



Campaign for Housing and Community Development Funding

Working to ensure maximum federal resources for housing and community development

Funding for Affordable Housing in FY24 & Outlook for FY25

June 12, 2024

Agenda

Topline Overview of FY24 & Outlook for FY25

- Meredith Dodson, Coalition on Human Needs

Public Housing Operating & Capital Funds

- Michael Webb, PHADA

Vouchers (HCVs & PBVs)

- Tushar Gurjal, NAHRO

Section 8 PBRA

- Althea Arnold & Isabela Antonio, SAHF

Section 202 & ROSS

- Alayna Waldrum, AASC

Section 811 & Mainstream Vouchers

- Allie Cannington, The Kelsey

Homelessness Resources

- Steve Berg, NAEH

CDBG & HOME

- Tess Hembree, COCSDA

FUP/FYI/FSHO + FSS

- Ruth White, NCHCW

Rural Housing Resources

- Samantha Booth, HAC

Take Action

- Kim Johnson, NLIHC



Topline Overview of FY24 & Outlook for FY25

Meredith Dodson

Senior Director of Public Policy

Coalition on Human Needs

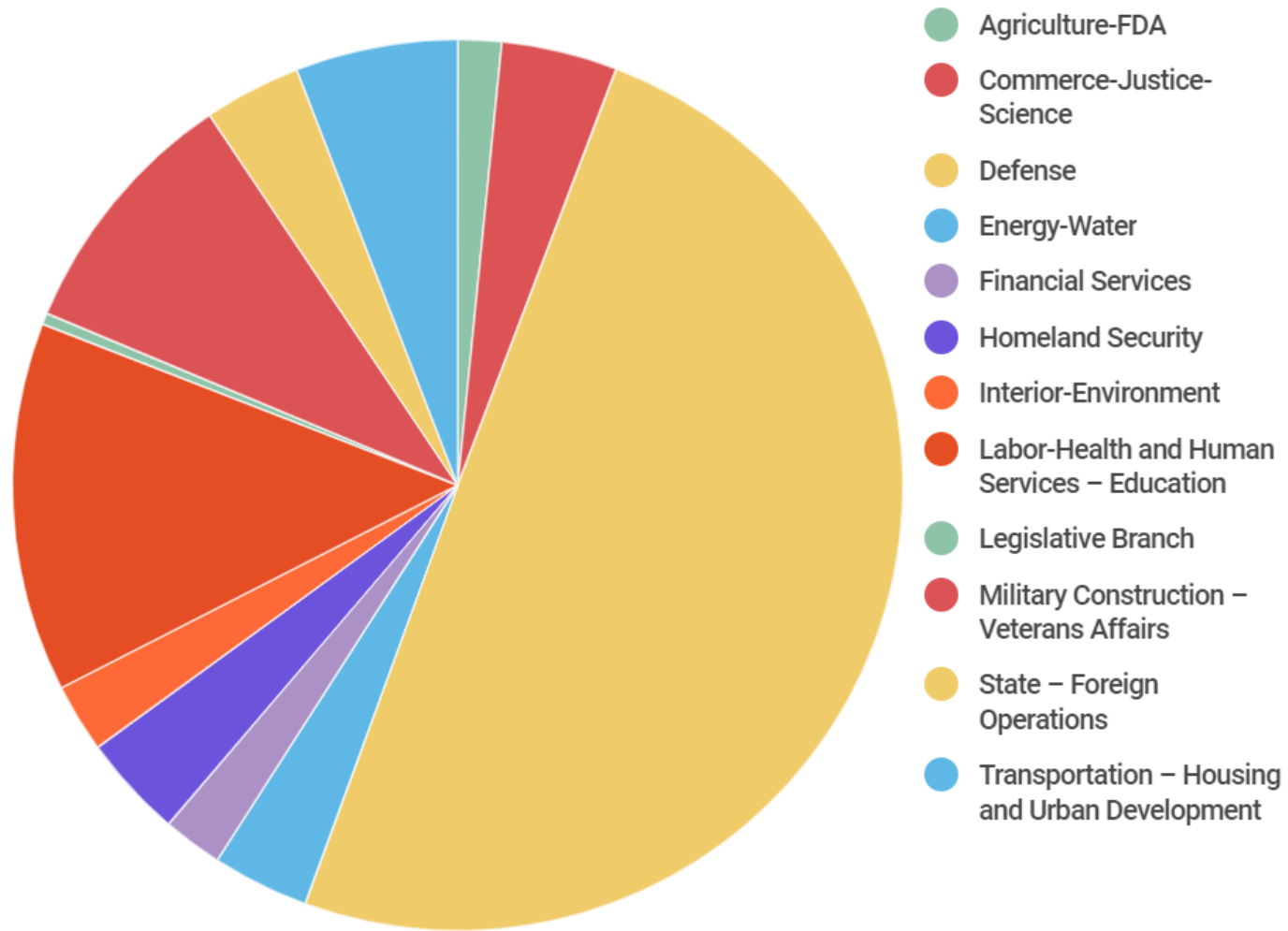
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FY 2024 Discretionary Funding by Spending Bill



Defense and Non-Defense Discretionary (NDD), FY2024

Source for visual: [National Association of Counties](#)



FY 2025 Outlook

House T-HUD Subcommittee Markup	House Full Appropriations Committee Markup	House floor vote	Senate Appropriations Committee	Final decisions
June 27	July 10	Week of July 29 (theoretically)	July?	Not until after election

- House Appropriations Chair Tom Cole moving bills without most “side deals”, which means an overall **6%/\$75 billion less** for overall non-defense discretionary in FY 2025
- House T-HUD allocation = **10% cut**
- No Senate agreement yet on topline levels but likely to mirror the debt ceiling deal, maybe with “frosting”



Public Housing Operating & Capital Funds

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Association (PHADA)

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Public Housing FY24 Funding Toplines

Program	FY24 funding (millions)	Change from FY23	
		\$	%
Public housing operating fund	\$5,476	\$367	+7.2%
Public housing capital fund	\$3,200	–	–
Public housing shortfall	\$25	–	–
Choice Neighborhoods	\$75	(\$275)	(78.6%)

For more information, contact Michael Webb at mwebb@phada.org or Julie Piccolo at jpicollo@phada.org



Public Housing FY24 Funding Overview

- **Public housing operating fund (\$5,476m)**
 - Operations and maintenance
 - Only source of federal support for public housing operations
- **Public housing capital fund (\$3,200m)**
 - Supports rehabilitation and modernization of properties
 - Estimated capital backlog is \$80–\$100 million
- **Shortfall funding (\$25m)**
 - Provided to agencies at risk of fiscal insolvency
 - Need for 2024 is approximately \$580 million
- **Choice Neighborhoods Initiative (\$75m)**
 - Grants to revitalize distressed properties and surrounding areas
 - Funds both planning and implementation grants

Vouchers (HCVs & PVBs)

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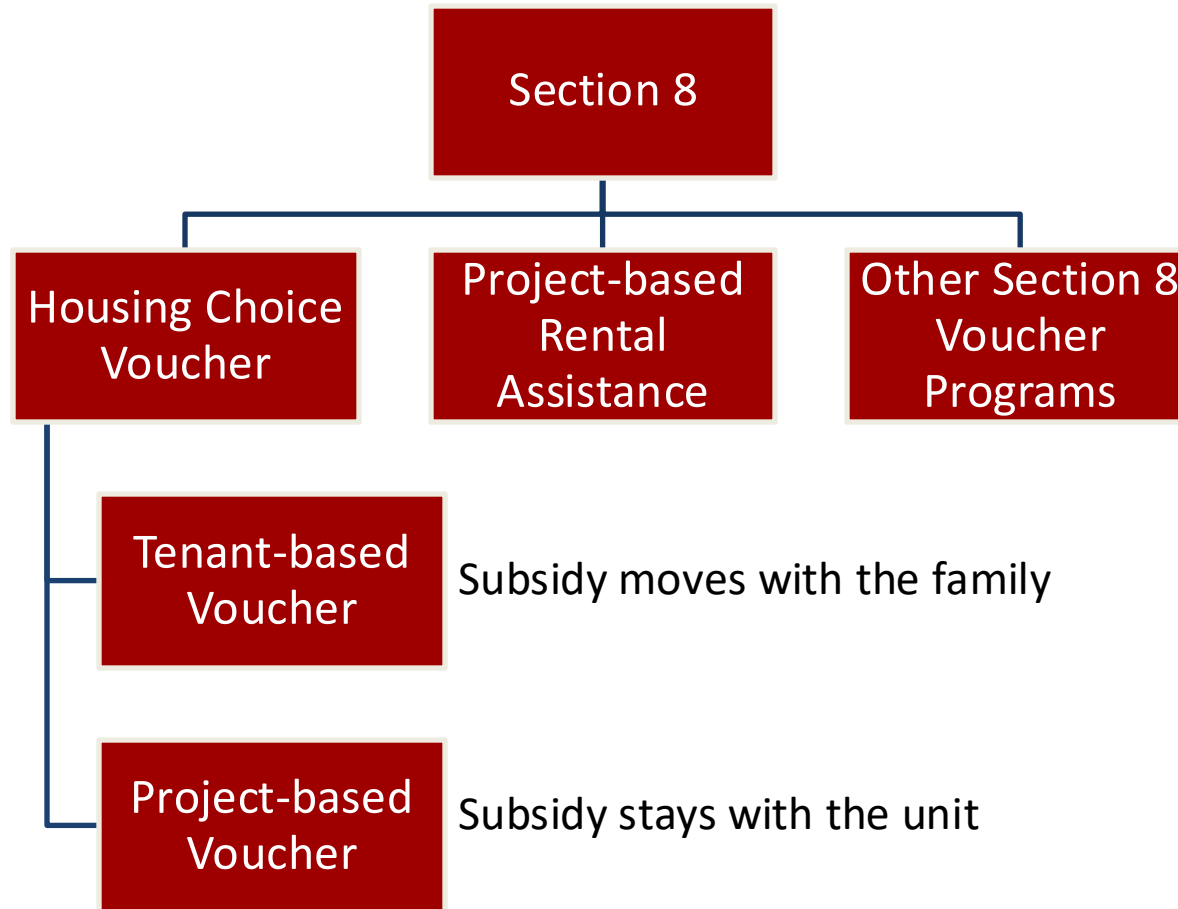
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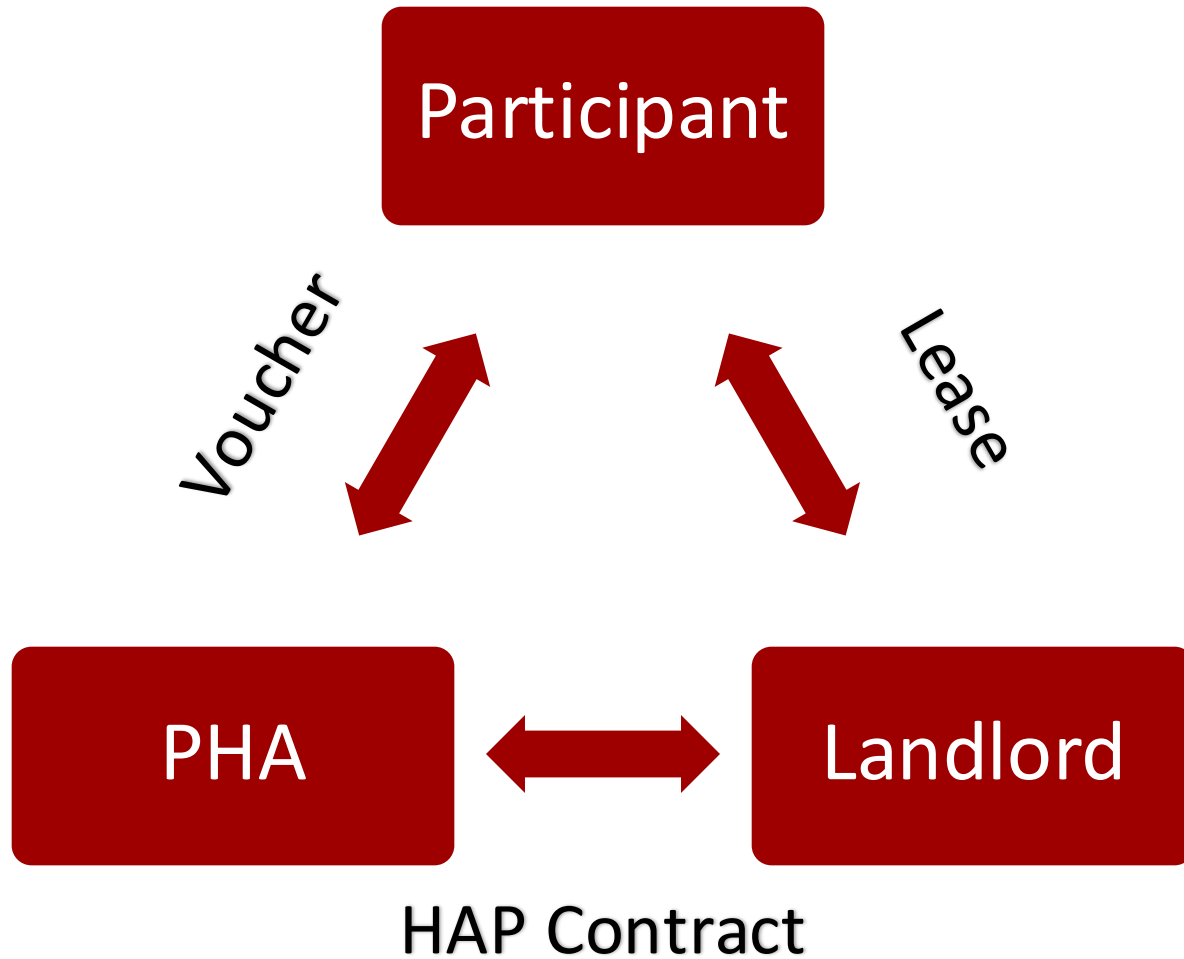
HCV Basics and Outlook

June 12, 2024

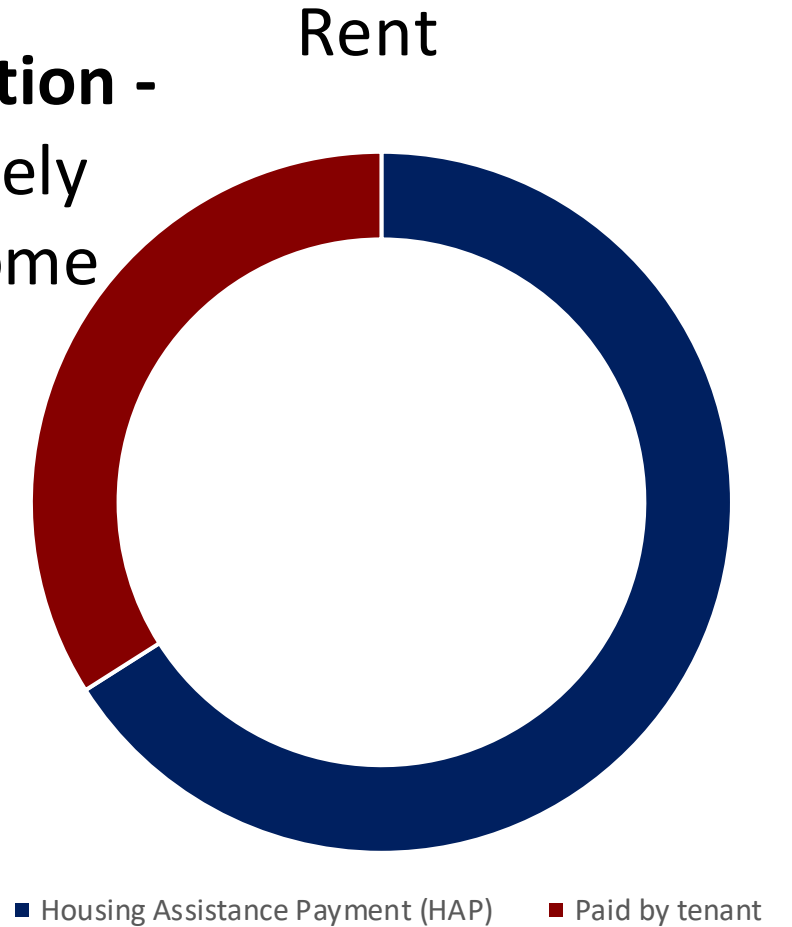
Voucher Basics



Voucher Basics



Tenant portion -
approximately
30% of income



Why do we care about vouchers?

- Serves 2.3 million families
- HUD's largest rental assistance program
- Adults with vouchers tend to have improved health care access, physical health, and mental health
- In certain scenarios, children who entered the voucher programs under the age of 13 have improved educational attainment, employment, and income into adulthood

FY 2025 President's Proposed Budget Voucher Funding

Voucher account (in millions)	FY 23 Enacted	FY 24 Enacted	FY 25 President's Budget
HAP Renewals	\$26,402	\$28,491	\$29,251
Administrative Fees	\$2,778	\$2,771	\$2,964

FY 2025 President's budget HAP Renewals – underfunded by *at least* a billion dollars

FY 2025 Voucher Takeaways

Housing Choice Voucher Program

- HUD believes the admin. fee amount would represent a 93% proration, but it's likely lower as their HAP renewals number is too low
- President's budget asks for \$241 million in new general-purpose vouchers
- No new Special Purpose Vouchers
- No mobility funding
- President's budget asks for mandatory spending
- **Mandatory spending** - \$13 billion for veterans / \$9 billion for youth aging out of foster care
- HAP Expanded Eligibility Demonstration Requested Again

Contact Information

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SAHF by the Numbers



234,600+

People Served by SAHF Members



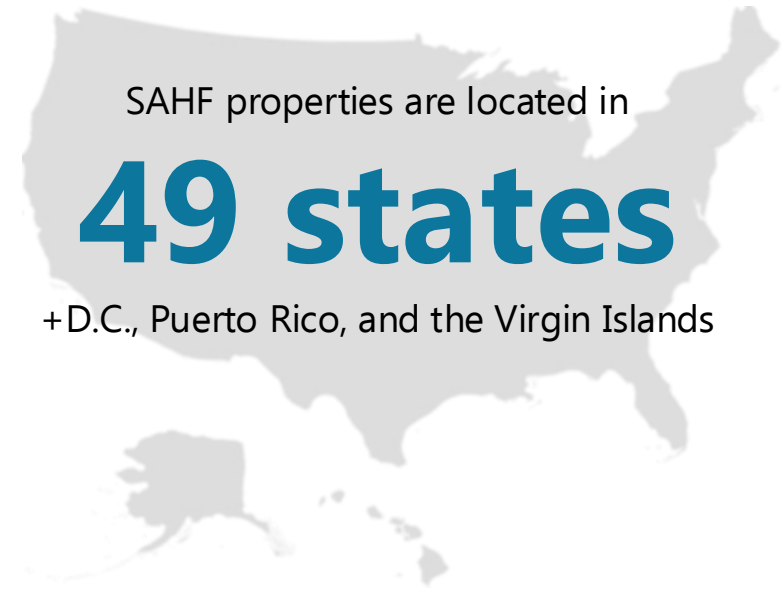
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Non-Profit
Housing Providers



149,800+

Rental Homes for Families, Seniors,
and Special Needs Populations



SAHF properties are located in

49 states

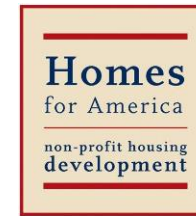
+D.C., Puerto Rico, and the Virgin Islands



1,948

Multifamily Properties
Across the U.S.

SAHF Members



Project-Based Rental Assistance (PBRA)

- **Place-Based Investment:** Preserves affordable housing in high-cost areas; provides quality homes and a stabilizing presence in communities that have experienced disinvestment
- **Targeted:** Provides 1.3 million homes for families & seniors
 - Required to be <80% AMI; but more than 80% are extremely low income (30% AMI)
 - Average household income: \$14,863
- **Public-Private Partnership:** PBRA contract between HUD or a state HFA and property owners



PBRA Funding

- Congress has not approved new PBRA contracts (only RENEWING) since 1983
 - PBRA Account has grown due to RAD conversions (public housing > PBRA platform) and inflation (market-based program)
- PBRA was allocated **\$16 billion in FY24** –

	FY24 Budget	FY24 Final
Contract Renewals	\$15.3 billion	\$16 billion
Administrative Fees/ PBCAs	\$448 m	\$468 m
Budget-Based Rent Increases (BBRIs) for post M2M and other at-risk properties	\$28 million	*Post M2M properties-authority only
BBRIs for properties serving seniors to cover cost of service coordinator	\$31 m	-
RAD conversion subsidy	\$62 m	-
Distressed Properties Capital Loan Program	\$25 m	-

PBRA - FY25 Outlook

- **President's Budget:**

- Calls for \$7.5 billion for NEW PBRA contracts!!!
 - But this is a mandatory proposal and unlikely to move forward/ not subject to appropriations
- \$16.1 B for contract renewals
- Similar requests on BBRIs to help preserve at-risk properties; RAD subsidies
- Legislative proposal to allow HUD to award cooperative agreements for PBCAs through a NOFO rather than a FAR procurement.

- **What to Ask For:**

- At least enough \$ to renew all contracts
- Funds to support preservation of PBRA properties, including BBRIs
- Allow HUD to contract with PBCAs outside ill-suited and complicated FAR system
- Congress should also seek opportunities, to expand PBRA!

Section 202 & ROSS

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The American Association of Service Coordinators

www.servicecoordinator.org

- AASC is a 4,000+ membership association with members based in service-enriched housing settings throughout the United States and in several US territories.
- AASC members assist families, older adults and those with disabilities living in affordable housing communities.
- AASC members identify, locate and acquire the services and supports necessary to become and remain self-sufficient.
- AASC provides education, advocacy, best practices, leadership and networking opportunities for our members.
- AASC members can access the AASC Online system to simplify the documentation of resident assessments and services, track outcomes, enable real-time reporting, catalogue community-based services, complete and submit HUD's Standards for Success Report.

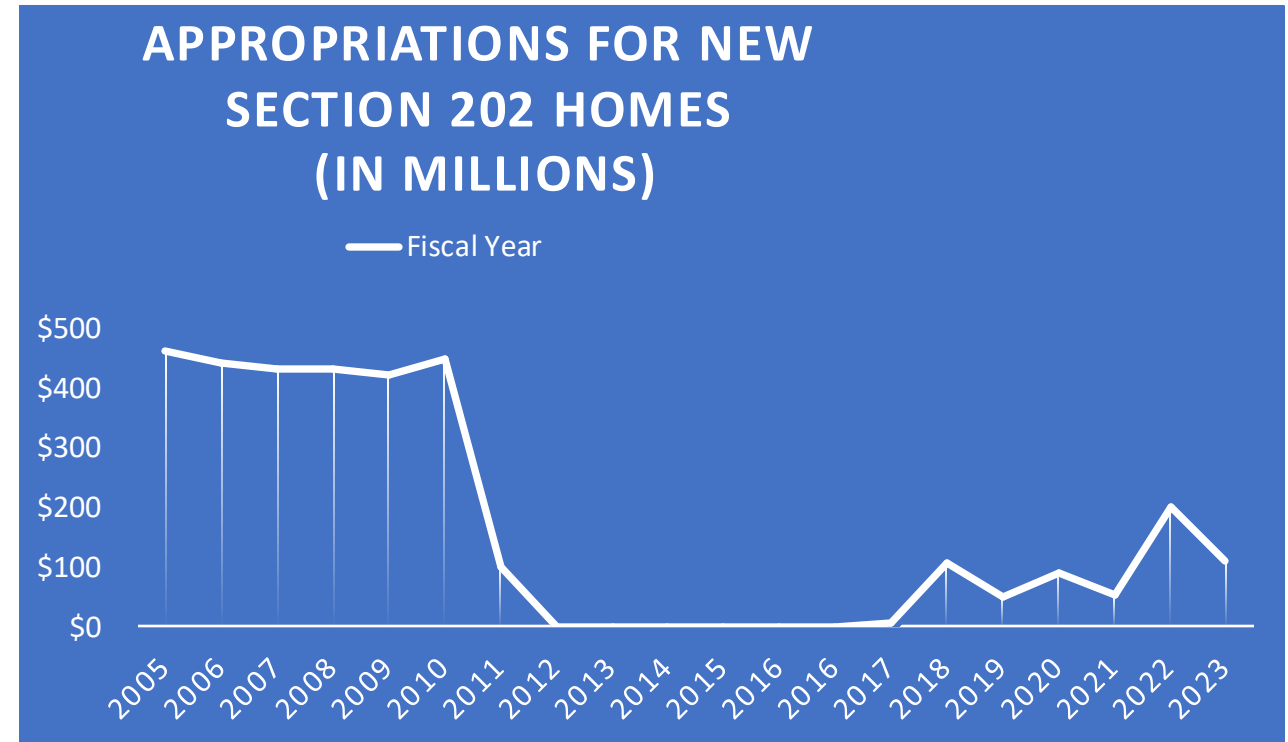


Harvard JCHS: 2023 Housing America's Older Adults

- Between 2012 and 2022 older adults 65 and older has increase by 34% from 43 million to 58 million. Households with those 80 and older will double by 2040.
- While the majority of older adults own their home, one in 5 – over 7 million – are renters.
- In 2021, almost 11.2 million older adult households were cost burdened – spending more than 30% of their income on housing.
- Only one-third of eligible older adult households receive housing assistance – that leaves 3.7 million VLI households without assistance.
- Nearly 70 percent of older adults who reach 65 will require 3 years of LTC services.

Section 202 Supportive Housing for the Elderly

- 123 thousand households, serving 132 residents
- 92% are single person households
- 16% are 85 or older
- Average gross income is \$15,208
- 81% of households earn \$20,000 or less annually
- 77% are ELI – earning less than 30% of the AMI
- Average household contribution is \$342, and the average HUD contribution is \$487



Section 202 Funding & Preservation

	FY21	FY22	FY23	FY24	President's FY25 Request	AASC FY25 Request
Section 202	\$855 M	\$1.033B	\$1.075B	\$913M	\$931.4M	Fully Fund
New Section Development	\$52M	\$199M	\$110M	0	0	\$600 M
PRAC Renewals	\$641M	Included	Included	Included	Included	Fully fund
Intergenerational Housing	\$10M	\$10M	\$25M	0	0	--
Service Coordinator Grant Program	\$110M	\$125M	\$120M	\$112M	\$115M	\$225M
Section 202 PRAC Preservation						
RAD for PRAC	0	\$6M	\$6M	0	\$10	--

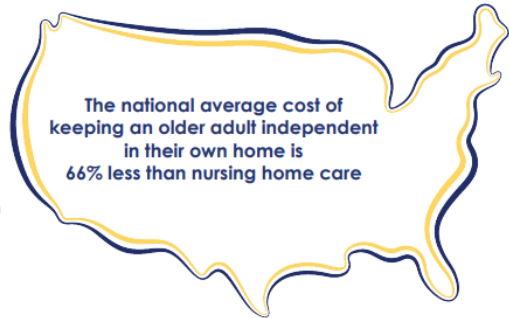
Service Coordinator Data

Service coordinators in housing for the elderly
save taxpayer dollars

And here's how...

Service coordinators working with low-income older adults save taxpayer dollars by providing access to community-based supports and services that keep them aging in place in their own homes instead of having to move to more costly institutional settings such as a nursing home.

According to national data and reports regarding delivering home- and community-based long-term care services and supports, the average cost of support services for one month is just \$1,700³; the average cost of one month of nursing home care is \$7,148⁴.



For example, here are some national average monthly costs:

homemaker/home health services	\$1,700
rent subsidy	\$504 ³
food stamps/SNAP benefit	\$192 ⁴
cost of a service coordinator	\$56 ⁵
total monthly expense:	\$2,452

Therefore, if one month of nursing home care costs \$7,148 and maintaining a low-income older adult in their own home through accessing benefits and community-based supports and services costs \$2,452 **taxpayers have saved \$4,696 every month one low-income older adults lives independently!**



The American Association of Service Coordinators (AASC), since 1999, has been dedicated to the advancement of the service coordinator profession through leadership, education, training, professional standards, guidance and advocacy.

Our vision is to support our members that serve individuals, families, older adults and persons with disabilities in subsidized and other affordable housing situations.

Service Coordination By the Numbers

All these numbers add up to affordable homes that provide comfort, safety and dignity to vulnerable older adults who are continuing to age in their communities.

Service Coordinators play an integral role in realizing nationwide policy goals, such as reduced health care costs and increased self-sufficiency. They do this by connecting residents with existing supports in their communities as well as developing property-wide initiatives and programs with resident needs in mind.

Taking a proactive approach, Service Coordinators aim to holistically improve resident quality of life through advocacy, case management, social engagement, outreach and assistance.



73.7
average age of residents



93%
of residents with Service Coordinators continued to live independently in 2021



11 million
service interactions



36
average number of services provided per participant



66%
how much less it costs nationally for older adults to live independently instead of in nursing homes



1.3 million
medical conditions reported by residents



22,350
health and wellness programs developed by service coordinators to address chronic medical conditions



2,928
Service Coordinators using AASC Online

*Based on AASC Online data for calendar year 2023. More than 70% of HUD Multifamily Service Coordinators use AASC Online to track resident interactions. An estimated 5,000 service coordinators support older adult residents in HUD Multifamily Housing properties.



659 High Street | Worthington, OH 43085
(614) 848-5958 | www.ServiceCoordinator.org

ROSS Service Coordinators

Started in 2008 to serve older adults, persons with disabilities, and very low-income families.

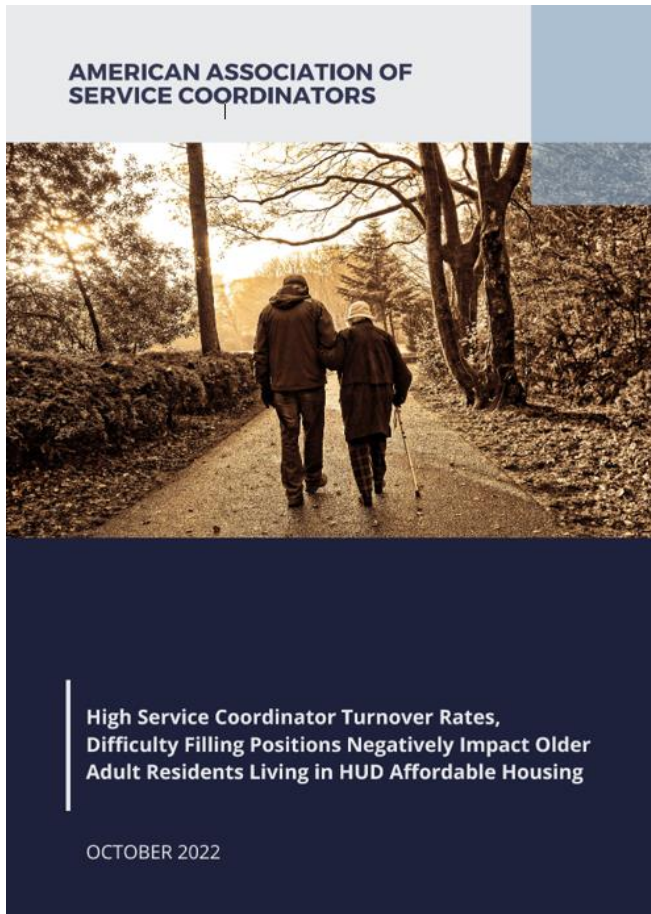
Open to PHAs, Tribal Housing Entities, Resident Associations.

Services focus on adult education, job training, health, food/nutrition, childcare, transportation, eviction prevention, financial literacy, mental health, and emergency services.

	FY 21	FY 22	FY 23	FY 24	President's FY 25 Request	AASC FY 25 Request
HUD ROSS	\$35M	\$35M	\$35M	\$40M	\$35M	\$45M



Policy Issues: Service Coordination Workforce

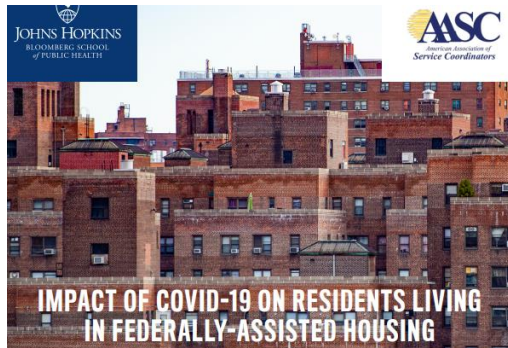


- **Major reasons identified for turnover**
 - Low salary plays a major role in ability to retain and attract qualified service coordinators
 - Mental and emotional burnout
 - Job insecurity due to lay-offs caused by funding delays
- **Residents' health and wellbeing is negatively impacted when there is a gap in service coordination resulting from turnover**
 - 90% of respondents said that the turnover negatively impacts resident
 - 57% of respondents reported having vacant positions and that the average time to fill Service Coordinator jobs was of 3-6 months positions
- **Employers have limited options and flexibility to address the funding challenges**

Learn More About Service Coordination

AASC Resources

<https://www.servicecoordinator.org>



IMPACT OF COVID-19 ON RESIDENTS LIVING IN FEDERALLY-ASSISTED HOUSING

A National Survey of Resident Service Coordinators

Craig Pollack MD, MHS,
Alejandra Ellison-Barnes, MD, MPH,
Manotri Chaubal MBE,
Sabriya Linton PhD, and
Alyssa Moran ScD

Johns Hopkins Bloomberg School of Public Health
Johns Hopkins School of Medicine

Michelle Missler, MA, LSW
American Association of Service Coordinators

This project was supported by the Institute for Health and Social Policy at the Johns Hopkins Bloomberg School of Public Health.

SERVICE COORDINATORS PREVENT EVICTIONS IN AFFORDABLE SENIOR HOUSING



A CASE STUDY PRESENTED BY:



For Older Adults in Publicly Funded Housing During the Pandemic, Service Coordinators Help Build Resilience

DECEMBER 2020 | SAMARA SCHECKLER, JENNIFER MOLINSKY



SERVICE COORDINATORS ADDRESS FOOD INSECURITY IN AFFORDABLE SENIOR HOUSING



A CASE STUDY PRESENTED BY:



SERVICE COORDINATORS ADDRESS SOCIAL DETERMINANTS OF HEALTH



A CASE STUDY PRESENTED BY:



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Section 811 & Mainstream Vouchers

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Co-Chair, CCD Housing Task Force

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Over 61 million people in the US are disabled, all experience one or more barriers:



Cost

Reliant on SSI; need to spend 146% of their entire income to afford basic housing.



Access

Less than 6% of the housing market is accessible to people with disabilities.



Discrimination

Over 55% of housing discrimination is based on disability. New models often continue segregated housing and institutional-bias.



Supply

Only 12% of adults with disabilities rent or own their own homes and people with disabilities are 4x more likely to experience homelessness.

The housing crisis disproportionately impacts people with disabilities who are Black, Indigenous, Latinx, Asian, Pacific Islander and other people of color.

HUD Section 811 & Mainstream Housing Choice Vouchers

For people with disabilities, ages 18-61, who are extremely low and low income.

Project Rental Assistance (PRA) & Capital Advance

CAPITAL ADVANCE

Serves an estimated 2,390 properties

Funding for capital costs as well as PRAC (project rental assistance contract) to cover annual operating costs.

CCD Housing Task Force does not support new funds to be added to capital advance, yet sustaining existing capital advance projects is key, proposed recommendations include RAD.

PRA

Expected to produce over 9,000 units.

Funding for project-based rental assistance where the capital is provided through other local, state or federal programs;

Creates integrated housing opportunities by providing project rental assistance for no more than 25% of units in multifamily properties.

Creates state-level partnerships across housing & services

FY23: : \$360 million of which est. \$205 million for renewal and amendment

FY24: \$208 million

FY25 Request: Full funding for renewals & \$500 million for new PRA

Mainstream Housing Choice Vouchers

A part of the Housing Choice Voucher Program, specifically for non-elderly disabled people and families. As of March 2024, 80.83% of the 71,717 Mainstream vouchers awarded to PHAs are leased.

FY23: \$607 million

FY24: \$743 million

FY25 Request: Full funding for all and \$100 million for new vouchers to ensure people with disabilities including those stuck in institutions and those experiencing homelessness can secure safe, decent housing in the community.



Thank you! For more info contact:

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Homelessness Resources

Steve Berg

Chief Policy Officer

National Alliance to End Homelessness

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HUD's Homelessness programs

- Continuum of Care
- Emergency Solutions Grants
- Research and data

All funded by the Homeless Assistance Grants appropriations account

2024: \$4.051 billion

2025 needed: \$4.75 billion (mostly to deal with higher rents for existing capacity)

Homelessness in the U.S.

- Latest national data from early 2023 shows large and long-term increases
- Mostly unsheltered people
- Large racial disparities
- Older people

Programs are never funded to meet close to entire need, for homelessness services or for housing

Criminalization of Homelessness

Some states or cities are moving to make sleeping outside a crime. Proven in the 1980s to be ineffective and costly.

The way to reduce unsheltered homelessness is housing.

Tess Hembree

Executive Director

Council of State Community Development
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Community Development Block Grant (CDBG)

- ANNUAL GRANTS TO COMMUNITIES AND STATES FOR HOUSING, INFRASTRUCTURE, ECONOMIC DEVELOPMENT, AND SOCIAL SERVICES FOR RESIDENTS WITH LOW TO MODERATE INCOMES
- FUNDING IN FY 2024 = \$3.3 BILLION
- PRESIDENT'S REQUEST FY 2025 = \$3.3 BILLION
- ORIGINAL 1974 FUNDING, INFL. ADJUSTED = \$15 BILLION
- CELEBRATING 50 YEARS OF CDBG



HOME Investment Partnerships

- ONLY FEDERAL BLOCK GRANT PROGRAM DESIGNED EXCLUSIVELY FOR THE PRESERVATION AND DEVELOPMENT OF AFFORDABLE HOUSING FOR LOW-INCOME HOUSEHOLDS
- FUNDING IN FY 2024 = \$1.25 BILLION
- PRESIDENT'S REQUEST FY 2025 = \$1.25 BILLION



FUP/FYI/FSHO + FSS

Ruth White

Co-Founder & Executive Director

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Family Unification
Program (FUP)

Foster Youth to
Independence (FYI)

Family Self-
Sufficiency (FSS)

Fostering Stable Housing Opportunities Act (FSHO)



Family Unification Program (FUP)

FUP is a thirty-year-old partnership between public housing authorities and public child welfare agencies that uses **Housing Choice Vouchers** to prevent family separation. **Vouchers can also be used to ease the transition to adulthood for youth who age-out of foster care.**

- FUP is important because it can prevent children from entering foster care. Each year, **28,000 children are removed due to “inadequate housing.”**
- Aside from the moral implications this is a costly solution to the American taxpayer. Vouchers plus a modest investment of service dollars to prevent family separation will **save taxpayers \$577,143,562** annually or \$61,388 per family in unnecessary foster care expenditures.



FUP continued

- Due to the sophisticated research & advocacy of foster care alumni, FUP has undergone a rapid evolution since July 2019.
- Youth wrote and delivered a new funding mechanism to make FUP vouchers for youth **predictable, universal, and synchronized** with emancipation. This distribution process is called **the Foster Youth to Independence Initiative (FYI)**.
- To facilitate that approach, Appropriators allow half of FUP funding to be distributed in a rolling, “non-competitive” manner.
- Appropriators also allow FUP vouchers to be recycled. Vouchers can also be reallocated for both youth and families as needed.



FUP, FYI, & FSS

- Unlike family vouchers, youth housing assistance is capped at 3 years. However, the youth written ***Fostering Stable Housing Opportunities Amendments Act*** allows youth to earn an additional 24 months by enrolling in HUD's Family Self Sufficiency Program (where spots are available) or otherwise moving towards economic independence.
- HUD's long-standing Family Self-Sufficiency Program (FSS) helps households increase earnings and build financial assets.
- When communities aim housing assistance and wealth-building tools at youth aging out of foster care, they can reduce the racial wealth gap without running afoul of fair housing law.



FUP & FSS/ROSS Appropriations

The total amount of funding for FUP is \$30 million, to be distributed by HUD's office of PIH in the three following categories:

- \$5 million in a competitive NOFO that can be used for families or youth
- \$25 million in a **non-competitive**, rolling Notice for aging-out youth

Congress has demonstrated a renewed interest in the success of HUD's Family Self-Sufficiency (FSS) & Resident Opportunities for Self-Sufficiency (ROSS) Programs as tools to close the wealth gap. As such, funding was increased to \$141 million. This total also includes \$15 million for a new focus on HUD's long-standing Jobs-Plus Initiative.



Rural Housing Resources

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Housing Barriers for Rural Residents

- Affordability
- Shortage of housing stock for both purchase and rent
- Lack of access to financial services
- Local capacity challenges
- Aging housing stock in need of repairs



USDA Rental Programs

USDA Rental Housing Programs <i>(amounts in millions of dollars)</i>				
	FY23 Final	FY24 Final	FY25 Budget	FY25 House
Section 514 Farm Labor Housing Loans	20	15	25	-
Section 516 Farm Labor Housing Grants	10	7.5	10	0
Section 515 Direct Rental Housing Loans	70	60	70	48
Section 538 Guaranteed Rental Housing Loans	400	400	400	400
Section 521 Rental Assistance	1,488	1,608	1,690	1,684
Section 542 Vouchers	48	48	38	54
Multifamily Preserv. & Revit. (MPR)	36	34	90	28



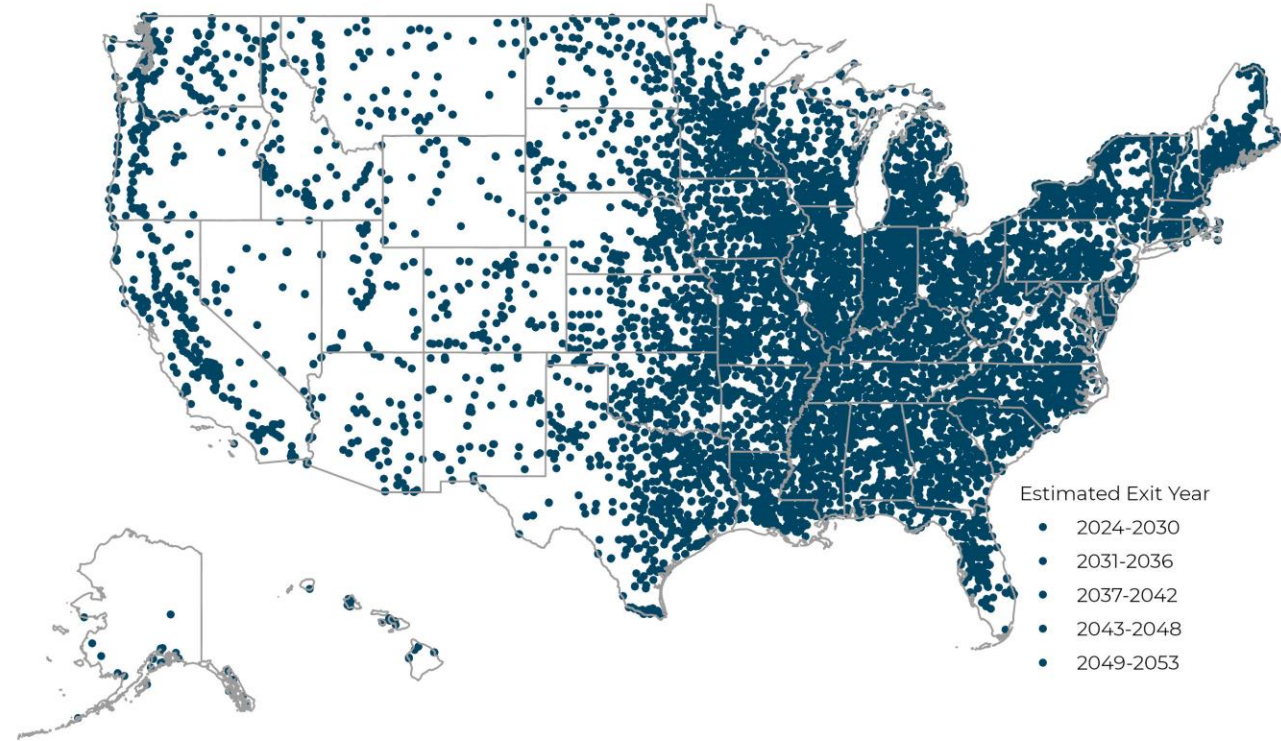
USDA Homeownership Programs

USDA Homeownership Programs <i>(amounts in millions of dollars)</i>				
	FY23 Final	FY24 Final	FY25 Budget	FY25 House
Section 502 Direct Mortgage Loans	1,250	880	1,250	950
Section 502 Guaranteed Loans	30,000	25,000	30,000	25,000
Section 504 VLI Repair Loans	28	25	28	18
Section 504 VLI Repair Grants	32	25	30	-
Section 523 Self-Help Grants	32	25	32	20



RURAL AMERICA IS LOSING AFFORDABLE RENTAL HOUSING AT AN ALARMING RATE

USDA Section 515 Rental Properties, 2024

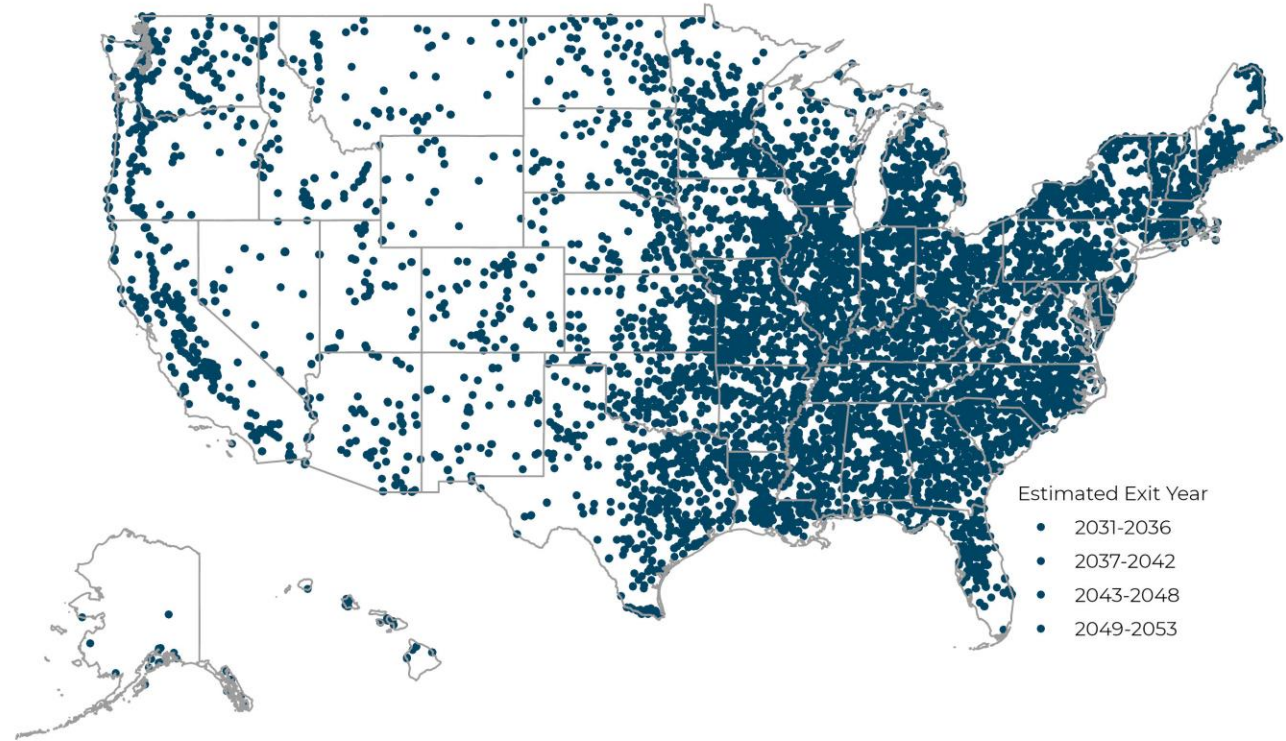


Source: Housing Assistance Council Tabulations of USDA Data



RURAL AMERICA IS LOSING AFFORDABLE RENTAL HOUSING AT AN ALARMING RATE

Estimated USDA Section 515 Rental Properties, 2030

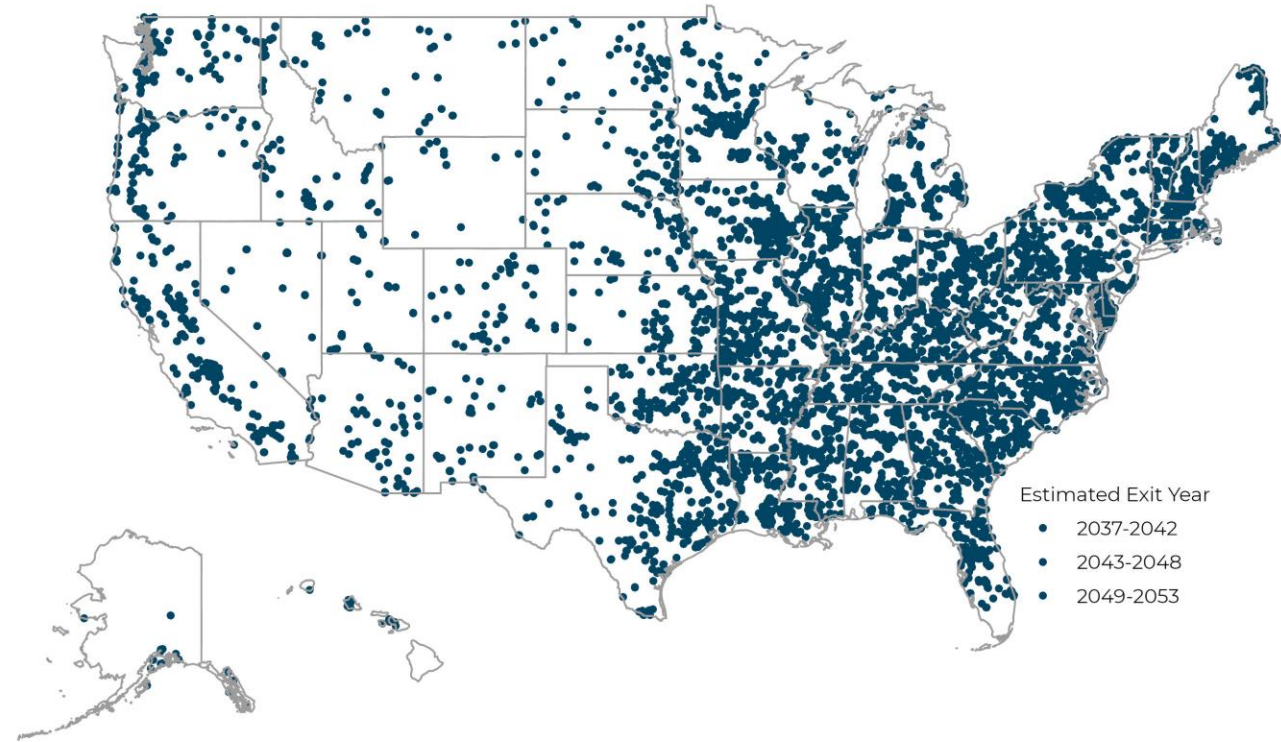


Source: Housing Assistance Council Tabulations of USDA Data



RURAL AMERICA IS LOSING AFFORDABLE RENTAL HOUSING AT AN ALARMING RATE

Estimated USDA Section 515 Rental Properties, 2036

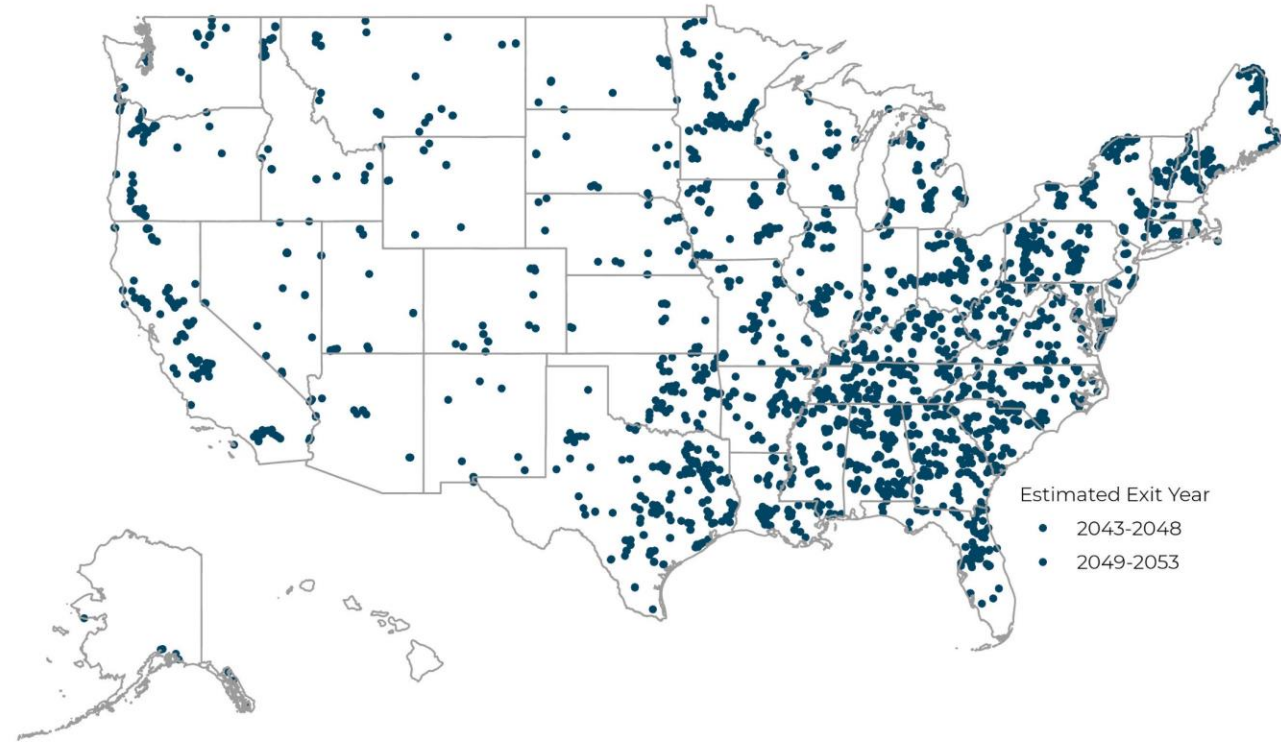


Source: Housing Assistance Council Tabulations of USDA Data



RURAL AMERICA IS LOSING AFFORDABLE RENTAL HOUSING AT AN ALARMING RATE

Estimated USDA Section 515 Rental Properties, 2042

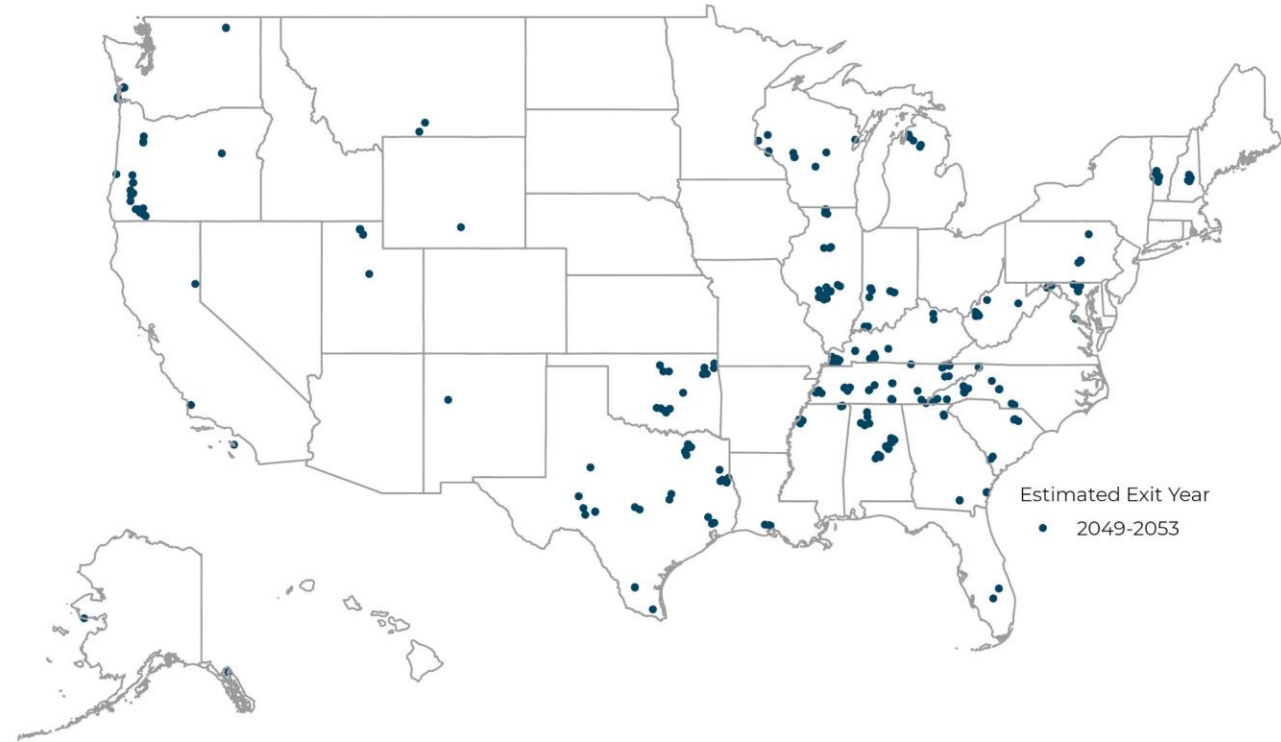


Source: Housing Assistance Council Tabulations of USDA Data



RURAL AMERICA IS LOSING AFFORDABLE RENTAL HOUSING AT AN ALARMING RATE

Estimated USDA Section 515 Rental Properties, 2048



Source: Housing Assistance Council Tabulations of USDA Data



RURAL AMERICA IS LOSING AFFORDABLE RENTAL HOUSING AT AN ALARMING RATE

Estimated USDA Section 515 Rental Properties, 2054



Source: Housing Assistance Council Tabulations of USDA Data

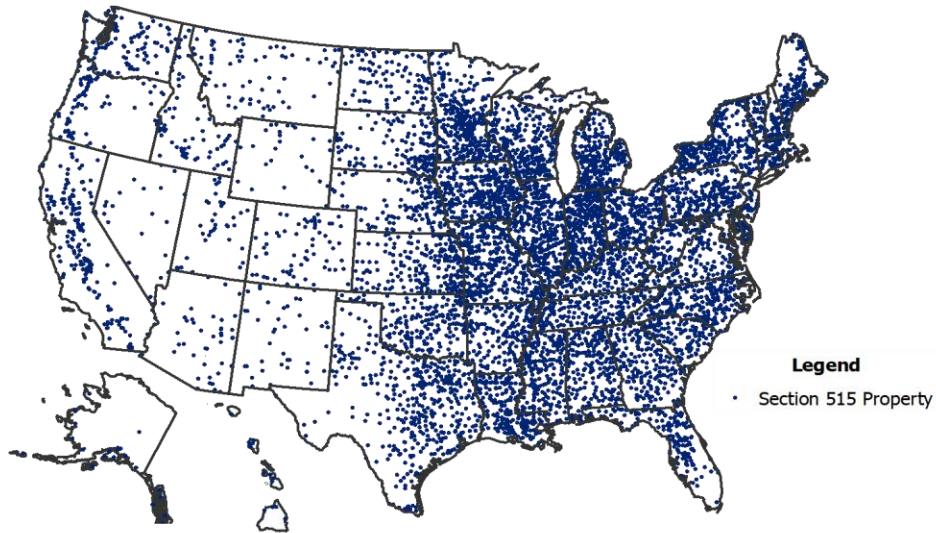


FY2025 USDA Multi-Family Rural Housing Appropriations Priorities

- Continue new rental assistance “decoupling” authority for maturing properties
- Preserve existing properties, especially those at risk of prepayment
- Resume new construction

USDA Section 515 Rural Rental Housing Properties

Properties as of June 30, 2017



Source: Housing Assistance Council (HAC) Tabulations of USDA Data

USDA Section 515 Property Exits, 2016-2021

● Exited Property



Source: Housing Assistance Council Tabulations of USDA Data

Rural Housing Priorities

USDA Multifamily
Preservation

USDA Single Family
Homeownership

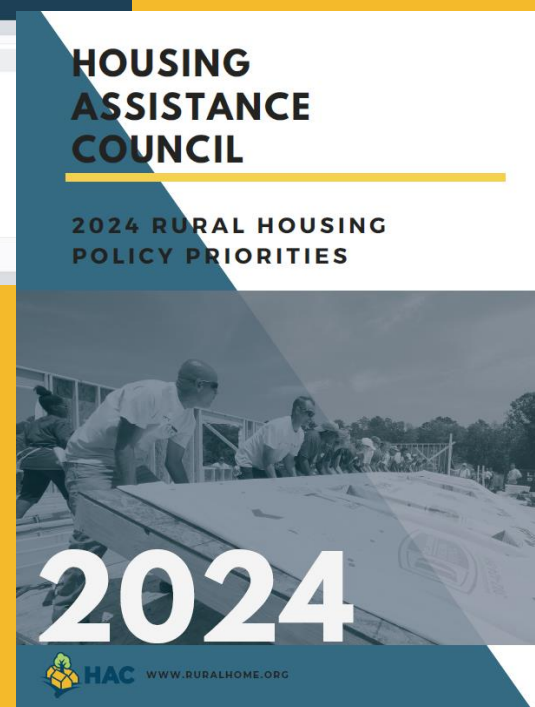
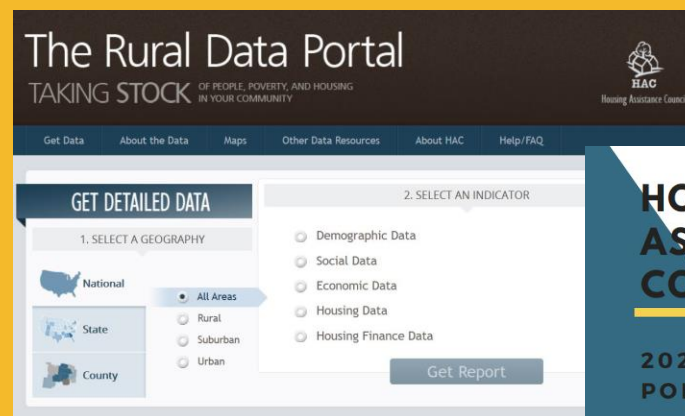
Rural Capacity Building



HAC works with organizations in rural communities to help ensure that they have the funding, technical knowledge, training and information they need. Learn more at www.ruralhome.org.

TOOLS AND RESOURCES

- Policy Priorities
- Research Reports
- Rural Data Portal
- Veterans Data Central
- HAC News
- National Rural Housing Conference



Take Action!

Kim Johnson

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(NLIHC)

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Campaign for Housing and Community Development Funding

Working to ensure maximum federal resources for housing and community development



Campaign for Housing and Community Development Funding

Working to ensure maximum federal resources for housing and community development

Q&A