from FY24's amount, to total \$36.6 billion in the FY25 Tenant-Based Rental Assistance Account. Harvard's Joint Center for Housing Studies reports troubling statistics to support this need:

- 12.1 million households spend **more than one-half** of their income on rent.
- 42 million households spend **30 percent** of their income on housing.

Rents continue to skyrocket, with the shortage of affordable housing exasperating the problem. Tenant-Based Rental Assistance programs, designed to alleviate this situation, have **not been able to keep pace** at their current funding levels.

It is clear that the supply of affordable housing is declining, and that **more federal assistance is desperately needed** to respond to the nation's housing crisis.

The Stock of Low-Rent Units Is Shrinking

Number of Rental Units (Millions)



Notes: Rents are adjusted for inflation using the CPI-U Less Shelter. Units that are occupied but do not receive payment are excluded. Contract rents exclude utility costs.
Source: JCHS tabulations of US Census Bureau, American Community Survey 1-Year Estimates.

RECOMMENDATION

Support the Alliance's request of \$36.6 billion in funding for TBRA. Rental assistance is a critical tool for helping the lowest-income people afford decent, stable, accessible housing. Vouchers provided through the TBRA account have a proven track record of reducing homelessness and housing poverty. Due to rising rental costs, the program requires additional funding each year just to maintain the number of households served.